

OFFERING MEMORANDUM

Prime Flex Warehouse Opportunity w/Income

921 WOODBINE AVE

Bensalem, PA 19020

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PA #RS 293807



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| SALE PRICE: | \$1,050,000 |
| LEASE RATE: | \$18.00 SF/YR |
| BUILDING SIZE: | 5,610 SF± |
| AVAILABLE SF: | 3,000 SF± |
| LOT SIZE: | 0.4 AC± |
| ZONING: | L-1 |
| MARKET: | Philadelphia |
| SUBMARKET: | Lower Bucks County |

PROPERTY OVERVIEW

A unique mixed-use opportunity featuring two well-maintained buildings situated on a ±0.40-acre lot in Bensalem Township, Bucks County, PA. This offering includes two structures totaling approximately 5,600 square feet. The front building is a 2-story duplex, comprising of two residential units with a strong rental history, both currently occupied. The rear building is a single-story, free-standing flex warehouse space measuring approximately 3,000 square feet, currently vacant. It features a 12-foot drive-in door, 14-foot ceilings, open warehouse space, and office areas, all in excellent condition. The property has been meticulously maintained, with a comprehensive list of recent improvements. It offers an excellent opportunity for owner-user or investor, in a prime location with immediate access to major area highways.

LOCATION OVERVIEW

Bensalem Township offers excellent accessibility, with key transportation routes such as I-95, the PA Turnpike, U.S. Route 1, Route 13, Woodhaven Road, Street Road, and Hulmeville Road, all passing through. Centrally located, it connects conveniently to the Philadelphia, New York, South and Central New Jersey. The property is ideally situated just 0.4 miles from the I-95 Street Road exit and 0.5 miles from Bristol Pike. The area boasts numerous amenities, including Parx Casino and Neshaminy Mall.

PROPERTY DETAILS

| | |
|------------|-------------|
| SALE PRICE | \$1,050,000 |
|------------|-------------|

| | |
|------------|---------------|
| LEASE RATE | \$18.00 SF/YR |
|------------|---------------|

LOCATION INFORMATION

| | |
|------------------|-------------------------------------|
| STREET ADDRESS | 921 Woodbine Ave |
| CITY, STATE, ZIP | Bensalem, PA 19020 |
| COUNTY | Bucks |
| MARKET | Philadelphia |
| SUB-MARKET | Lower Bucks County |
| CROSS-STREETS | Route 13 |
| TOWNSHIP | Bensalem |
| MARKET TYPE | Medium |
| NEAREST HIGHWAY | I-95 (0.4 Mi.) |
| NEAREST AIRPORT | Philadelphia Int'l (PHL - 25.3 Mi.) |

PROPERTY INFORMATION

| | |
|----------------------|--------------------------------|
| PROPERTY TYPE | Mixed-use |
| PROPERTY SUBTYPE | Flex Space/Warehouse |
| ZONING | L-1, Light Industrial District |
| LOT SIZE | 0.4 AC± |
| APN # | 02-062-512 |
| RE TAXES (2024) | \$6,585 |
| LOT FRONTAGE | 77 ft |
| LOT DEPTH | 230 ft |
| TRAFFIC COUNT | 13,091 VPD |
| TRAFFIC COUNT STREET | Bristol Pike |

BUILDING INFORMATION

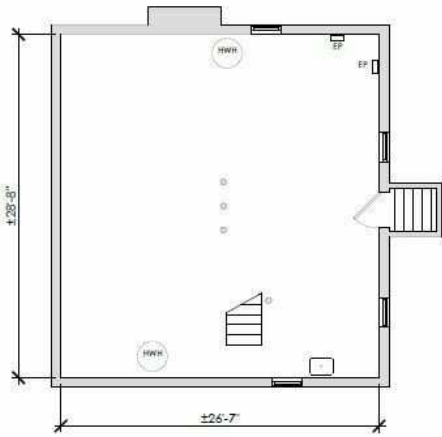
| | |
|---------------------|----------|
| BUILDING SIZE | 5610 SF± |
| TENANCY | Multiple |
| YEAR BUILT | 1940 |
| YEAR LAST RENOVATED | 2015 |
| CONSTRUCTION STATUS | Existing |
| NUMBER OF BUILDINGS | 2 |

PROPERTY HIGHLIGHTS

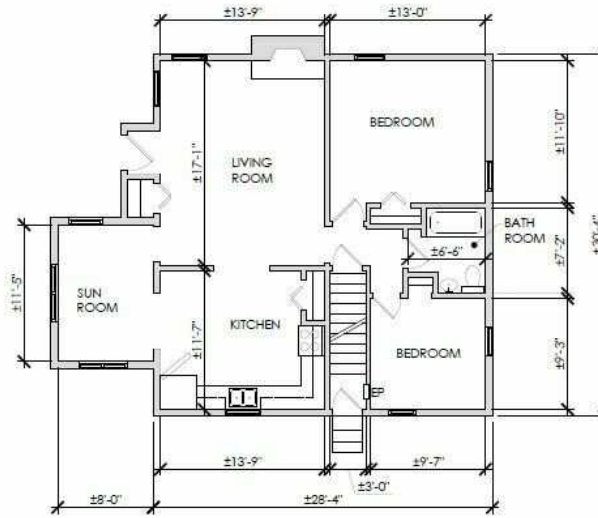
- Prime mixed-use property
- Flex warehouse space opportunity
- Income-producing asset
- Ideal for owner-users or investors
- ±0.40-acre land area
- ±5,600 square feet of combined building space
- ±3,000 SF flex warehouse available
- One (1) drive-in door
- Excellent condition & well maintained
- Strong rental history
- Highly accessible
- Ideally positioned for business and consumer access
- Immediate access to Bristol Pike and Street Road
- Close commuting proximity to/from Philadelphia
- Amenities rich area
- Commercial L1 zoning district allowing for abundant permitted uses



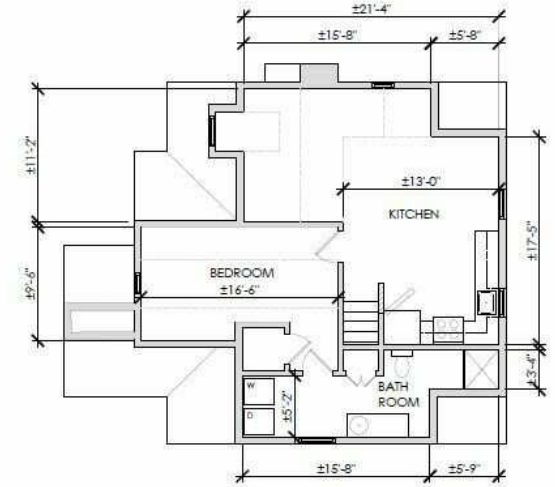
RESIDENTIAL BUILDING FLOORPLAN



B | Basement Floor Plan
Scale: 1/8" = 1'-0"

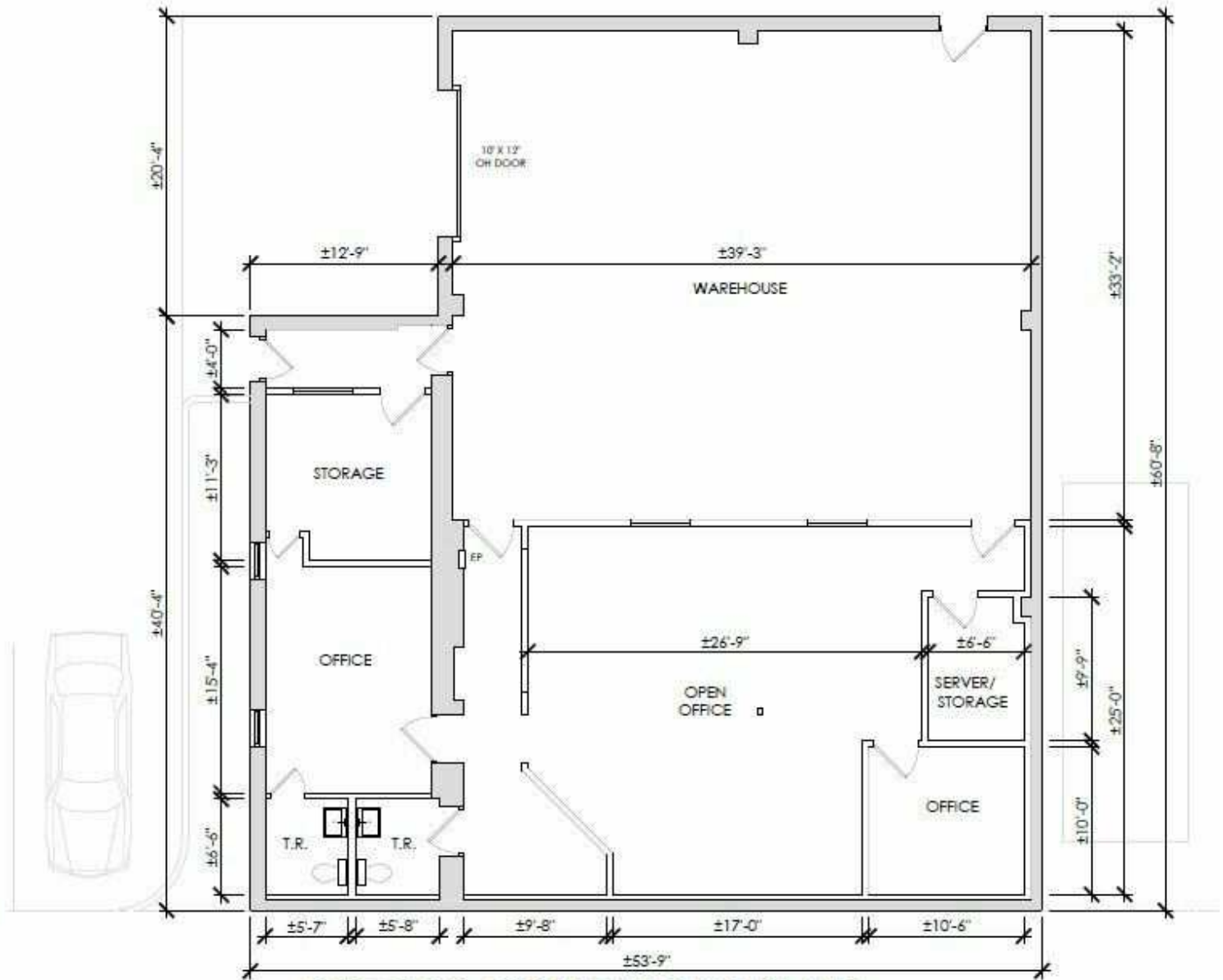


1 | First Floor Plan
Scale: 1/8" = 1'-0"



2 | Second Floor Plan
Scale: 1/8" = 1'-0"

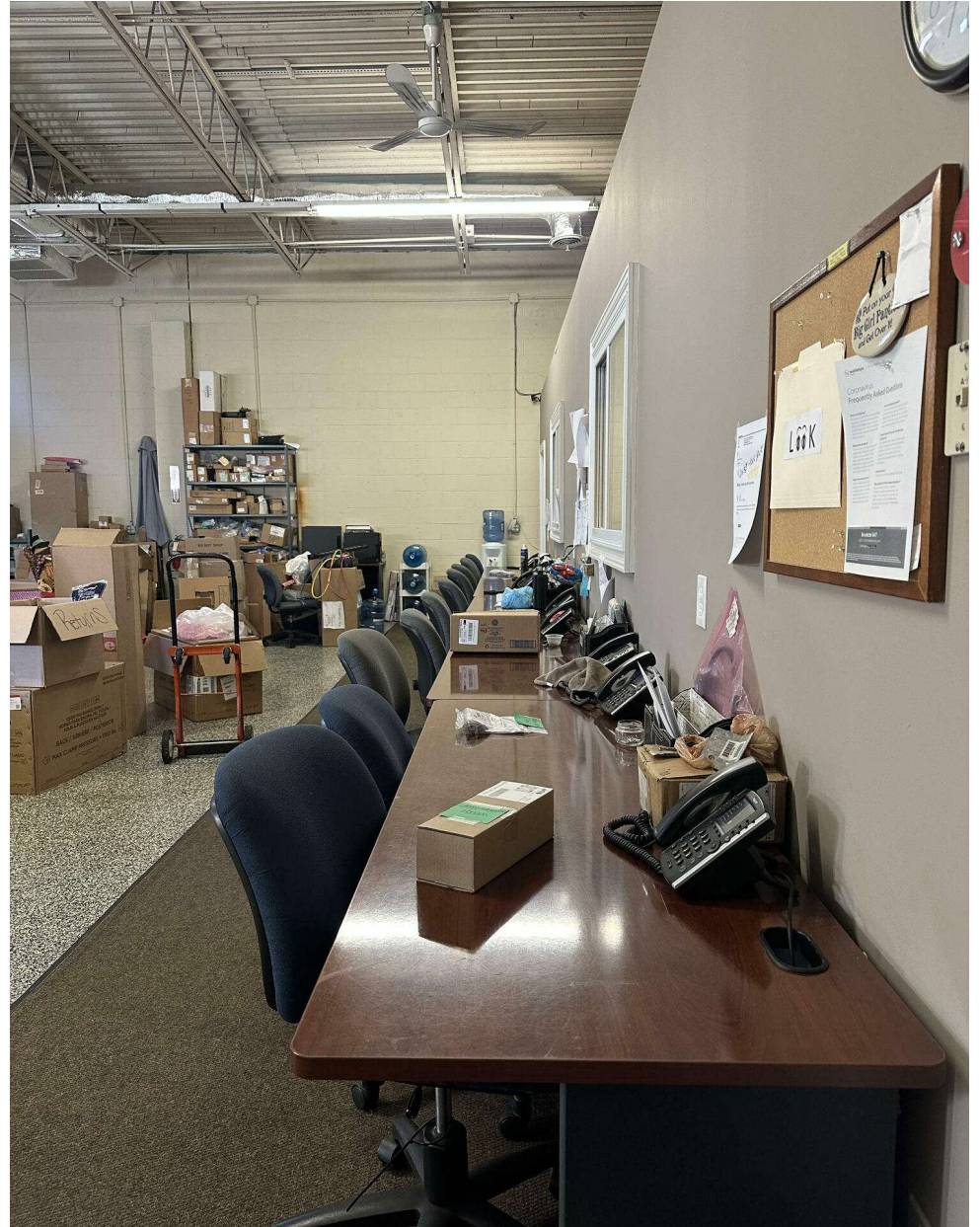
COMMERCIAL BUILDING FLOORPLAN

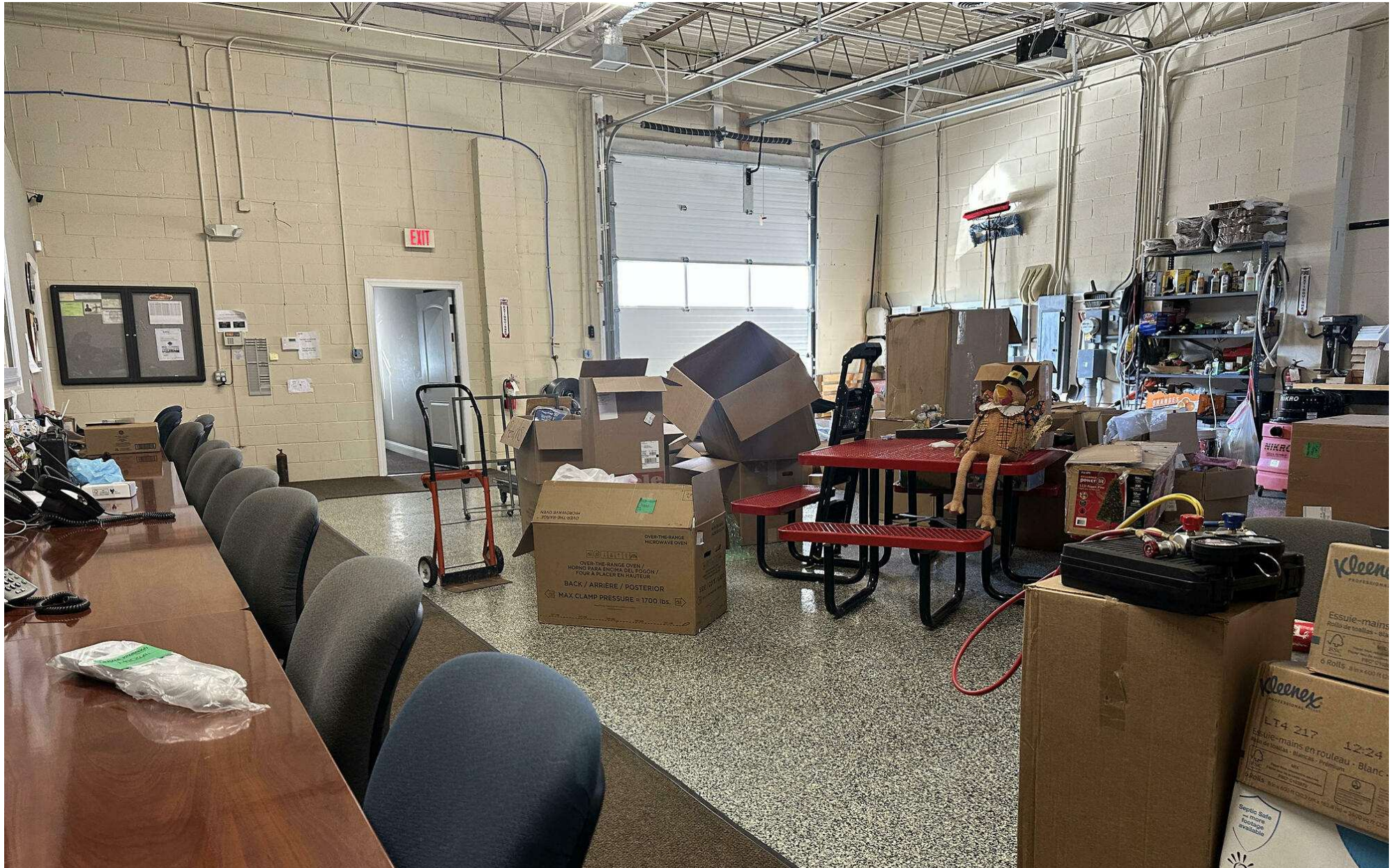


1 Ground Floor Plan
Scale: 1/8" = 1'-0"

ADDITIONAL PHOTOS





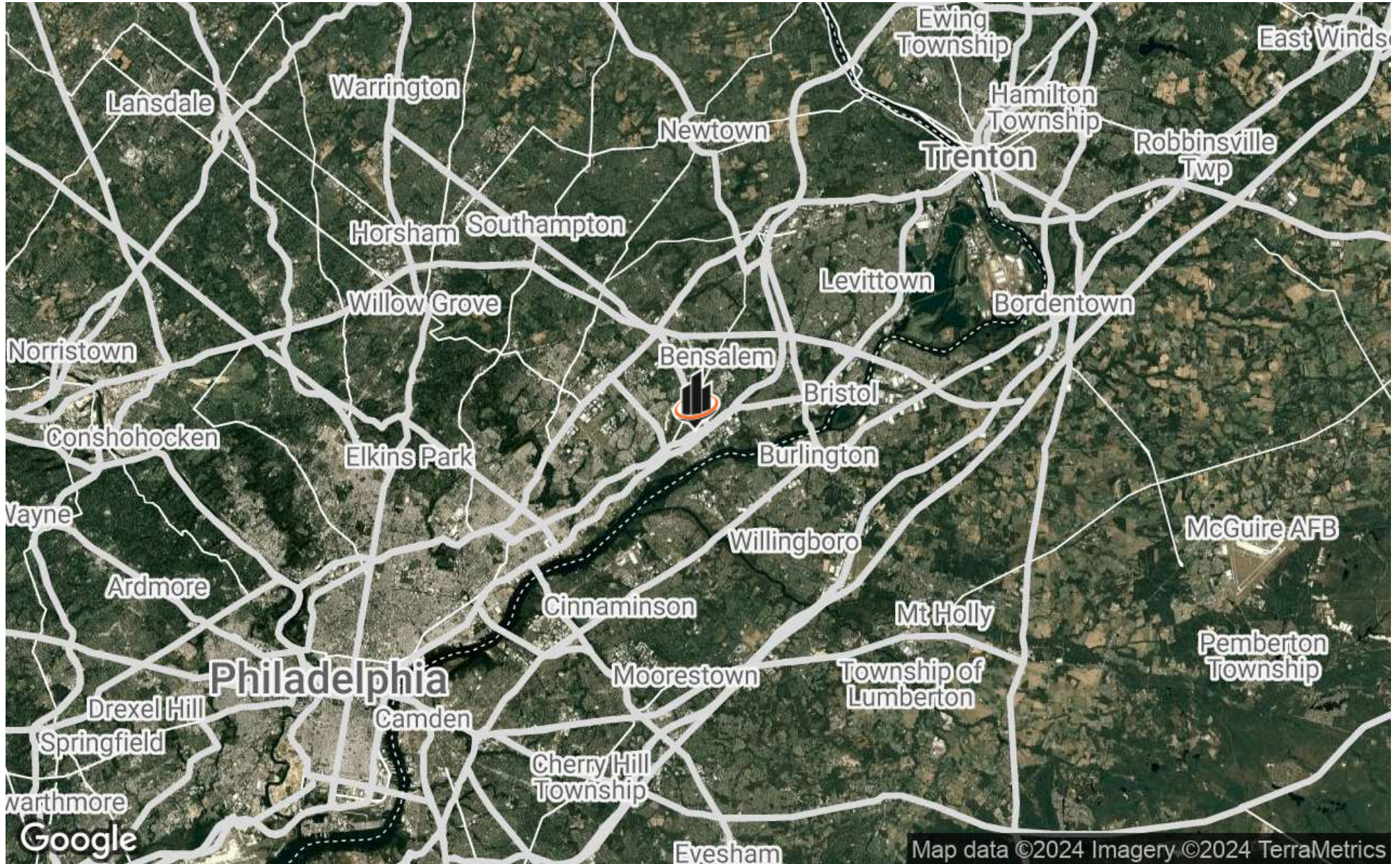




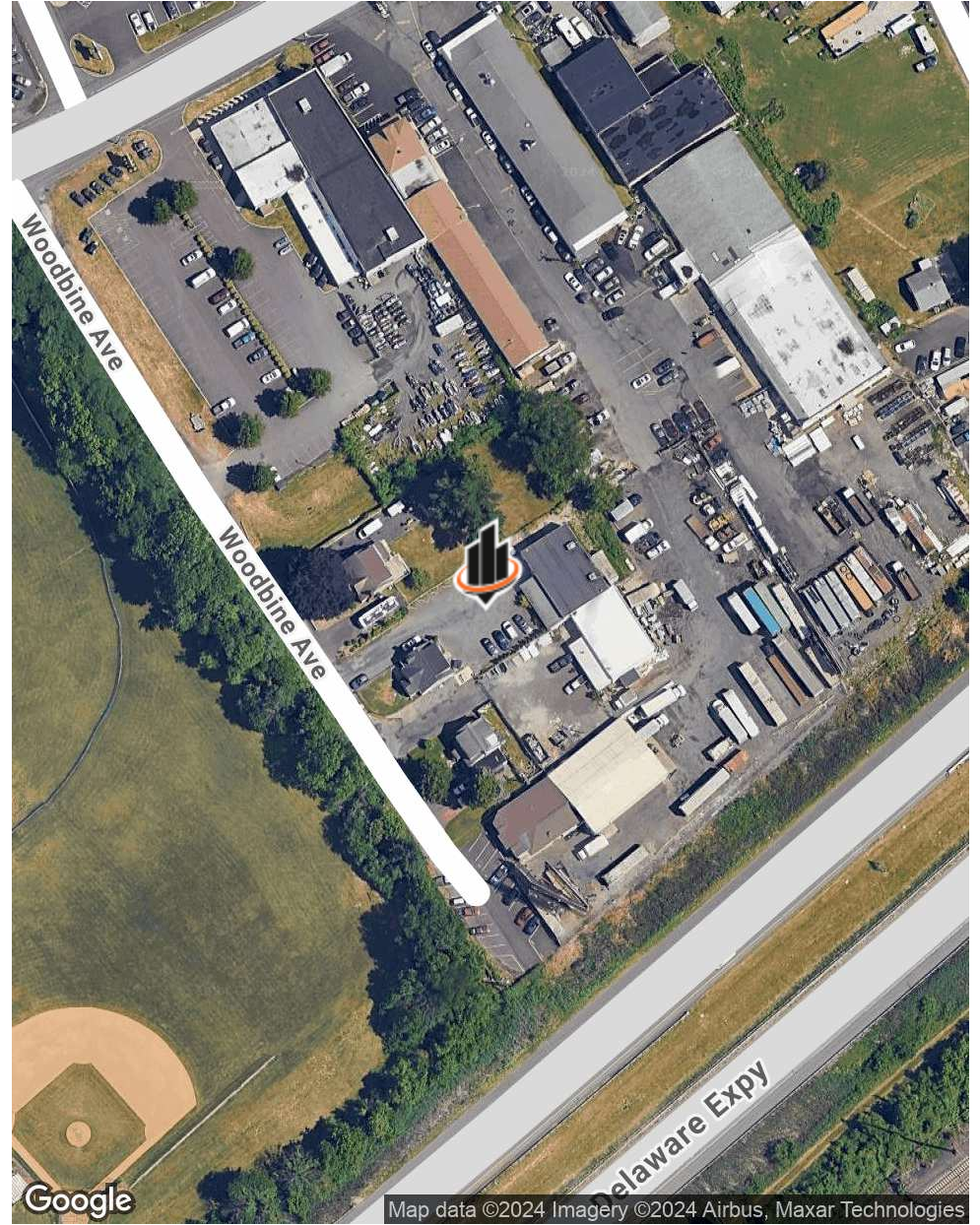
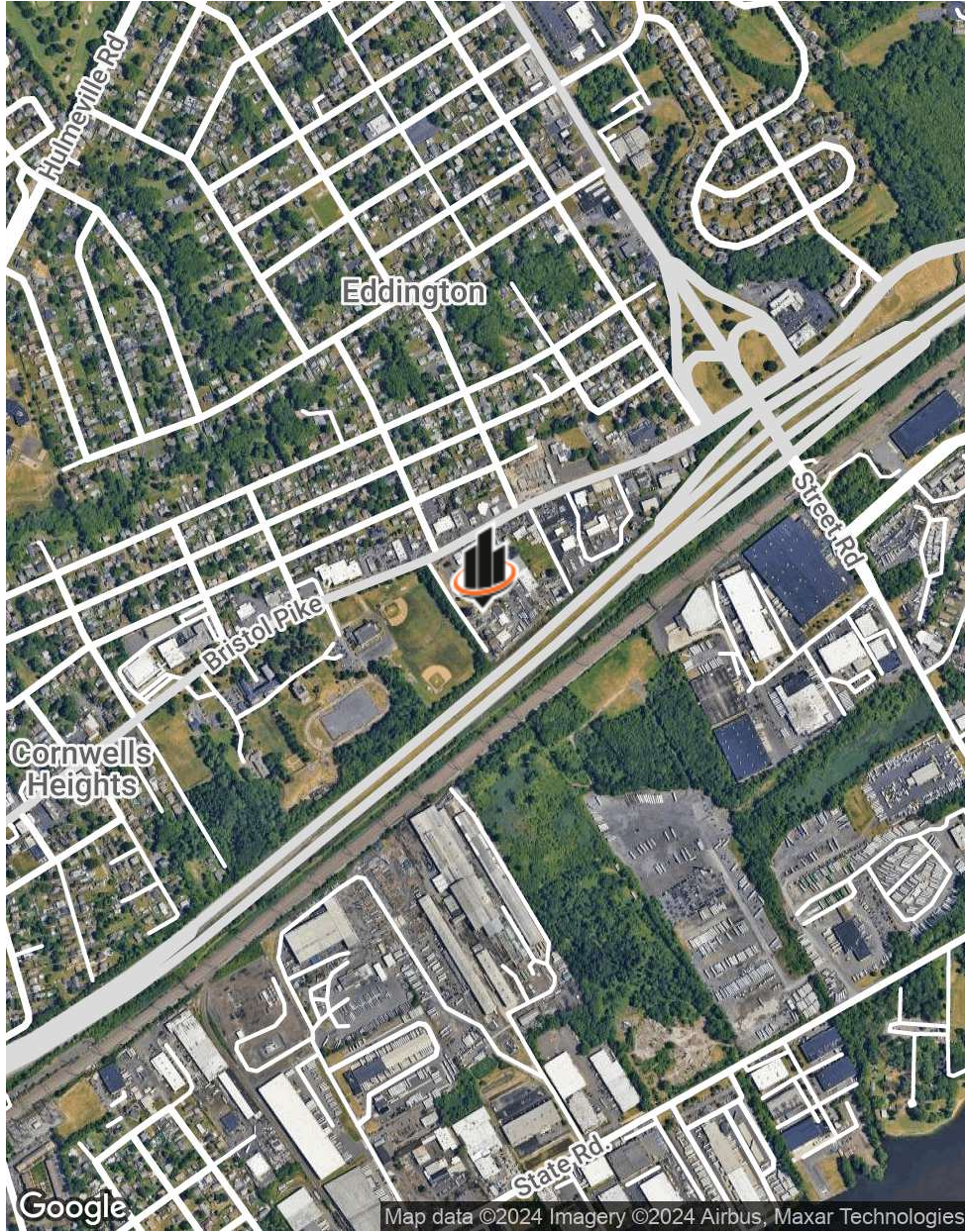
SECTION 2
The Location

925

REGIONAL MAP



LOCATION MAP





SECTION 3

The Demographics

DEMOGRAPHICS MAP & REPORT

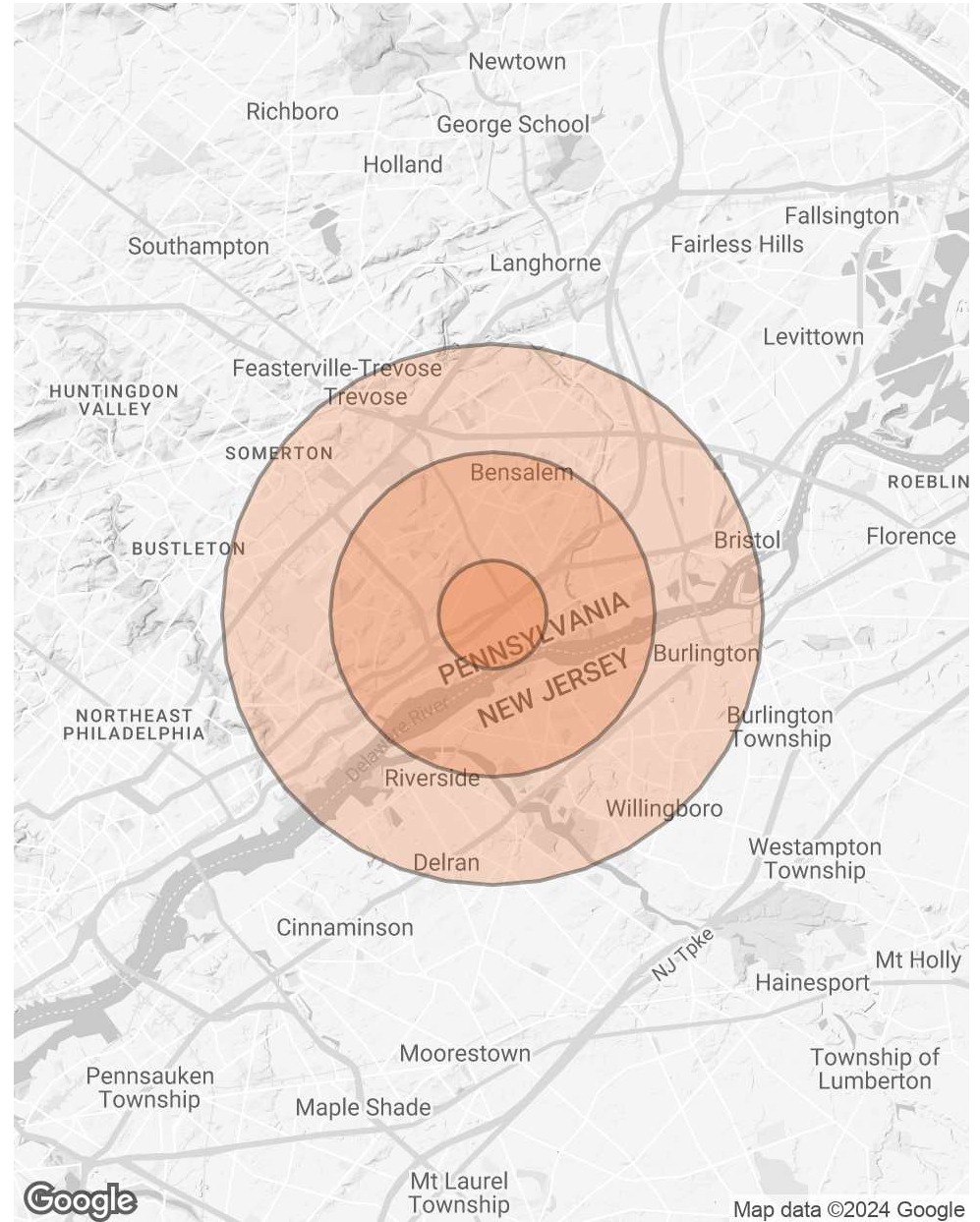
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 6,989 | 102,506 | 284,388 |
| AVERAGE AGE | 43 | 42 | 42 |
| AVERAGE AGE (MALE) | 42 | 41 | 41 |
| AVERAGE AGE (FEMALE) | 44 | 43 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,609 | 40,052 | 111,573 |
| # OF PERSONS PER HH | 2.7 | 2.6 | 2.5 |
| AVERAGE HH INCOME | \$119,301 | \$101,441 | \$101,041 |
| AVERAGE HOUSE VALUE | \$474,905 | \$329,266 | \$315,452 |

Demographics data derived from AlphaMap





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