

OFFERING MEMORANDUM

Mixed-Use Investment Opportunity

7349 EASTON RD

Pipersville, PA 18947

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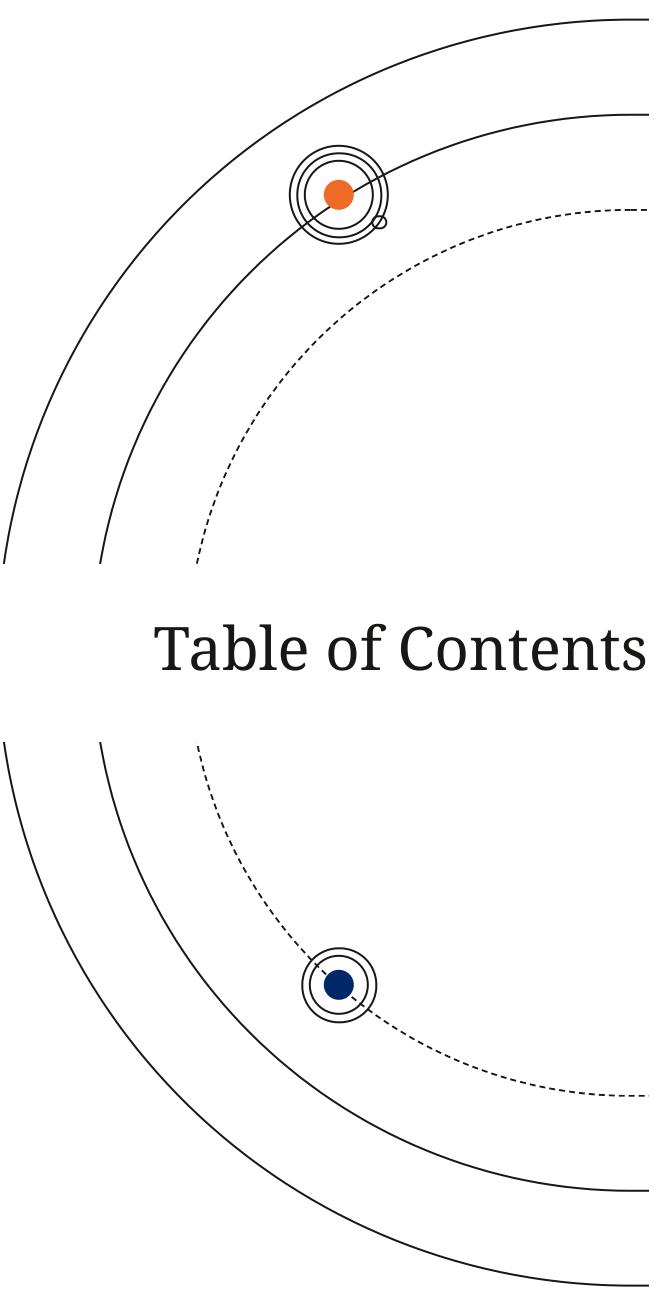


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SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	4,747 SF±
LOT SIZE:	2.2 AC±
CAP RATE:	7.27%
ZONING :	AP
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks
CROSS STREET:	Spruce Hill Rd

PROPERTY OVERVIEW

Exceptional and rare mixed-use retail/residential investment opportunity located in a desirable Bucks County corridor in close proximity to Doylestown, Pennsylvania. The offering consists of one freestanding buildings with four (4) income-producing units totaling approximately 4,747 square feet of gross rentable area, occupied by one commercial tenant (restaurant/bar) and three residential tenants. The property offers excellent visibility in a scenic setting on over 2.2 acres of land. It is strategically located at the intersection of PA-611 and PA-413, providing convenient access to nearby businesses and residential communities.

LOCATION OVERVIEW

Positioned along highly traveled Easton Road in Pipersville, this property offers excellent visibility and convenient access within desirable Upper Bucks County. The area is known for its attractive rural character, preserved open space, and strong residential demographics. Easy connectivity via regional routes including Doylestown Bypass (PA-611), U.S. Route 202 and the Pennsylvania Turnpike.

PROPERTY DETAILS

SALE PRICE	\$750,000
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LOCATION INFORMATION

STREET ADDRESS	7349 Easton Rd
CITY, STATE, ZIP	Pipersville, PA 18947
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Spruce Hill Rd
TOWNSHIP	Bedminster Township
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 202 - 10.4 Mi
NEAREST AIRPORT	Doylestown Airport (KDYL) - 8.3 Mi.
	Philadelphia

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
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PROPERTY INFORMATION

PROPERTY TYPE	Mixed-Use
PROPERTY SUBTYPE	Retail / Residential
ZONING	AP - Agricultural Preservation District
LOT SIZE	2.2 AC±
APN #	01-015-034
RE TAXES (2025)	\$6,585
LOT FRONTAGE	716 ft
LOT DEPTH	179 ft
TRAFFIC COUNT	12,561 VPD
TRAFFIC COUNT STREET	Easton Rd & Old Easton Rd

BUILDING INFORMATION

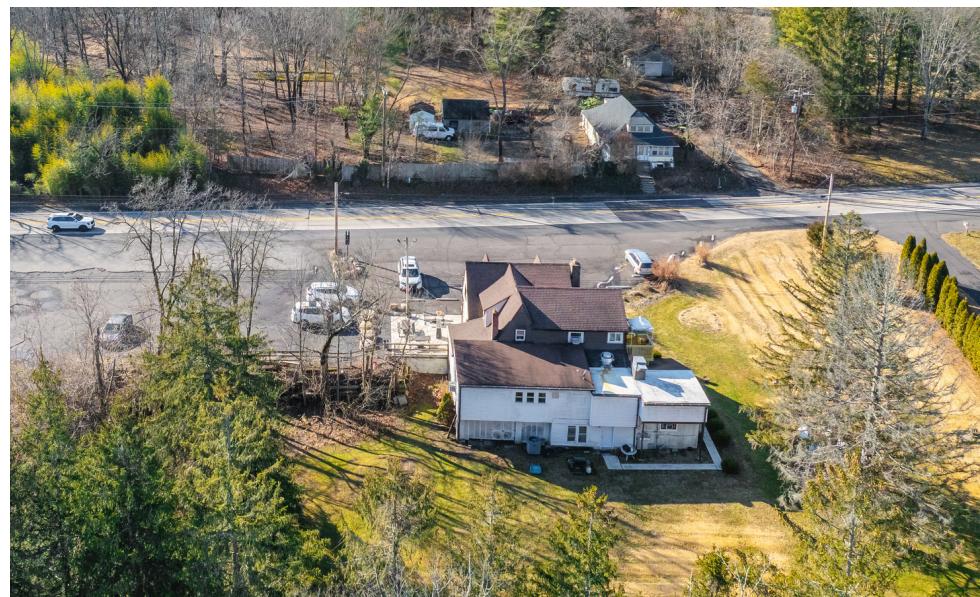
BUILDING SIZE	4,747 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1928
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

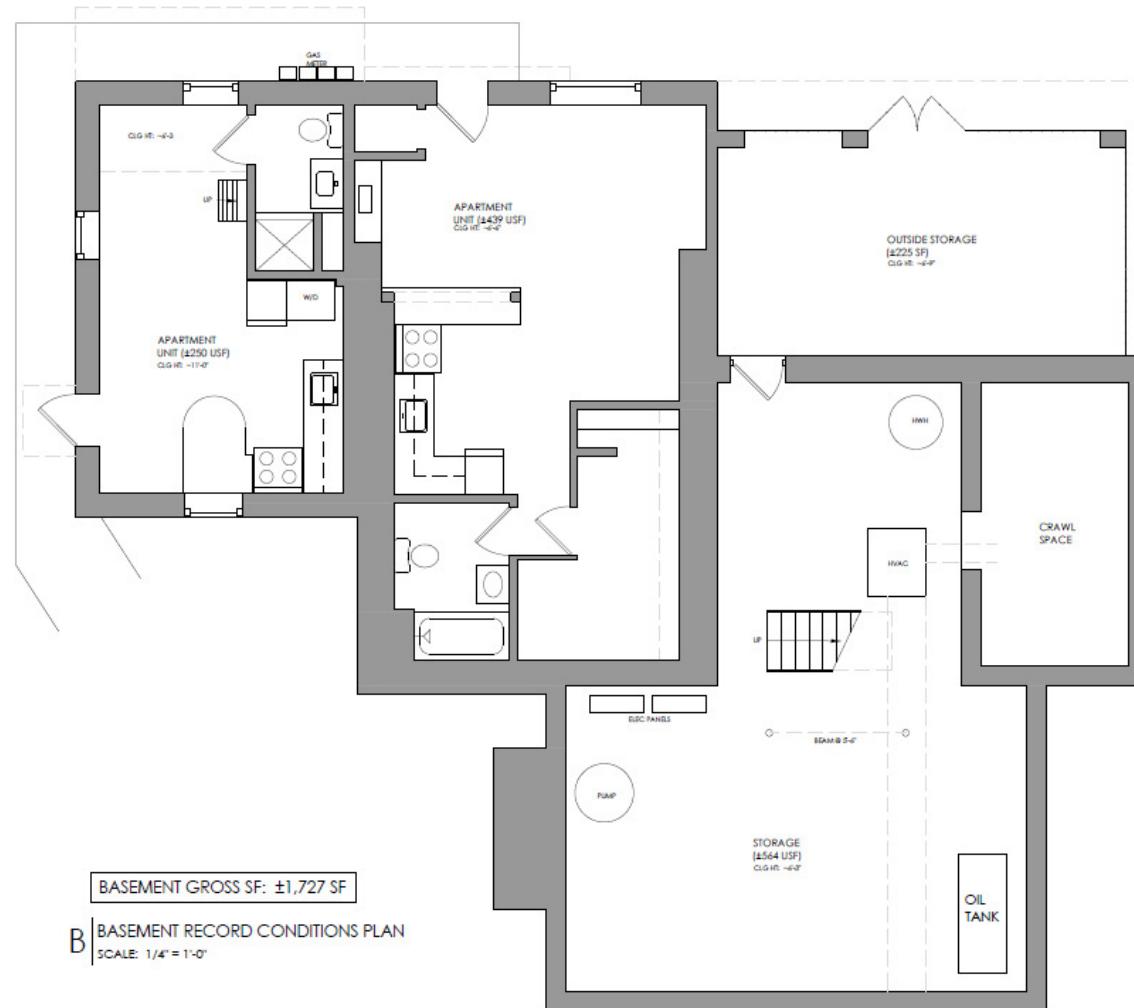
- Mixed-use retail/residential investment opportunity
- Four (4) income producing units
- 4,747 SF± of gross rentable area
- Well performing restaurant/bar
- 1,578 SF± of main restaurant space
- Bonus basement storage space
- Three residential units (2BR / 1BR / Studio)
- Situated on over 2.2 AC±
- Over 700 feet of frontage along Easton Road
- Scenic, high-visibility setting
- Nearby the intersection of PA-611 and PA-413
- Excellent regional connectivity
- Nearby highways include Rt. 202, the Doylestown Bypass (PA-611), and the PA Turnpike



ADDITIONAL PHOTOS



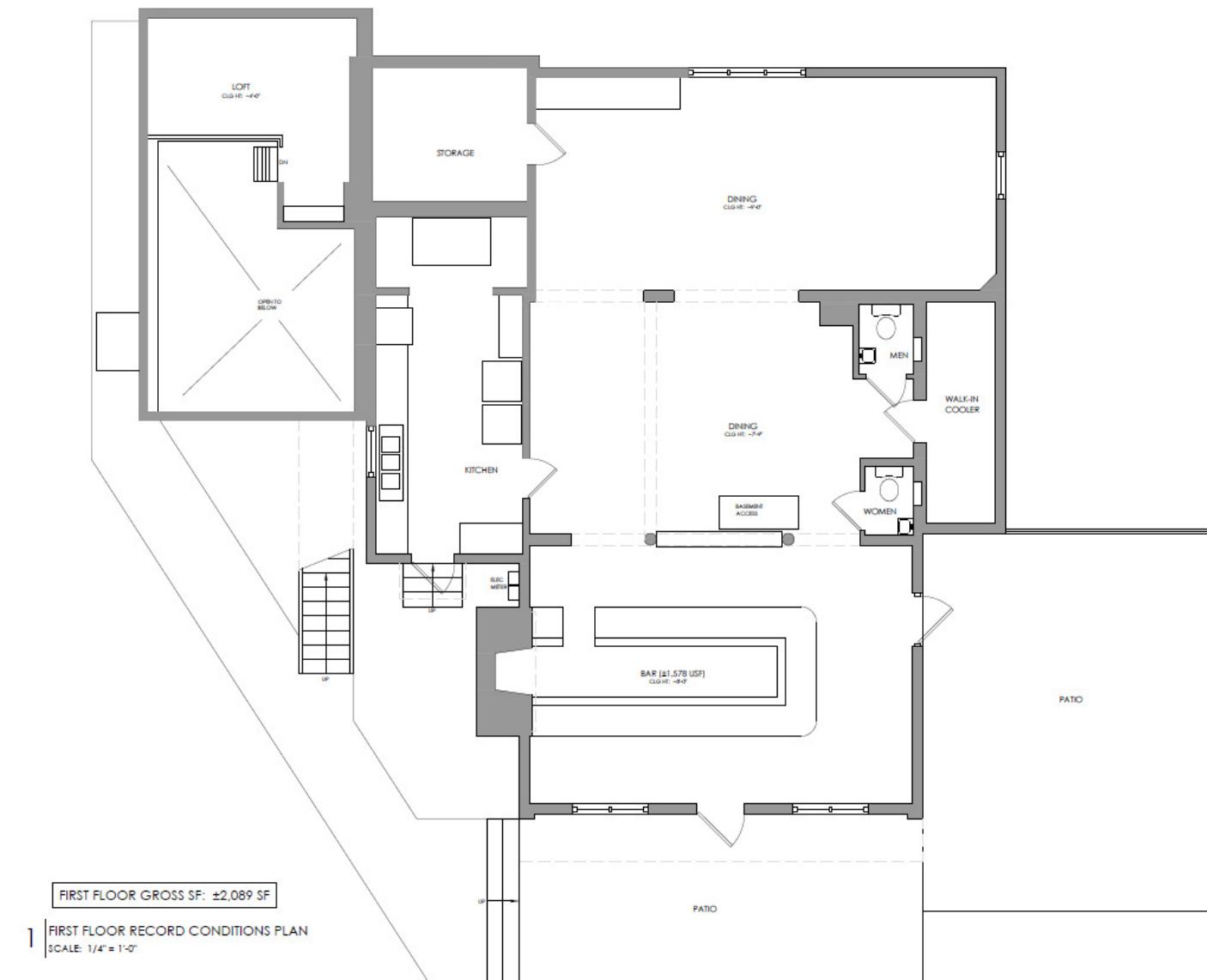
BASEMENT FLOOR PLANS



7349 EASTON ROAD
PIPERSVILLE, PA

January 30, 2026 

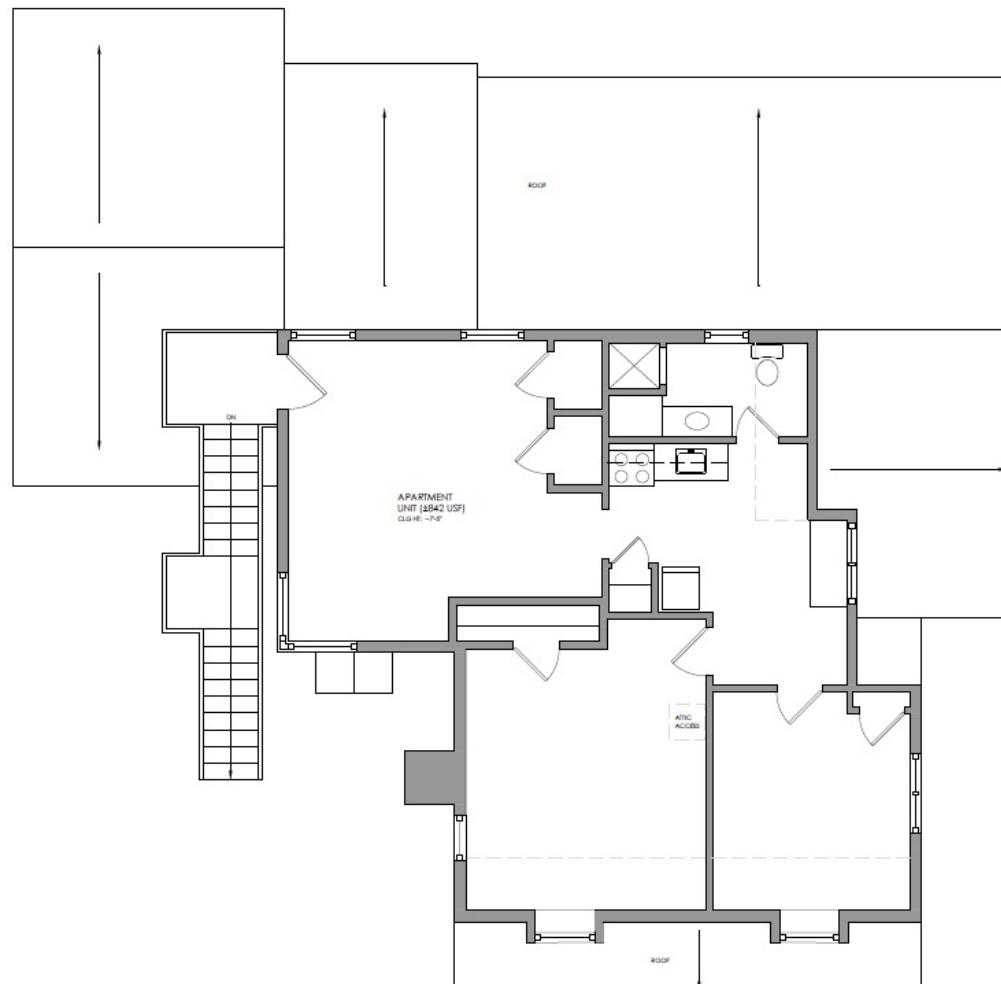
FIRST FLOOR PLANS



7349 EASTON ROAD
PIPERSVILLE, PA

January 30, 2026 N

SECOND FLOOR PLANS



SECOND FLOOR GROSS SF: ±931 SF

2 | SECOND FLOOR RECORD CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



7349 EASTON ROAD
PIPERSVILLE, PA

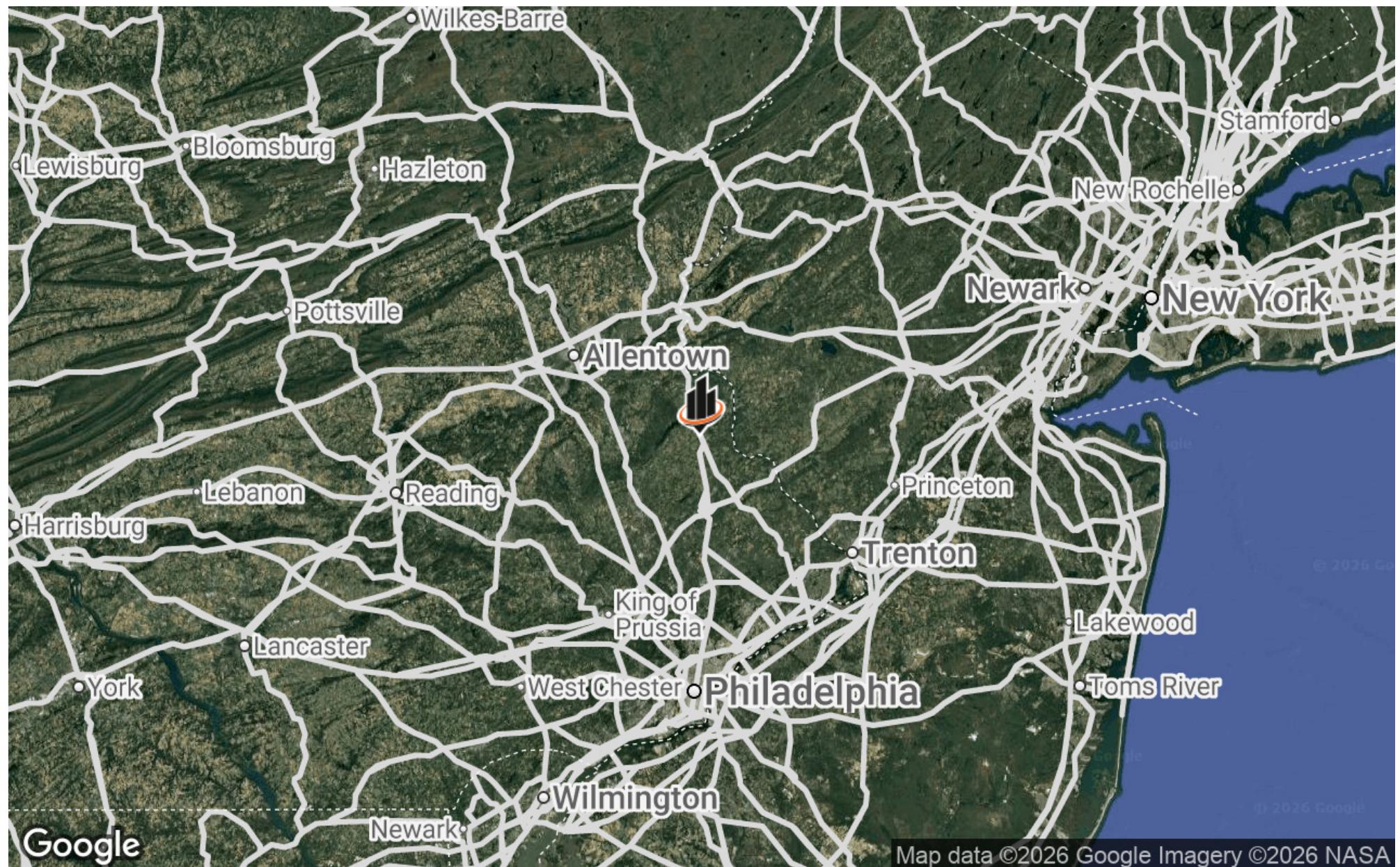
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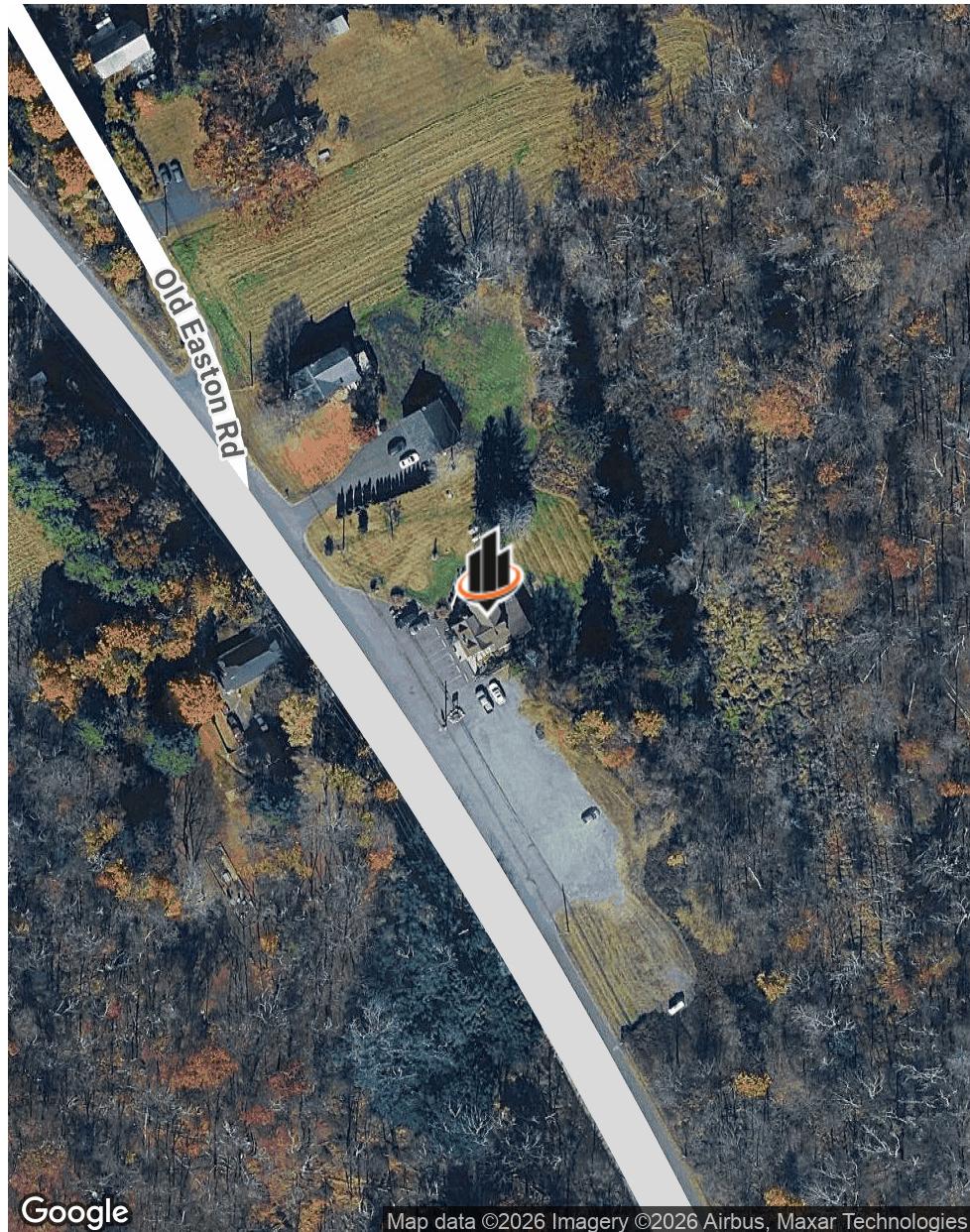
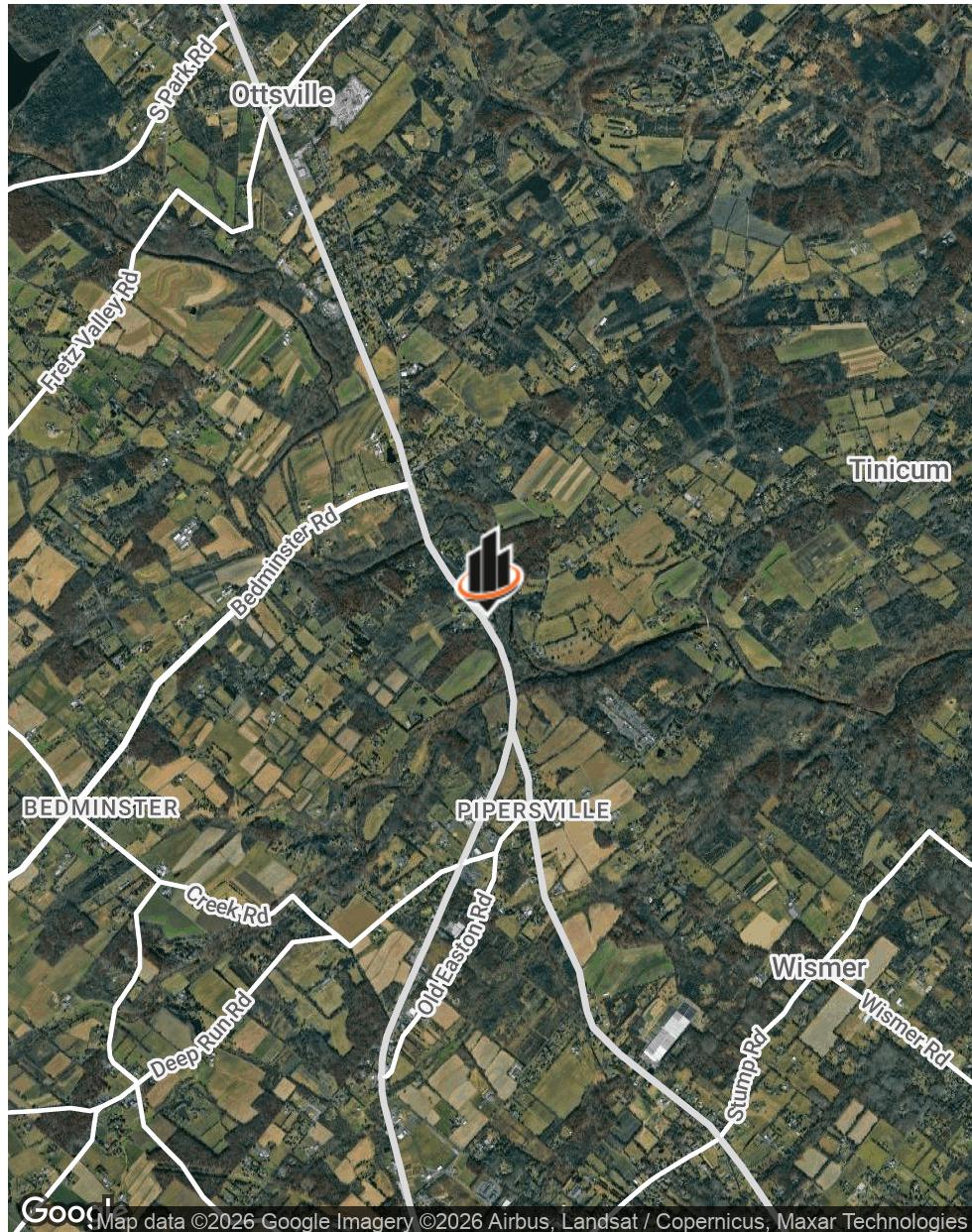
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



PARCEL MAP





SECTION 3

The Demographics

DEMOGRAPHICS MAP & REPORT

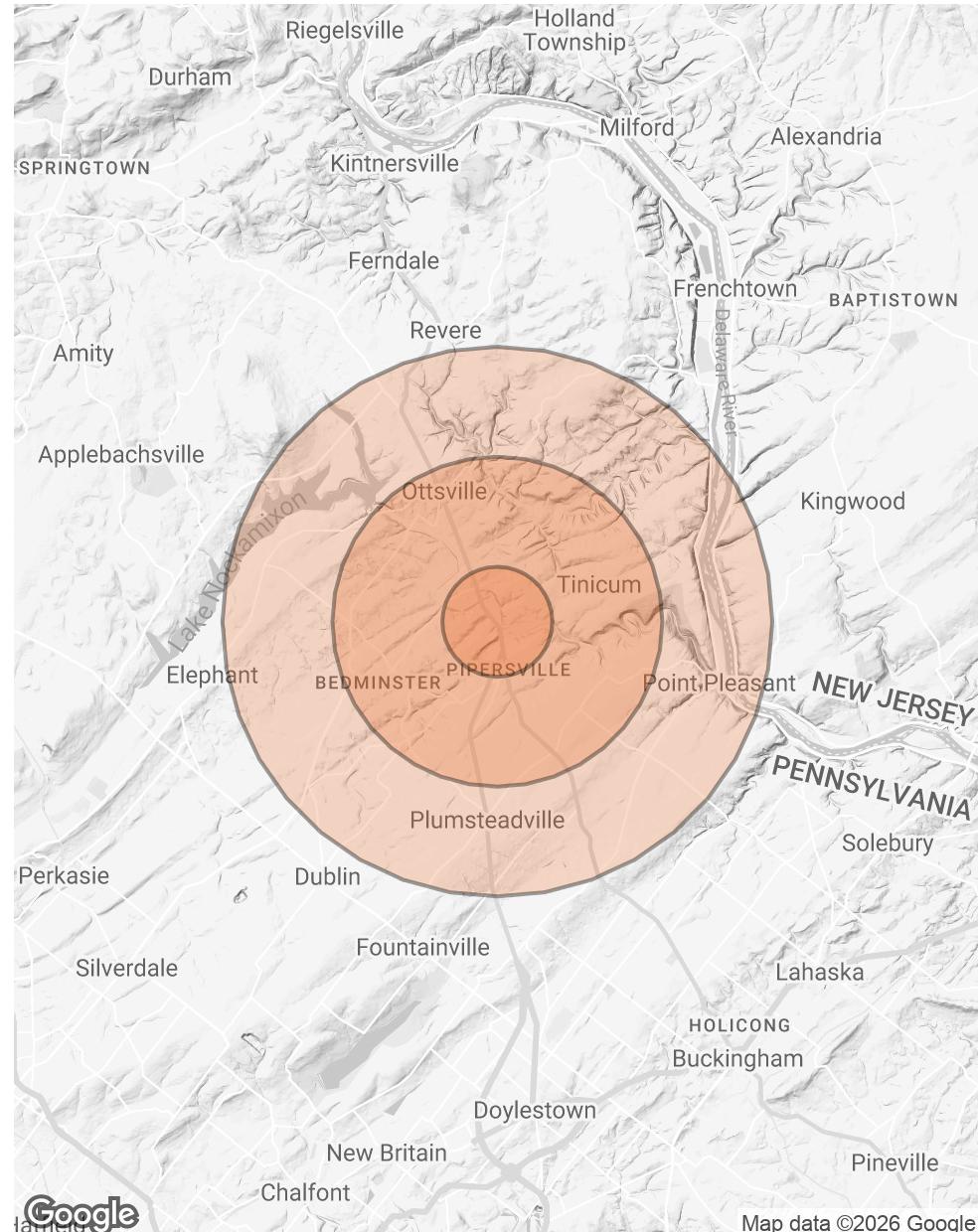
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	477	4,368	17,365
AVERAGE AGE	47	47	44
AVERAGE AGE (MALE)	46	46	44
AVERAGE AGE (FEMALE)	48	48	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	190	1,714	6,514
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$132,453	\$155,286	\$172,060
AVERAGE HOUSE VALUE	\$661,171	\$713,788	\$657,620

Demographics data derived from AlphaMap





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