

OFFERING MEMORANDUM

FREESTANDING RETAIL W/ DRIVE-THRU

**951 TRENTON ROAD
FAIRLESS HILLS, PA 19030**

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/YR (NNN)
AVAILABLE SF:	3,413 SF±
LOT SIZE:	1.58 AC±
YEAR BUILT:	1968
ZONING:	NC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	7,873 VPD
APN:	13-017-209

PROPERTY OVERVIEW

Exceptional freestanding retail building opportunity with drive-thru accessibility [four drive thru lanes]. This former bank branch is approximately 3,413 square feet and located on approximately 1.58 acres. Ample parking with a generous 9/1000 parking ratio. Prominent signage and visibility on Trenton Road. Easily accessible location from all major connecting routes. The property is located in the Neighborhood Commercial zoning district which allows for a multitude of uses permitted by right.

LOCATION OVERVIEW

The site is located on well-known Trenton Road in Falls Township, Bucks County. Convenient location in near proximity from/to the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. The site is approximately 0.4 mile to Lincoln Hwy [Bus. Route 1], 1.0 mile to U.S. Highway 1, 1.4 mile to Rt.13, 3.7 miles to Trenton Morrisville Bridge, and 3.5 miles to I-95.

LEASE RATE**\$22.00 SF/YR (NNN)****LOCATION INFORMATION**

STREET ADDRESS	951 Trenton Rd
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Arleans Ave
TOWNSHIP	Falls Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Highway 1 - 1 MI
NEAREST AIRPORT	Trenton Mercer [TTN] - 12.9 MI

BUILDING INFORMATION

NUMBER OF FLOORS	1
YEAR BUILT	1968
GROSS LEASABLE AREA	3,413 SF
CONSTRUCTION STATUS	Existing

PROPERTY INFORMATION

PROPERTY TYPE	Retail
ZONING	NC - Neighborhood Commercial
PROPERTY SUBTYPE	Free Standing Building
RE TAXES	\$21,410 / YR
LOT SIZE	1.58 AC±
APN #	13-017-209
TRAFFIC COUNT	7,873 VPD
TRAFFIC COUNT STREET	Trenton Rd & Vermillion Way

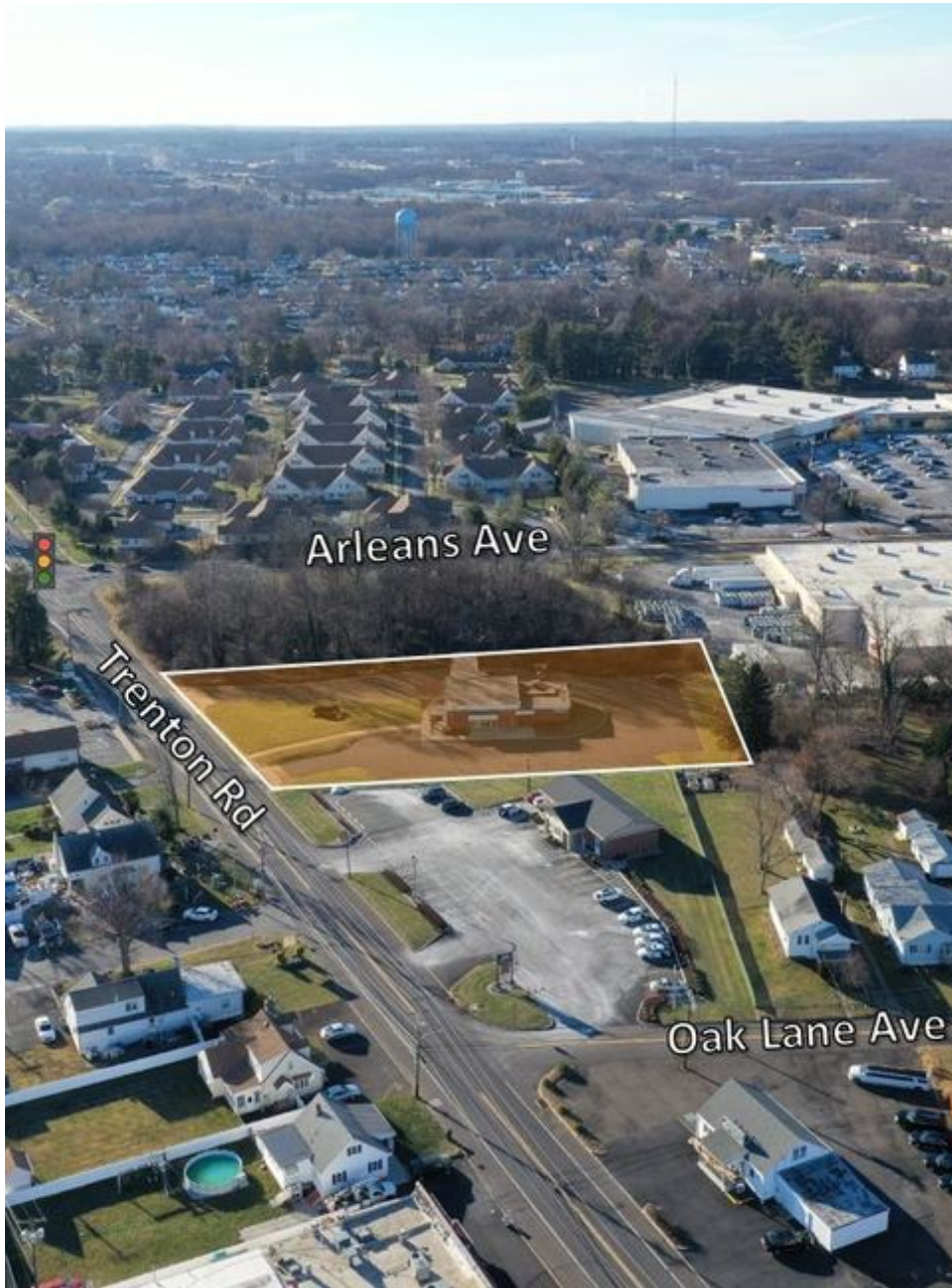
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	9 / 1000
NUMBER OF PARKING SPACES	31

PROPERTY HIGHLIGHTS

- Prominent retail space
- Freestanding building
- Former bank branch
- 3,413 SF± available for lease
- 1.58 AC± of land area
- Four (4) drive thru lanes
- Excellent visibility
- Prominent signage opportunities
- Highly accessible location
- Immediate occupancy available
- Strong demographic profile
- Active retail and residential market
- Easy access to Highways US 1, I-95/295, I-29/129, I-195
- Convenient access to Philadelphia, Princeton, New Jersey Shore, and New York

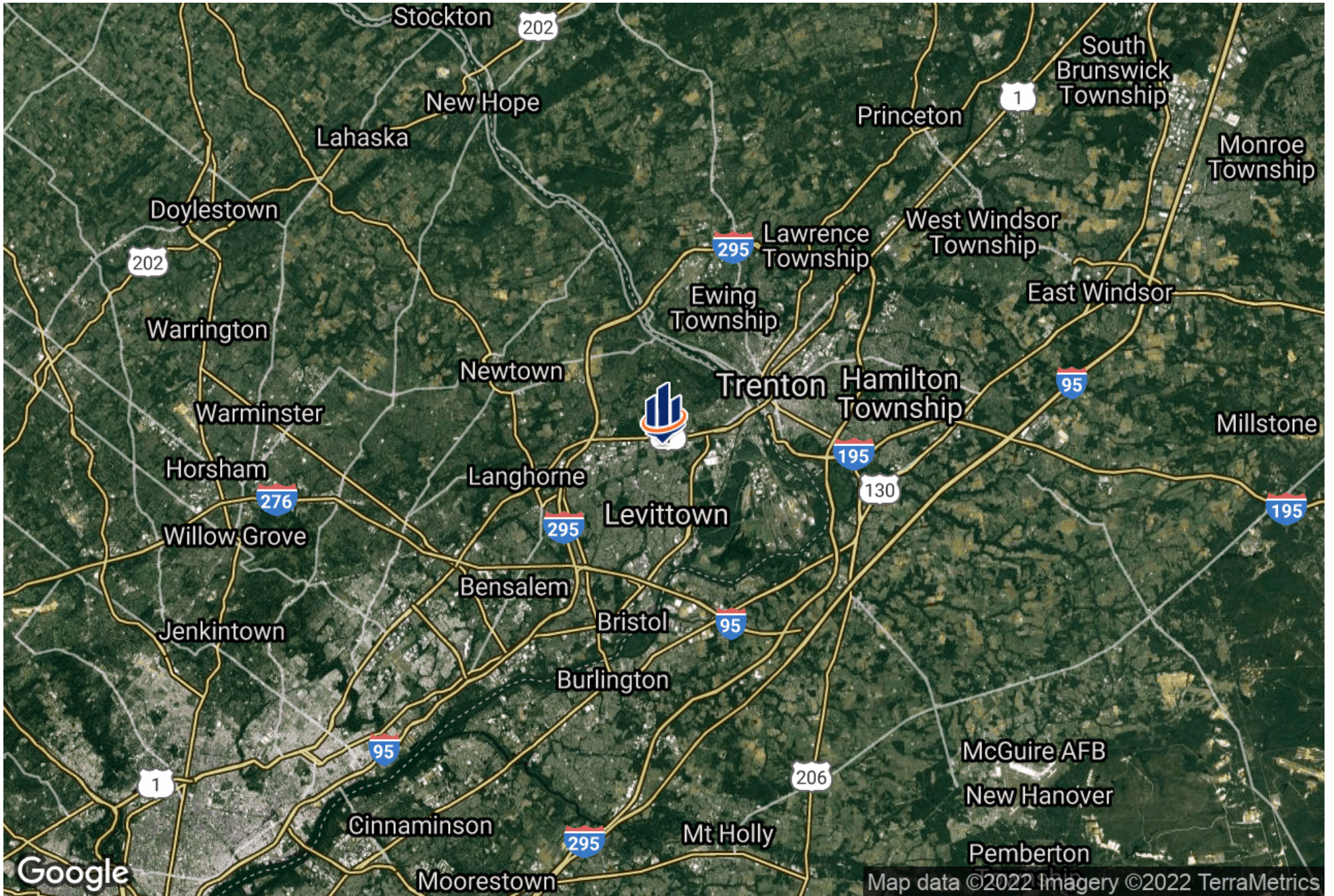


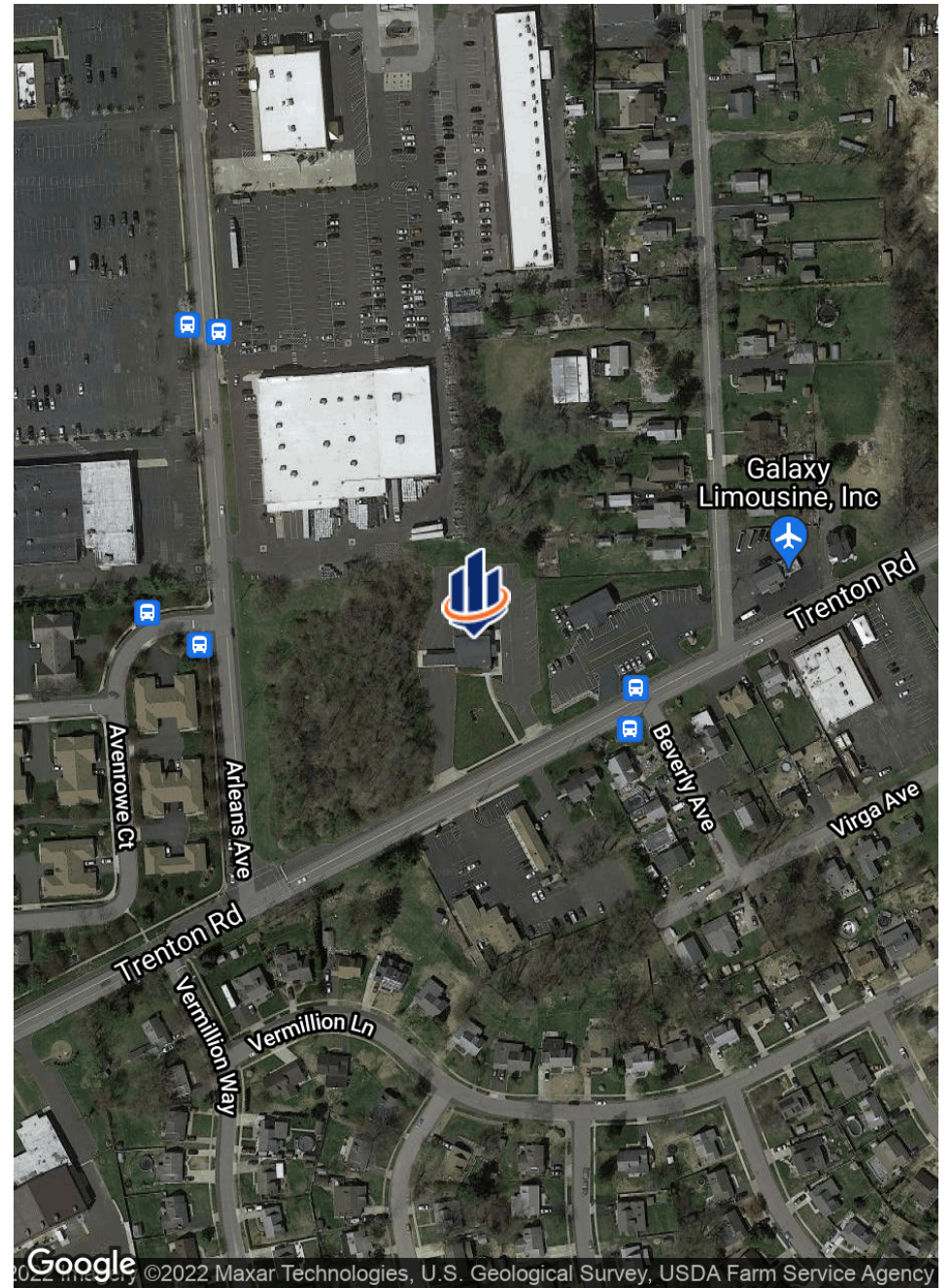
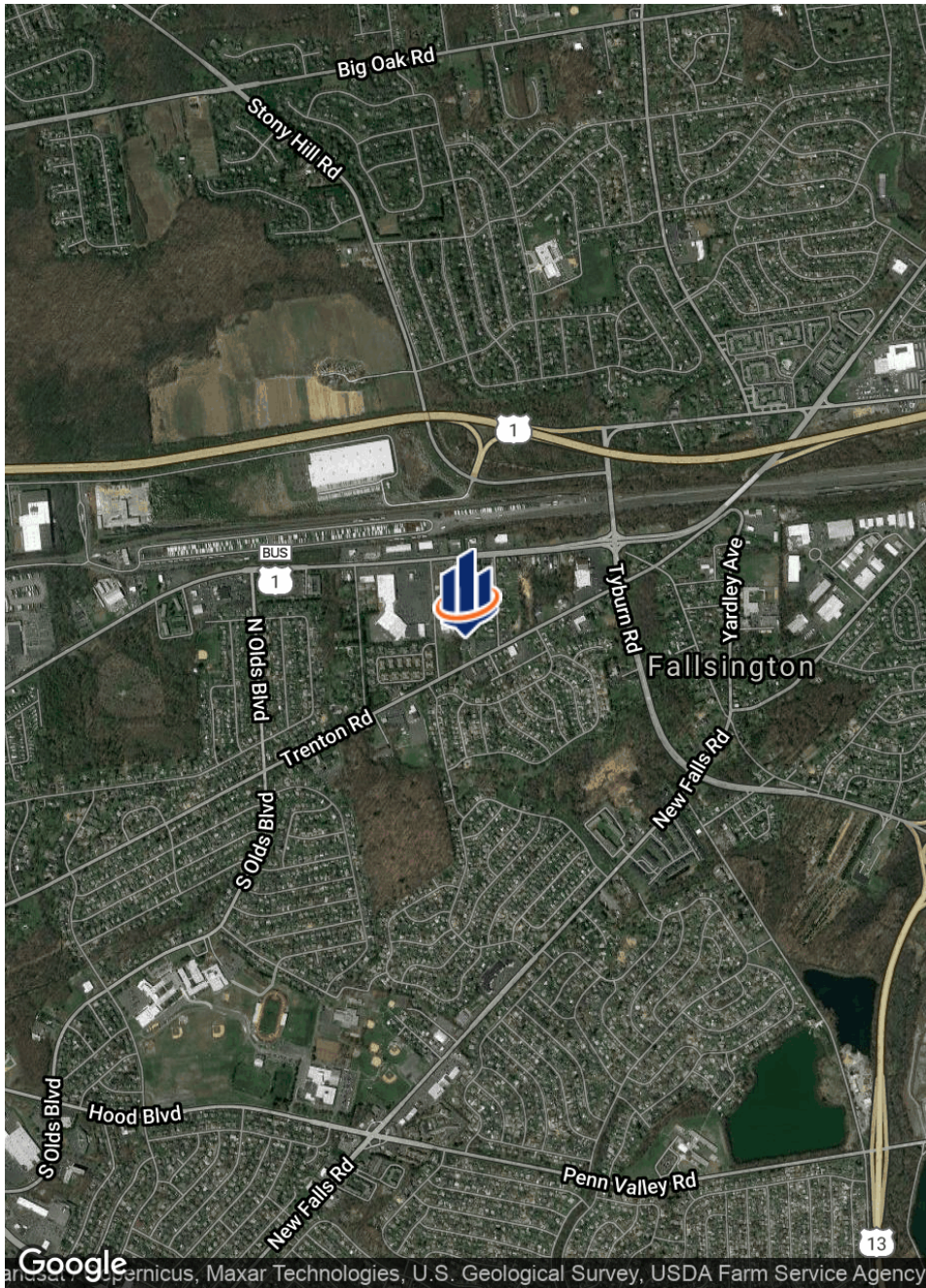


SECTION 2

LOCATION
INFORMATION







SECTION 3

DEMOGRAPHIC PROFILE



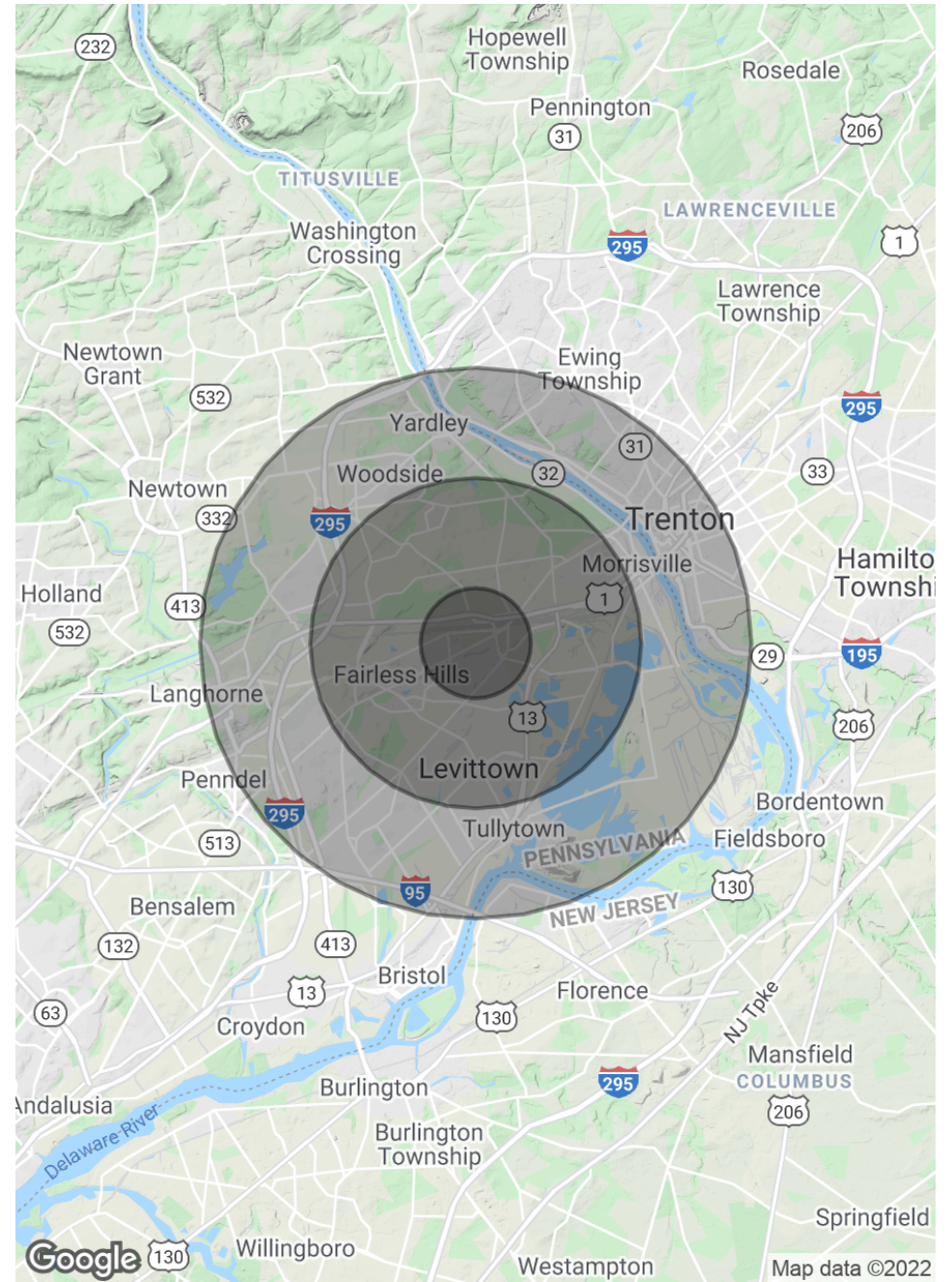
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,914	82,844	204,278
AVERAGE AGE	39.6	40.1	39.8
AVERAGE AGE (MALE)	36.7	38.3	38.5
AVERAGE AGE (FEMALE)	42.3	41.5	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,225	30,414	75,925
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$72,124	\$86,332	\$80,967
AVERAGE HOUSE VALUE	\$272,398	\$312,076	\$306,508

* Demographic data derived from 2010 US Census





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