

OFFERING MEMORANDUM

Prime Morrisville Borough Retail Space

13 E BRIDGE ST
Morrisville, PA 19067

PRESENTED BY:

JENNIFER OTTES

O: 215.757.2500 x2215
jennifer.ottes@svn.com
PA #RS368539

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

EXCLUSIVELY MARKETING BY:



JENNIFER OTTES

Associate Advisor

Direct: 215.757.2500 x2215
jennifer.ottes@svn.com
PA #RS368539 // NJ #2331939



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



Table of Contents

5

THE PROPERTY

Property Summary	6
Property Details	7
Property Highlights	8
Additional Photos	9
Floor Plan	11

12

THE LOCATION

Regional Map	13
Location Map	14
Parcel Map	15

16

THE DEMOGRAPHICS

Demographics Map & Report	17
---------------------------	----

18

THE ZONING

C-1 - Central Commercial District	19
-----------------------------------	----

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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:	Subject to offer
LEASE RATE:	Subject to offer
BUILDING SIZE:	800 SF±
LOT SIZE:	0.027 AC±
YEAR BUILT:	1965
RENOVATED:	2024
ZONING:	C-1 (Central Commercial District)
APN:	24-009-279-001

PROPERTY OVERVIEW

Prime, commercially zoned 800 SF retail/office space in Morrisville Borough. This newly renovated space offers an open floor plan with a large, street facing glass front entrance and an expansive back patio to accommodate many potential uses. The space is situated on Bridge Street, a busy commuter route leading to/from New Jersey and key thoroughfares in Bucks County. Street parking is available along with a large, private rear parking lot. On-building signage opportunity. The growing borough business district serves a population of 70k within a two mile radius, as well as the large Trenton government office across the river.

LOCATION OVERVIEW

The property is located in the heart of historic Morrisville Borough, Bucks County Pa on a heavily trafficked commuter route. The property sits adjacent to many local businesses and retailers. Zoned Commercial - 1, this space allows for a broad range of uses serving the densely populated community. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. Minutes from Rt. 295 (5 mi.), Rt. 95 (8 mi.), the bridge to New Jersey (0.5 mi.).

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
-------------------	-------------------------

LEASE RATE	SUBJECT TO OFFER
-------------------	-------------------------

LOCATION INFORMATION

STREET ADDRESS	13 E Bridge St
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
TOWNSHIP	Morrisville Borough
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	US Hwy 1 - 0.1 Mi.
NEAREST AIRPORT	Trenton - Mercer Airport (TTN) - 7 Mi.

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	6

PROPERTY INFORMATION

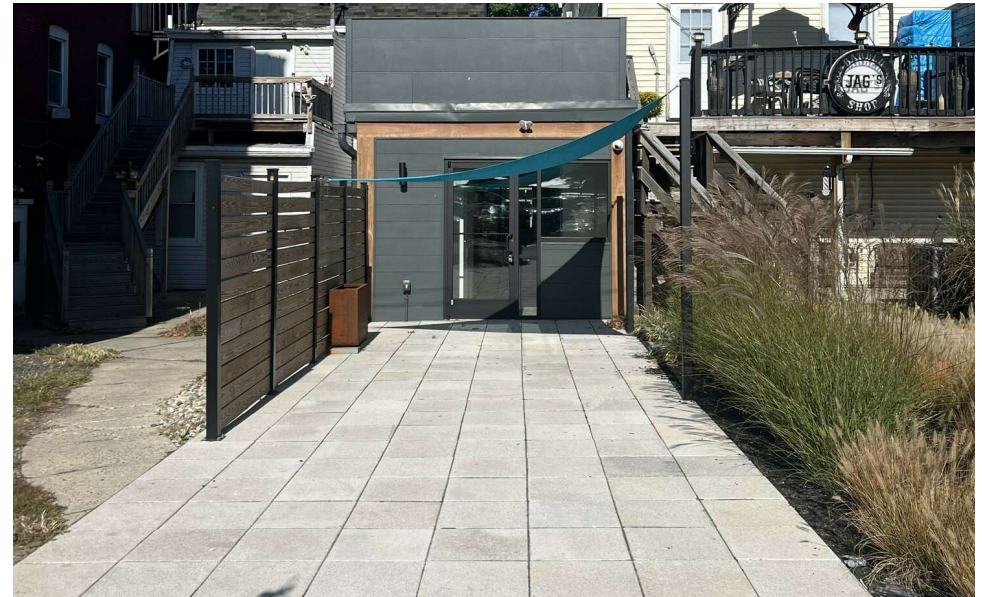
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	C-1 (Central Commercial District)
LOT SIZE	0.027 AC±
APN #	24-009-279-001
RE TAXES 2023	\$1,988.00
LOT FRONTAGE	13 ft
LOT DEPTH	95 ft
TRAFFIC COUNT	16,736 VPD
TRAFFIC COUNT STREET	Washington Street

BUILDING INFORMATION

BUILDING SIZE	800 SF±
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1965
YEAR LAST RENOVATED	2024
RESTROOMS	1

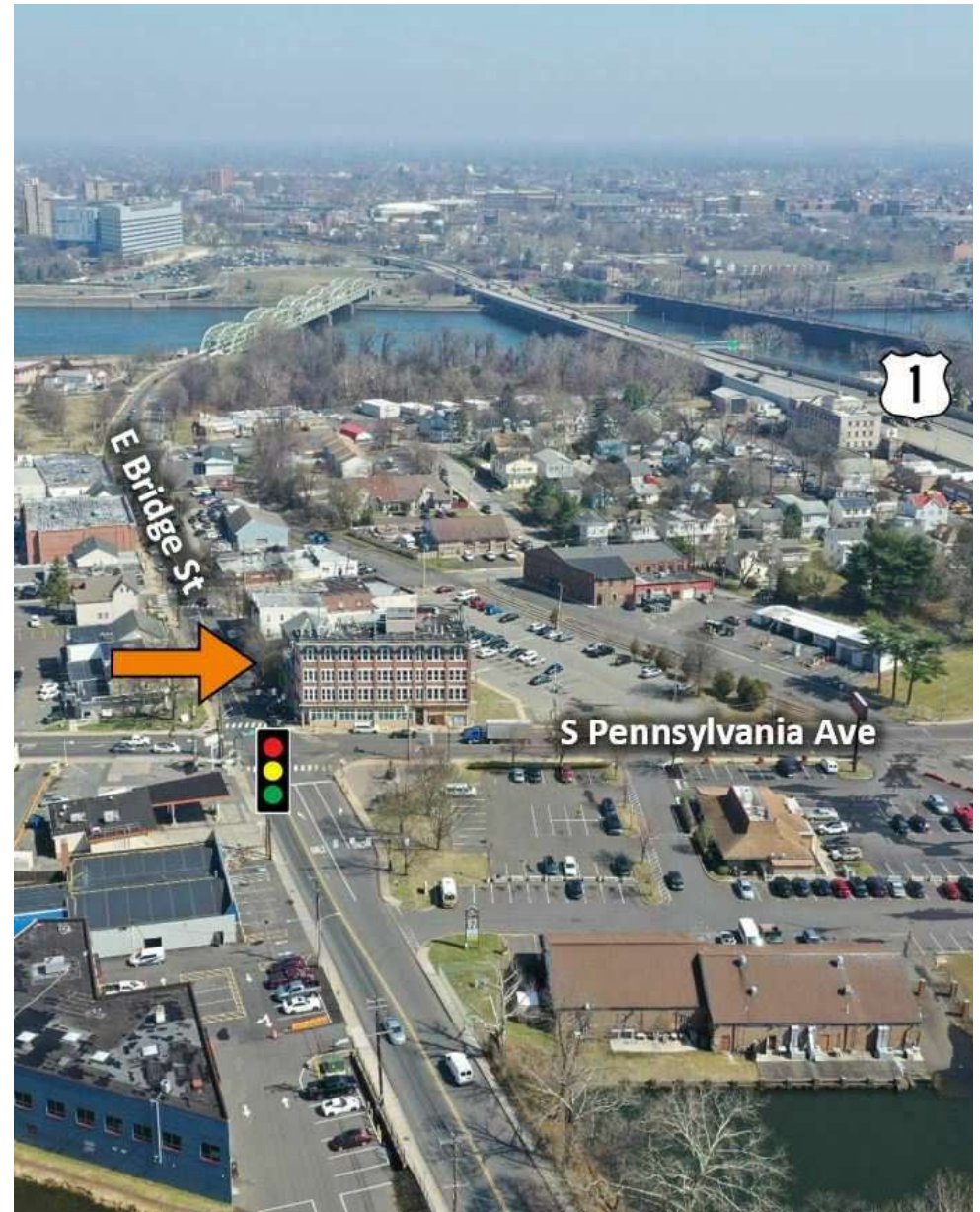
PROPERTY HIGHLIGHTS

- 800 SF of prime retail space available for purchase or lease
- Creative lease options available
- Highly visible location and foot traffic
- Prime, town center borough location
- Renovated in 2024
- Turnkey retail space
- Exterior signage opportunity
- Large private parking lot
- Street parking available
- C-1 Commercial zoning
- Quality demographic profile
- Heavily trafficked commuter route
- Convenient location for business and consumer access
- Proximate to populated residential neighborhoods

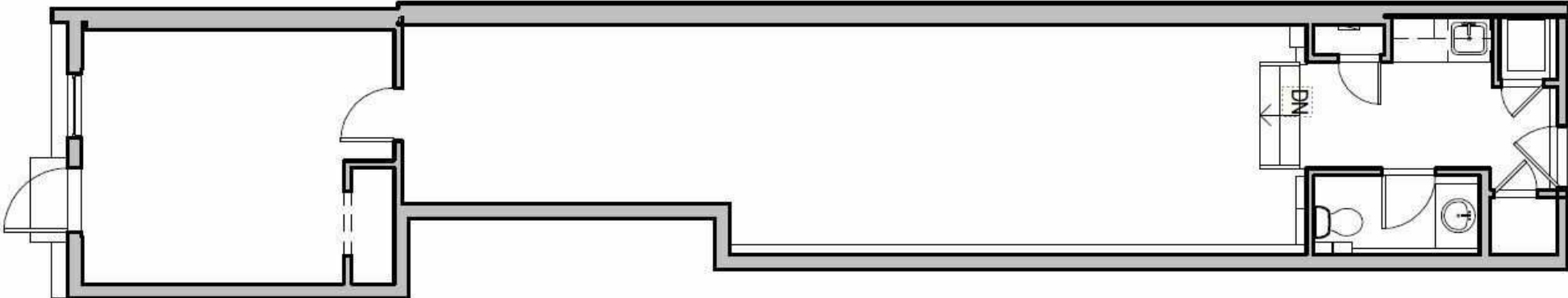


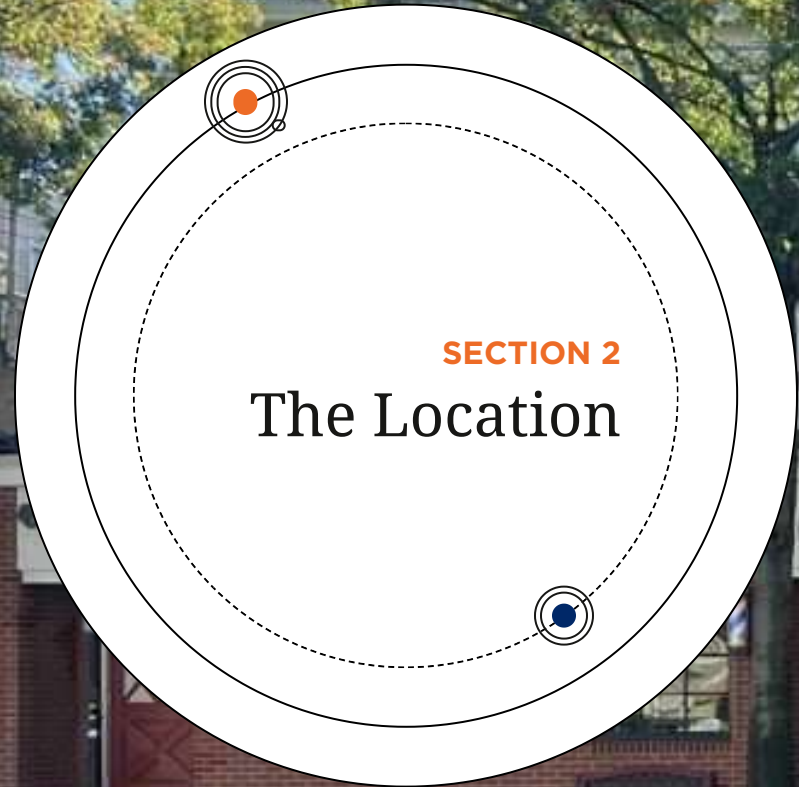
ADDITIONAL PHOTOS





FLOOR PLAN

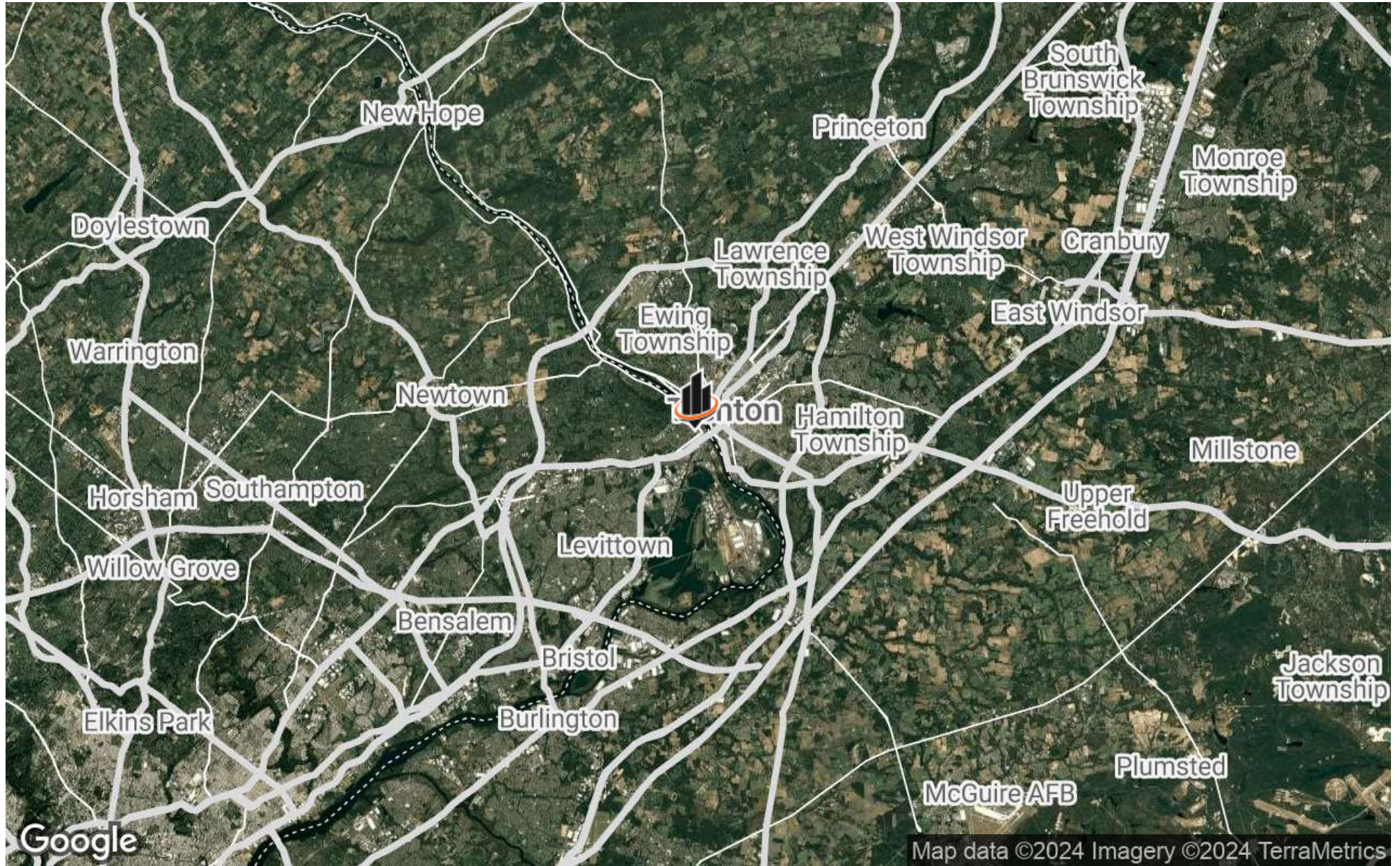




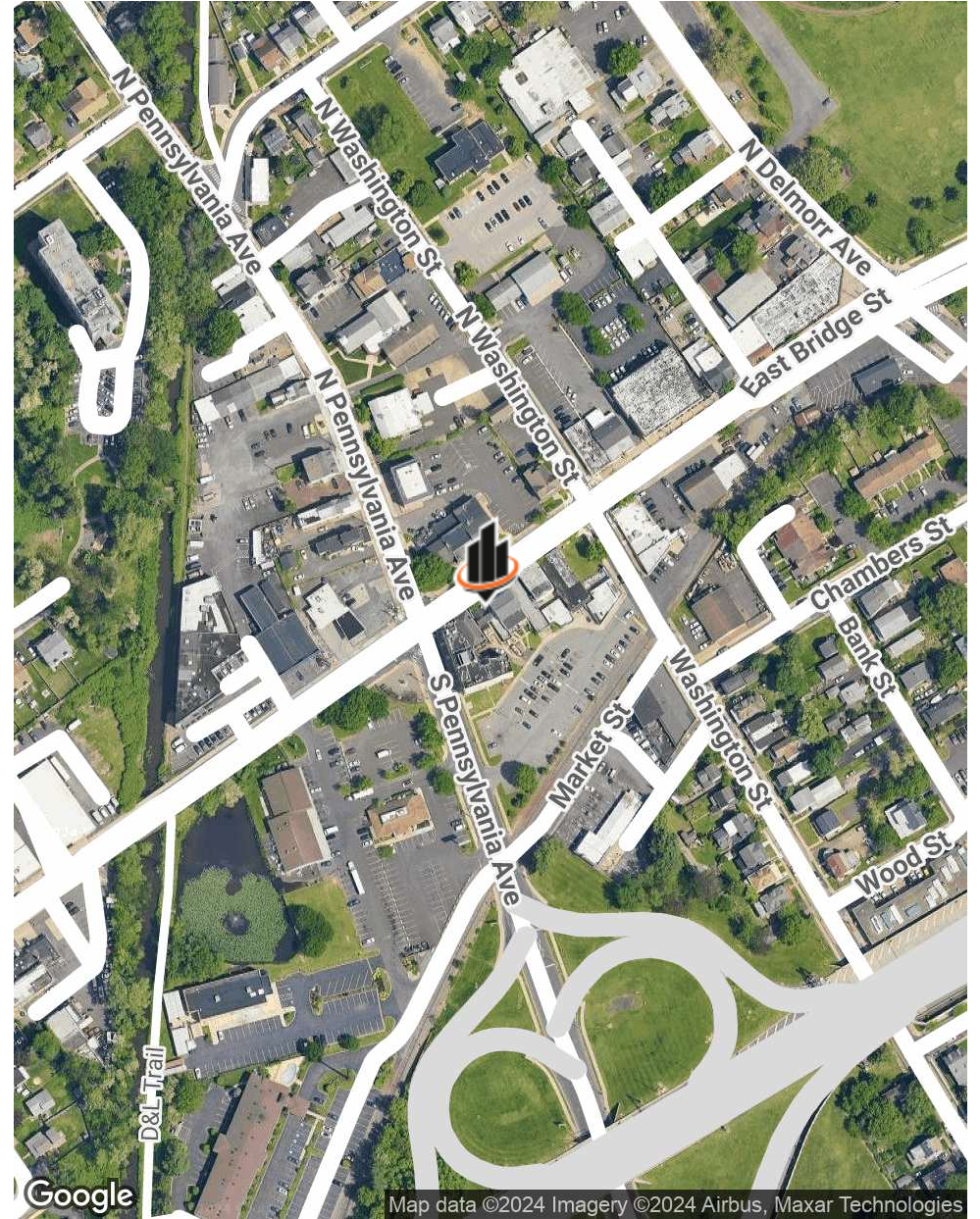
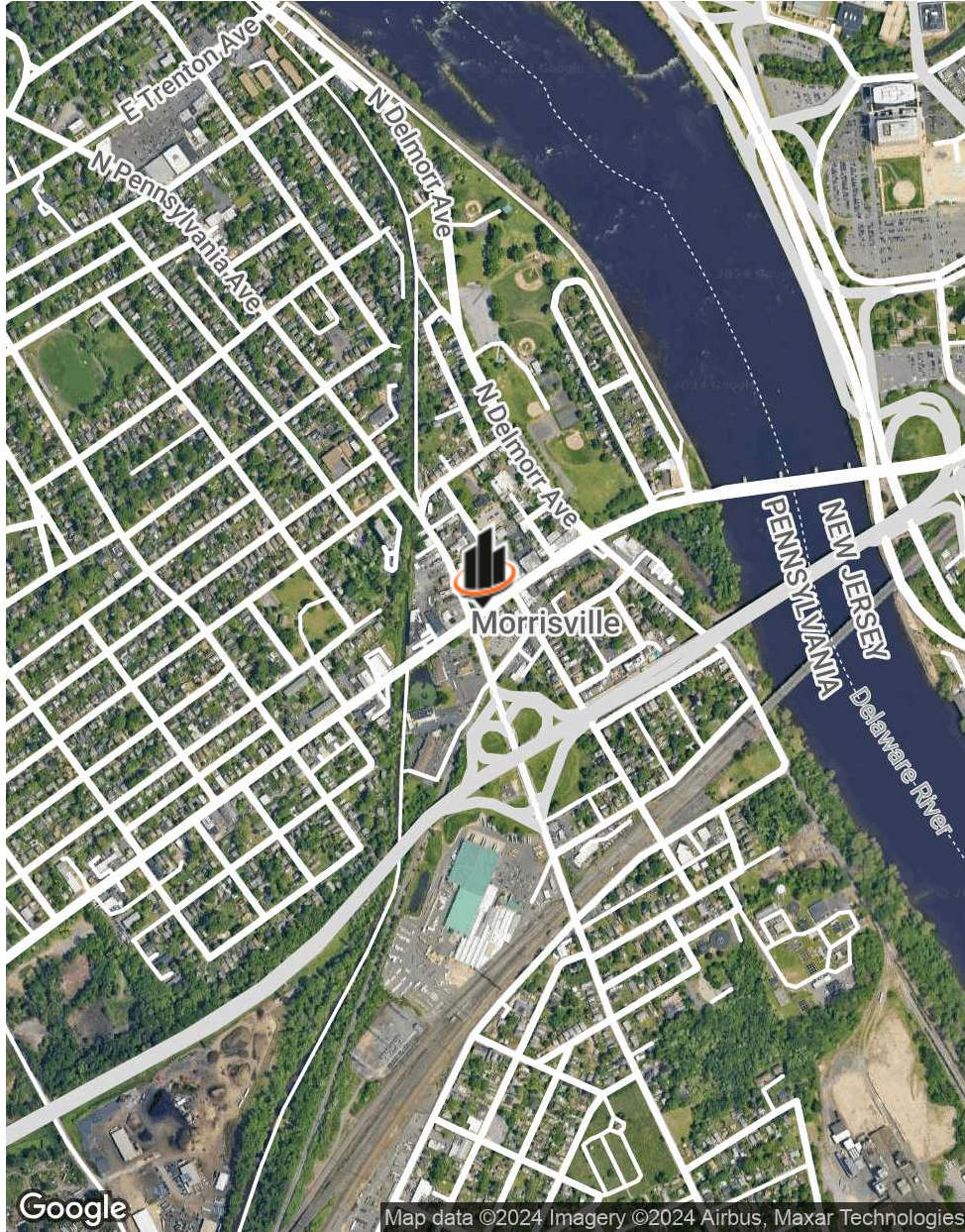
SECTION 2
The Location



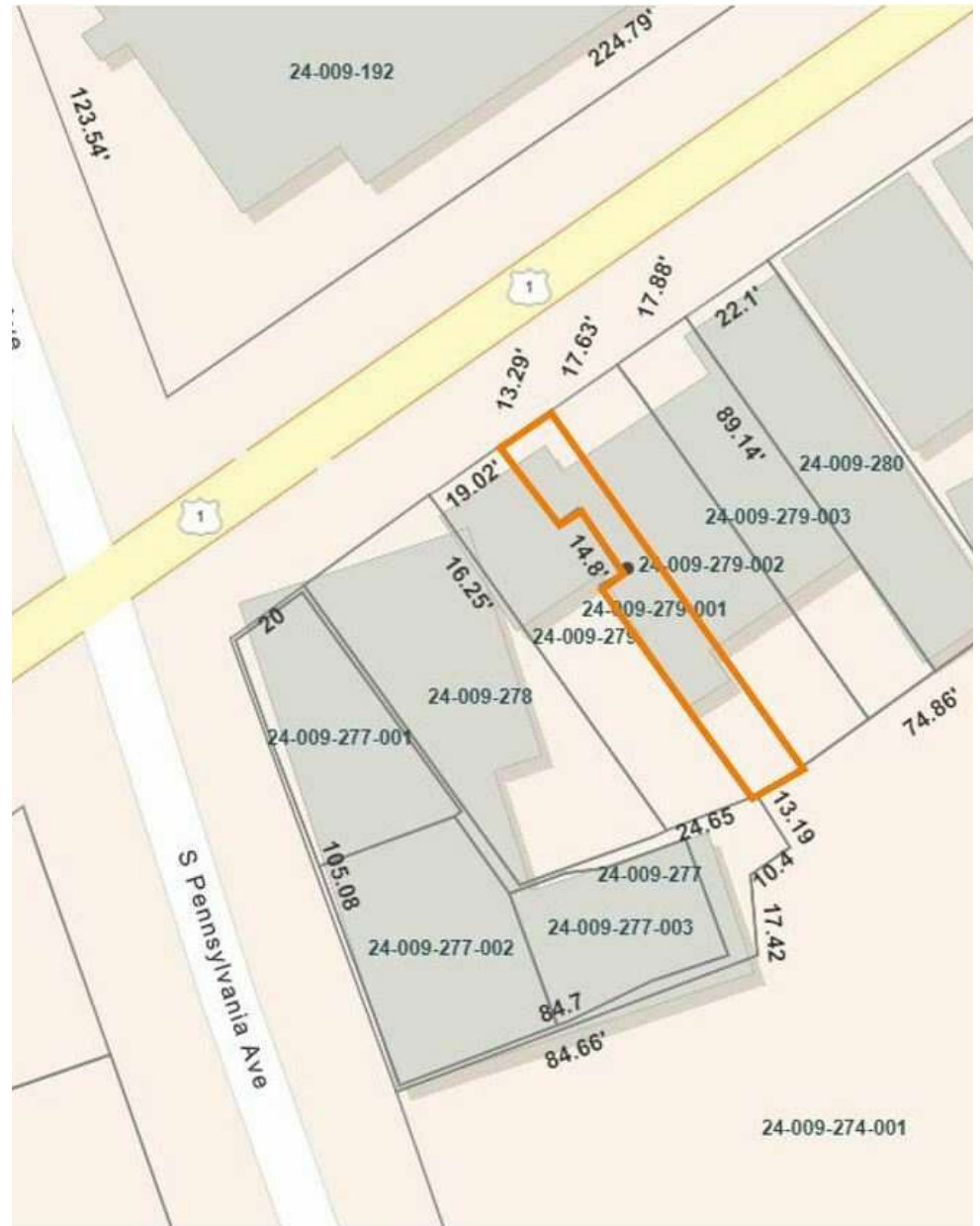
REGIONAL MAP



LOCATION MAP



PARCEL MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

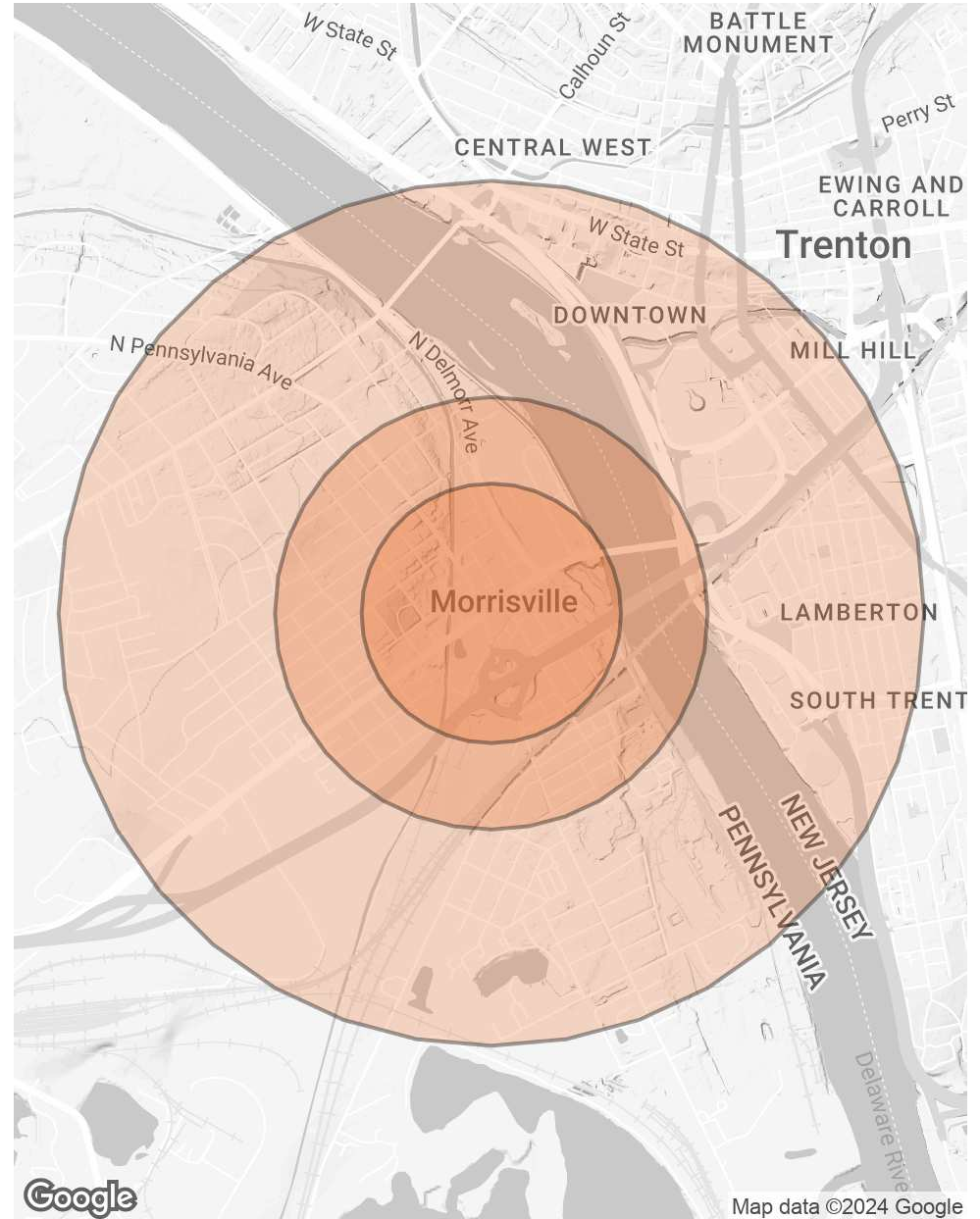
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,497	3,560	14,090
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	41	39
AVERAGE AGE (FEMALE)	42	42	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	650	1,525	5,465
# OF PERSONS PER HH	2.3	2.3	2.6
AVERAGE HH INCOME	\$91,400	\$95,066	\$102,203
AVERAGE HOUSE VALUE	\$337,972	\$332,664	\$269,114

Demographics data derived from AlphaMap





SECTION 4
The Zoning

ZONING

465 Attachment 1

Borough of Morrisville

Table 465-17

Table of Land Uses

[Amended 6-17-2002 by Ord. No. 920; 11-18-2002 by Ord. No. 924; 10-18-2004 by Ord. No. 943; 10-17-2005 by Ord. No. 947; 11-21-2005 by Ord. No. 948; 11-20-2006 by Ord. No. 954; 5-21-2007 by Ord. No. 958; 6-19-2017 by Ord. No. 1016; 11-18-2019 by Ord. No. 1026; 12-16-2019 by Ord. No. 1027; 8-16-2021 by Ord. No. 1035; 1-18-2022 by Ord. No. 1038]

Land Use Category	Zoning Districts																	
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN	
A. Residential Land Uses																		
1. Single-family detached dwelling	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y	Y
2. Cluster development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
3. Two-family detached dwelling o/u	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	N	Y
4. Duplex or twin dwelling s/s	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	N	Y
5. Performance development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
6. Garden apartment	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
7. Midrise apartment	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Senior citizens housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
9. Rooming house	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N	N
10. Dwelling combination w/commerc.	N	N	N	N	N	Y	SE	Y	Y	N	N	N	N	N	N	N	N	Y
11. Mobile home	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N	N	N
12. Farmstead	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	N	N
13. No-impact home-based business	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
14. Bed-and-breakfast	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
15. (Reserved)																		
16. Live-work unit	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y
17. Mixed-use structure	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y
B. Institutional, Recreational and Educational Uses																		
1. Place of worship	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N
2. School, private of public	N	N	Y	Y	Y	N	Y	Y	N	Y	N	N	N	N	N	N	SE	N
3. School, trade or commercial	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	SE	N
4. Library or museum	N	N	N	N	N	SE	SE	SE	Y	Y	N	N	N	N	N	N	SE	Y

MORRISVILLE CODE

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
5. Community center, etc.	N	N	N	N	N	N	Y	Y	Y	SE	N	N	N	N	N	SE	Y
6. Day nursery, etc.	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	N	Y	Y
7. Government sponsored recreation	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	SE	N	Y
8. Recreation, private, nonprofit	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	SE	SE	Y
9. Private club or lodge, nonprofit	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	SE	N
10. Orphanage, nursing home, etc.	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	Y	Y	N
11. Medical center	N	N	N	N	N	N	SE	SE	SE	N	N	N	N	Y	N	Y	Y
12. Municipal admin. facil.	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	SE	
13. Municipal park	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N	N	N	N	N	Y
14. Natural land preserve	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
15. Walking trail	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	Y
C. Office Land Use																	
1. Medical office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	SE	Y	SE	Y	Y
2. Business office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	Y
D. Commercial Land Uses																	
1. Shopping center	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N
2. Retail shop	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	Y
2A. Downtown commercial retail	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y
3. Downtown personal service	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
3A. Limited personal service	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
4. Financial establishment	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	SE	Y
5. Restaurant	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
6. Fast service eating establishment	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N	N	N
7. Drive-in eating establishment	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
8. Repair shop	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
9. Upholsterer and cabinet maker	N	N	N	N	N	N	Y	Y	N	N	N	N	N	Y	N	N	N
10. Mortuary	N	N	SE	N	N	N	Y	Y	N	N	N	N	N	Y	N	N	N
11. Motel, hotel or tourist home	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
12. Cultural and entertainment	N	N	N	N	N	SE	Y	Y	Y	N	N	N	N	N	N	N	Y
13. Indoor entertainment and recreation	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	Y
13A. Game rooms, etc.	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N
14. Outdoor entertainment	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	Y
15. Lumberyard	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
16. Animal kennel	N	N	N	N	N	N	SE	N	N	N	N	SE	N	N	N	N	N

ZONING

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
17. Market	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
18. Brewery, winery, or distillery	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
19. Tavern, wine bar, or brewpub	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
20. Medical marijuana dispensary	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N
21. Hookah bar/lounge	N	N	N	N	N	SE	SE	N	N	N	N	N	N	N	N	N	N
22. Nightclub	N	N	N	N	N	SE	SE	N	N	N	N	N	N	N	N	N	N
23. Smoke shops and tobacco stores	N	N	N	N	N	N	Y ¹	Y ¹	Y ¹	N	N	N	N	N	N	N	N
E. Automotive Service and Uses																	
1. Residential parking	N	N	N	Y	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	N	Y
2. Nonresidential parking	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	Y
3. Gas station	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
4. Vehicle sales, service	N	N	N	N	N	N	N	N	N	N	N	N	Y	SE	N	N	N
5. Auto accessory sales	N	N	N	N	N	N	Y	Y	N	N	N	N	N	SE	N	N	N
6. Repair shop – automotive	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N
F. Utilities, Communications and Transportation																	
1. Elec. utility substation	N	N	N	N	N	N	Y	Y	N	SE	N	Y	Y	N	N	N	SE
2. Fire station	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
3. Hazardous fuels substation	N	N	N	N	N	N	N	N	N	N	N	SE	SE	N	N	N	N
4. Bus station	N	N	N	N	N	N	Y	Y	N	N	N	Y	Y	Y	N	N	N
5. Comm. antenna, microwave	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE
6. Municipal utilities	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	SE
7. Rail station	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
G. Industrial Land Uses																	
1. Wholesale business	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	Y	N	N	N
2. Warehousing	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
3. General manufacturing	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
4. Bulk storage yard	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
5. Research laboratory	N	N	N	N	N	N	N	N	N	N	N	SE	SE	SE	N	N	N
6. Contractor's office	N	N	N	N	N	N	N	SE	N	N	N	Y	Y	Y	N	N	N
7. Truck depot, rail term.	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	N	N	N
8. Craftsman's shop	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N
9. Printing, publ., binding	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N
10. Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
11. Electronic print., publ., binding	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N

MORRISVILLE CODE

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
12. Fireworks sales	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
13. Flex space	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
14. Food processing facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
15. Medical marijuana grower/processor	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
H. Accessory Uses																	
1. Home occupation	SE	SE	SE	SE	SE	N	Y	Y	N	N	N	N	N	N	N	N	Y
2. Res. accessory uses	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	SE	N	Y
3. Fences, walls, landscaping, naturalizing, etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
4. Nonres. off-street park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
5. Signs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
6. Acc. retail, off. uses	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	Y
7. Temporary uses	N	N	N	N	N	N	SE	SE	N	N	N	SE	SE	SE	SE	SE	N
8. Nonres. access. uses	N	N	N	N	N	N	SE	SE	SE	N	N	SE	SE	SE	N	SE	N
9. Outside storage, display	N	N	N	N	N	N	Y	Y	N	N	N	SE	N	SE	N	N	N
10. Travel trailers, boats	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y	N	Y	N	N	N
11. Drive-through	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
12. Accessory outdoor dining/drinking area	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
13. Accessory brewing	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y

NOTES:

¹ (D23) Smoke shops and tobacco stores are permitted as conditional uses in the C-2, C-3 and C-4 Zoning Districts.



2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com