

OFFERING MEMORANDUM

Newtown Investment Opportunity

154 N STATE ST

Newtown, PA 18940

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Village at Newtown
Shopping Center

Newtown
Shopping Center

Goodnoe's Corner
Shopping Center

SECTION 1

The Property



N State St

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
PROPERTY TYPE:	Retail/Office
BUILDING SIZE:	1,584 SF±
LOT SIZE:	0.08 AC
ZONING:	V-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Jefferson St

PROPERTY OVERVIEW

SVN is pleased to present this 1,584 SF±, two-unit commercial building ideally located in the heart of Newtown Borough. Originally constructed in 1900, the property has been thoughtfully renovated to combine historic charm with modern functionality. The first floor features a beautifully updated hair salon (currently leased), while the second floor is built out as a dental practice - ideal for a new dental, medical, or easily adaptable for other uses. Zoned V-1 (Village Conservation), the property allows many permitted uses by right. Enjoying excellent visibility, prominent signage, and ample on-site parking, the property is positioned near Newtown’s vibrant commercial district, surrounded by national retailers and popular restaurants.

LOCATION OVERVIEW

Located near the intersection of North State Street and Jefferson Street in Newtown Borough, Bucks County, PA, this property offers a prime, walkable location surrounded by local dining, boutique shops, and major national retailers. Less than a mile from the Newtown Bypass, it provides excellent connectivity to key business districts and all major transportation routes including PA 413, PA 532, and I-95.

PROPERTY DETAILS

SALE PRICE	\$750,000
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LOCATION INFORMATION

STREET ADDRESS	154 N State St
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Jefferson St N
TOWNSHIP	Newtown Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	PA 532 - 0.9 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN)- 9.3 Mi. Philadelphia Int' (PHL) - 39.8 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking
PARKING RATIO	4/1000
NUMBER OF PARKING SPACES	7+

PROPERTY INFORMATION

PROPERTY TYPE	Retail / Office
ZONING	V-1 - Village Conservation
LOT SIZE	0.08 Acres
APN #	28-002-022
RE TAXES (2025)	\$4,304
LOT FRONTAGE	30 ft
LOT DEPTH	115 ft
TRAFFIC COUNT	3,241 VPD
TRAFFIC COUNT STREET	N State St

BUILDING INFORMATION

BUILDING SIZE	1,584 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1900
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

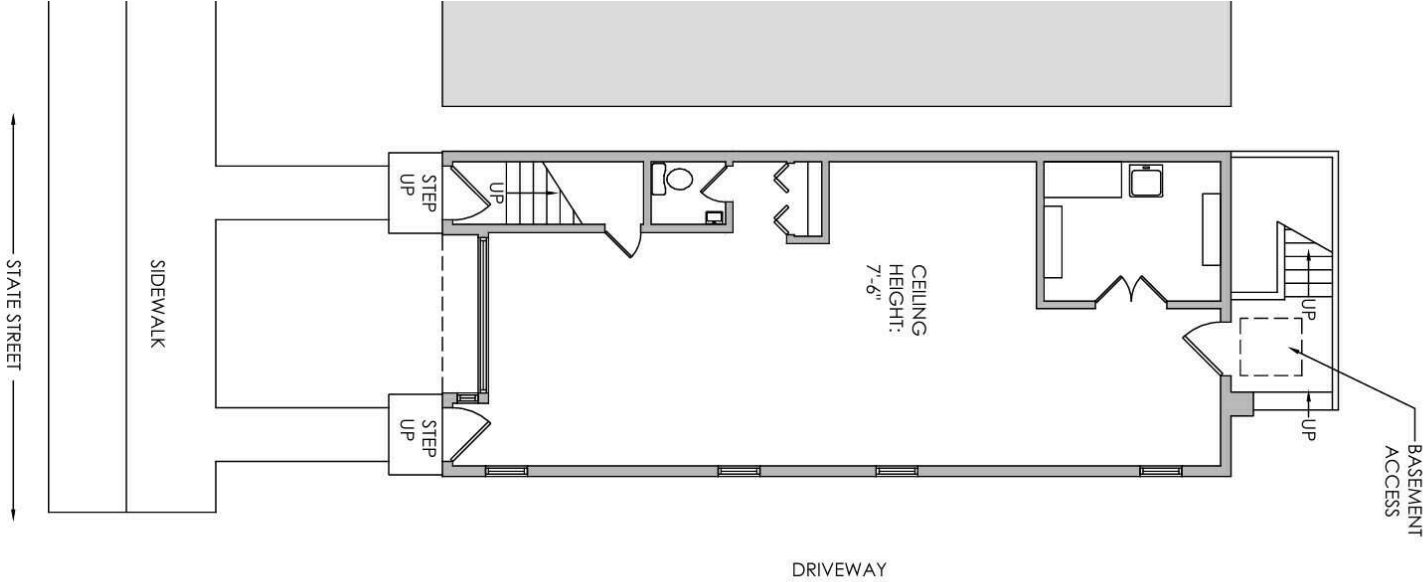
- 2-unit commercial building
- Value-add investment with in-place income
- Prime town center location in Newtown Borough
- Excellent visibility and prominent signage
- On-site parking for tenants and visitors
- Heavy pedestrian traffic and strong local presence
- 754 SF \pm on the first floor (leased to hair salon)
- 830 SF \pm on the second floor (dental/medical or professional space available)
- Zoned V-1 (Village Conservation) - many permitted uses by right
- In immediate proximity to center of all commercial activity and shopping centers



FLOOR PLANS

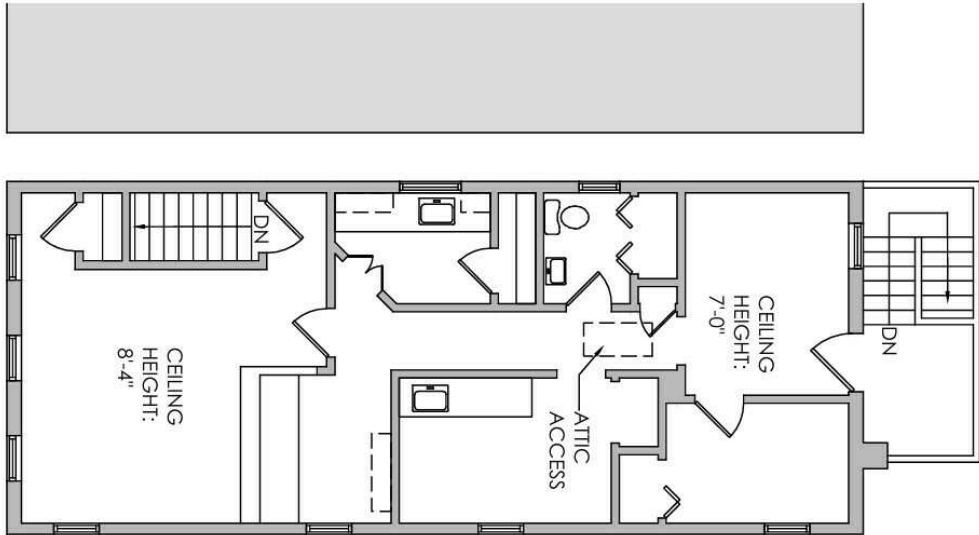
1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

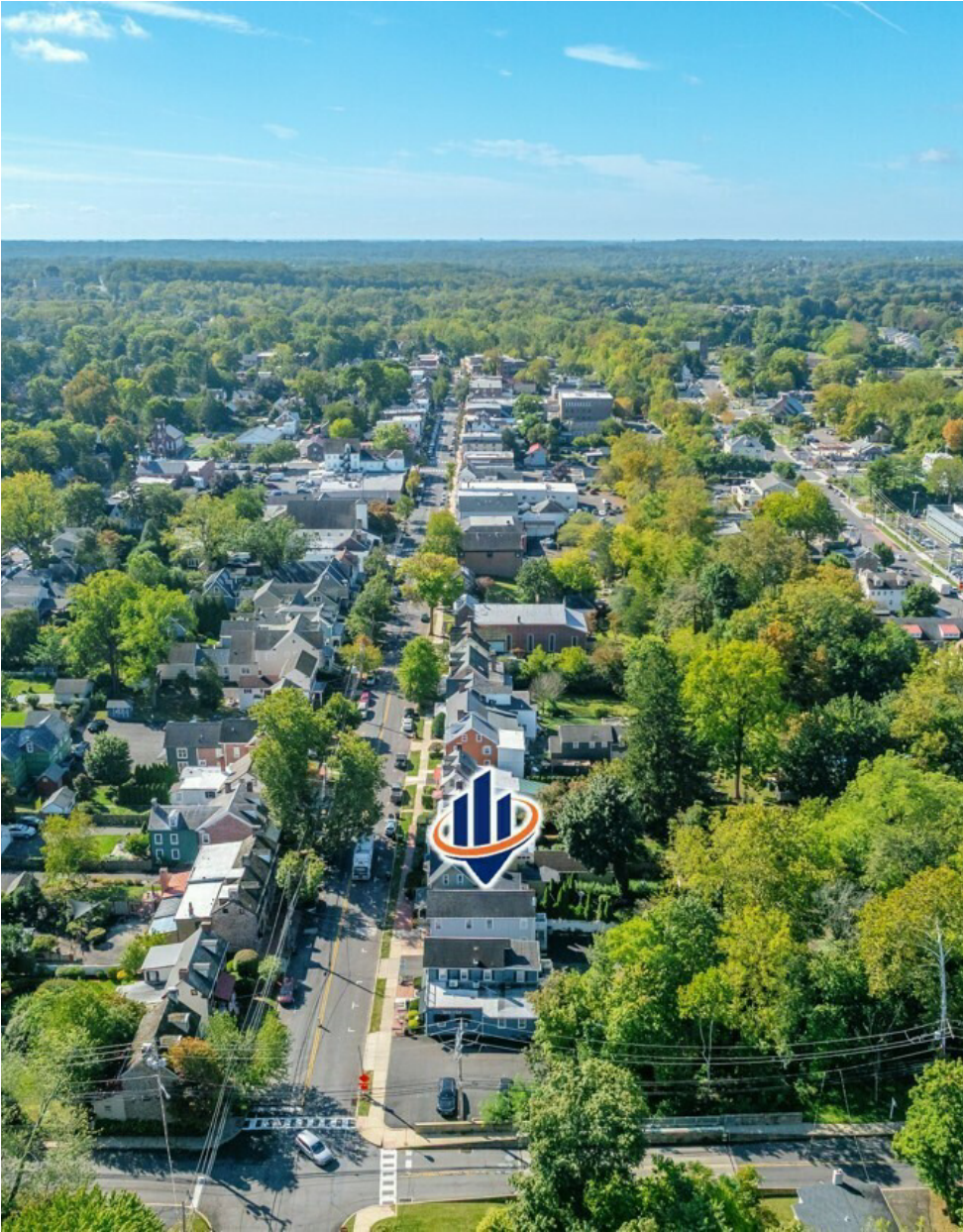


2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



ADDITIONAL PHOTOS



Village at Newtown
Shopping Center

Newtown
Shopping Center

Goodnoe's Corner
Shopping Center

SECTION 2
The Location

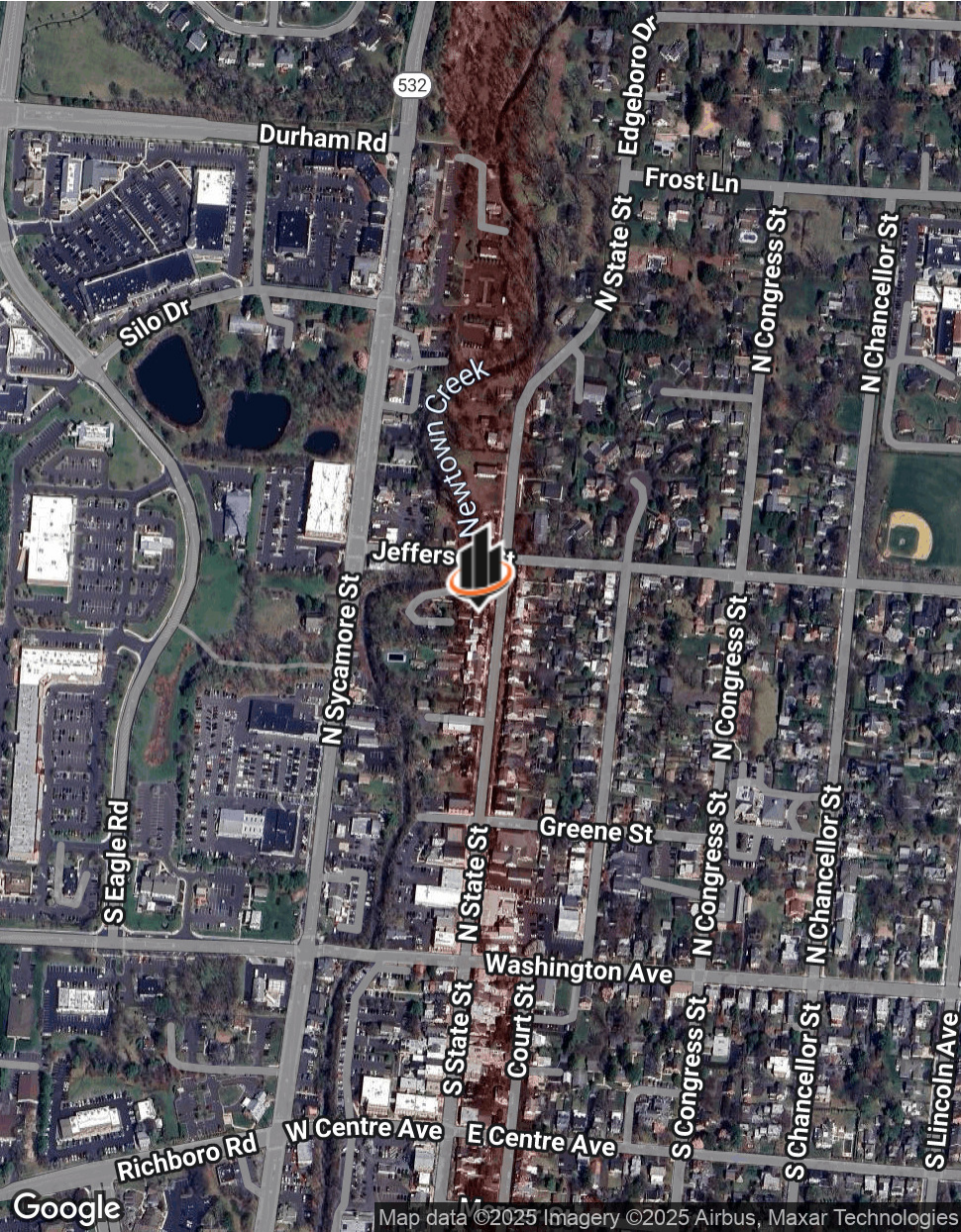


N State St

REGIONAL MAP



LOCATION MAP



RETAILER MAP



NEWTOWN, PA OVERVIEW



Nestled in the heart of Bucks County, Newtown, Pennsylvania is one of the region's most desirable and business-friendly communities. Steeped in history yet thriving with modern amenities, Newtown blends small-town charm with strong economic fundamentals. The borough sits just off the Newtown Bypass (Route 332), offering quick access to major thoroughfares including I-95, Route 1, and the PA Turnpike, connecting tenants easily to Philadelphia, Trenton, and Princeton markets.

Home to a population of over 20,000 residents within a 3-mile radius, Newtown boasts an affluent consumer base with a median household income exceeding \$135,000—one of the highest in Bucks County. The area attracts professionals, families, and business owners who value convenience, quality, and walkable amenities. Its vibrant downtown core features boutique retail, fine dining, wellness studios, and professional offices that draw steady daily traffic from residents and visitors alike.

The town's historic character and dynamic business environment make it a sought-after location for retailers, medical practices, and professional services. With strong local support for independent businesses, consistent foot traffic, and a balanced mix of national and regional tenants, Newtown offers the ideal setting for companies seeking visibility, stability, and growth potential in an established Bucks County market. Whether your business thrives on walk-in customers or professional clientele, leasing in Newtown positions you in one of southeastern Pennsylvania's most prosperous and enduring commercial destinations.

BUCKS COUNTY OVERVIEW



Bucks County, Pennsylvania, is one of the region's most sought-after locations for commercial real estate investment, combining economic strength, affluent demographics, and exceptional accessibility. Situated just 15 miles north of Philadelphia and less than 90 miles from New York City, the county benefits from its strategic position in the heart of the Northeast Corridor. Home to more than 628,000 residents and a workforce of over 325,000, Bucks County ranks as the third wealthiest county in Pennsylvania with a median household income significantly above the national average. This combination of population density, disposable income, and growth makes the market particularly attractive for office, retail, industrial, and mixed-use opportunities.



The county's thriving economy is supported by a robust transportation network, with direct access to I-95, the Pennsylvania Turnpike, regional rail, and proximity to Philadelphia International Airport. This multimodal infrastructure not only connects businesses to local consumers but also provides efficient links to national and global markets. Bucks County has emerged as a hub for biotechnology, advanced manufacturing, and professional services while also maintaining a vibrant tourism sector that draws millions of visitors annually. With its strong economic fundamentals, high quality of life, and proven resilience, Bucks County offers investors a rare blend of stability and long-term growth potential in one of the most desirable suburban markets in the Philadelphia MSA.

Newtown
Shopping Center

Village at Newtown
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Goodnoe's Corner
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SECTION 3
The
Demographics



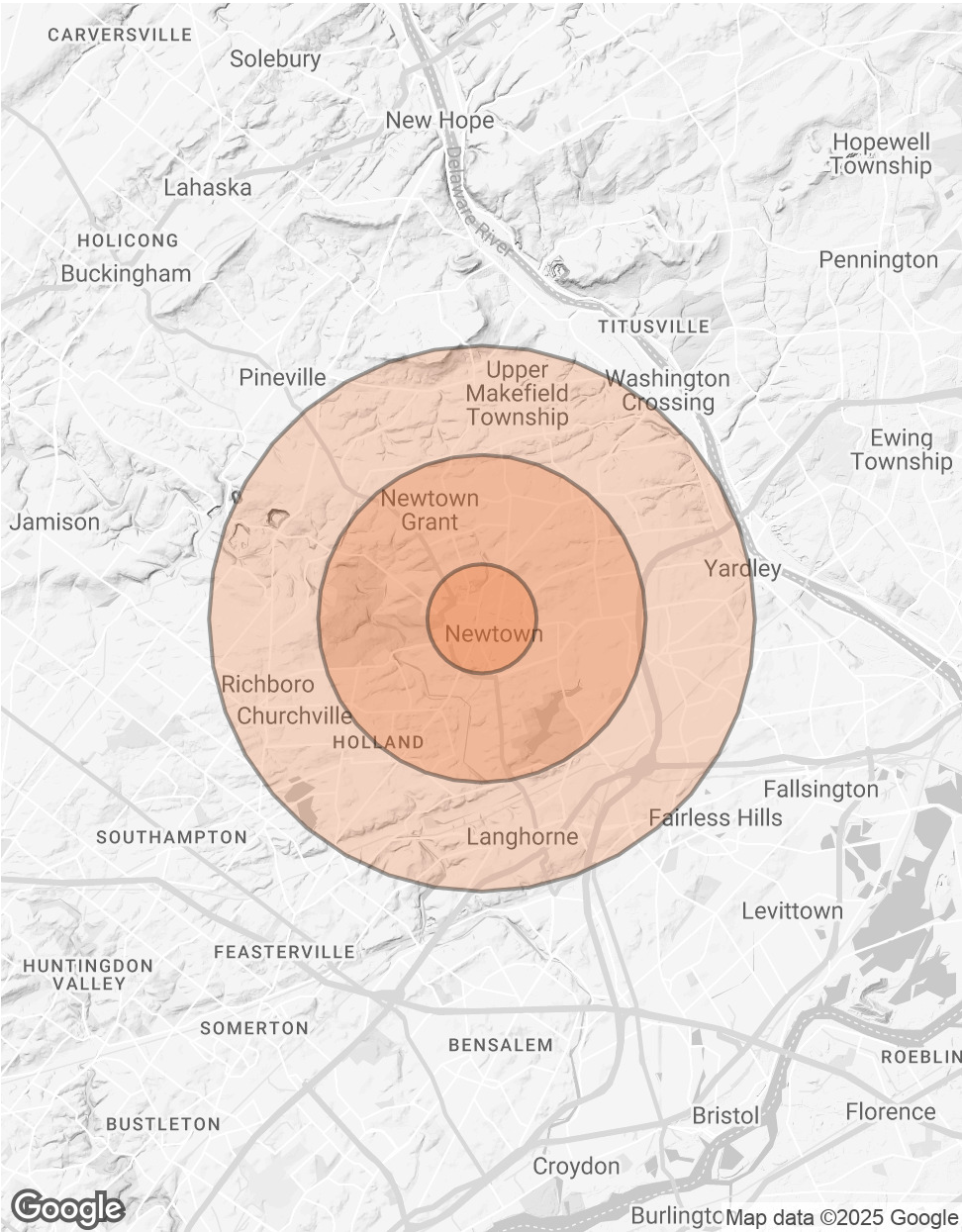
N State St

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,626	42,248	102,935
AVERAGE AGE	46	45	45
AVERAGE AGE (MALE)	45	44	44
AVERAGE AGE (FEMALE)	48	47	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,120	16,422	38,624
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$186,058	\$182,718	\$189,335
AVERAGE HOUSE VALUE	\$703,373	\$623,378	\$622,524

Demographics data derived from AlphaMap





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