

OFFERING MEMORANDUM

Excellent Office Space For Sublease

539 JACKSONVILLE RD, # 100

Warminster, PA 18974

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COSTCO
WHOLESALE

Walmart



Street Rd

Jacksonville Rd

Steamboat Dr

SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/YR
AVAILABLE SF:	3,112 SF±
LEASE TYPE:	Full Service
ZONING:	I-O, Industrial - Office
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	18,206 VPD
CROSS STREET:	Street Rd

PROPERTY OVERVIEW

SVN is pleased to present 3,112 SF of professional office space available for sublease on Jacksonville Road in Warminster, PA. This recently upgraded, move-in ready suite features five private offices, a spacious open bull pen area, conference room, kitchenette, storage, and a private entrance, with abundant natural light throughout. Additional highlights include ample on-site parking and convenient access to the area’s major commuter routes. The sublease is offered as a full-service lease, with all utilities included in the rent.

LOCATION OVERVIEW

The site is centrally situated in immediate proximity to/from the intersection of Jacksonville Road and Street Road, providing easy access to the PA Turnpike and surrounding Bucks/Montgomery County markets. The property is also a short drive from the Warminster SEPTA Regional Rail station and is surrounded by a mix of retail, industrial, and service amenities.

PROPERTY DETAILS

LEASE RATE	\$14.00 SF/YR (FS)
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LOCATION INFORMATION

STREET ADDRESS	539 Jacksonville Rd
SUITE	100
CITY, STATE, ZIP	Warminster, PA 18974
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Street Rd
TOWNSHIP	Warminster
MARKET TYPE	Medium
NEAREST HIGHWAY	PA-132 (Street Rd) - 0.2 Mi
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 35.2 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	I-O, Industrial-Office District
LOT SIZE	8.48 AC±
APN #	49-009-024-001
CORNER PROPERTY	Yes
TRAFFIC COUNT	18,206 VPD
TRAFFIC COUNT STREET	Jacksonville Rd

BUILDING INFORMATION

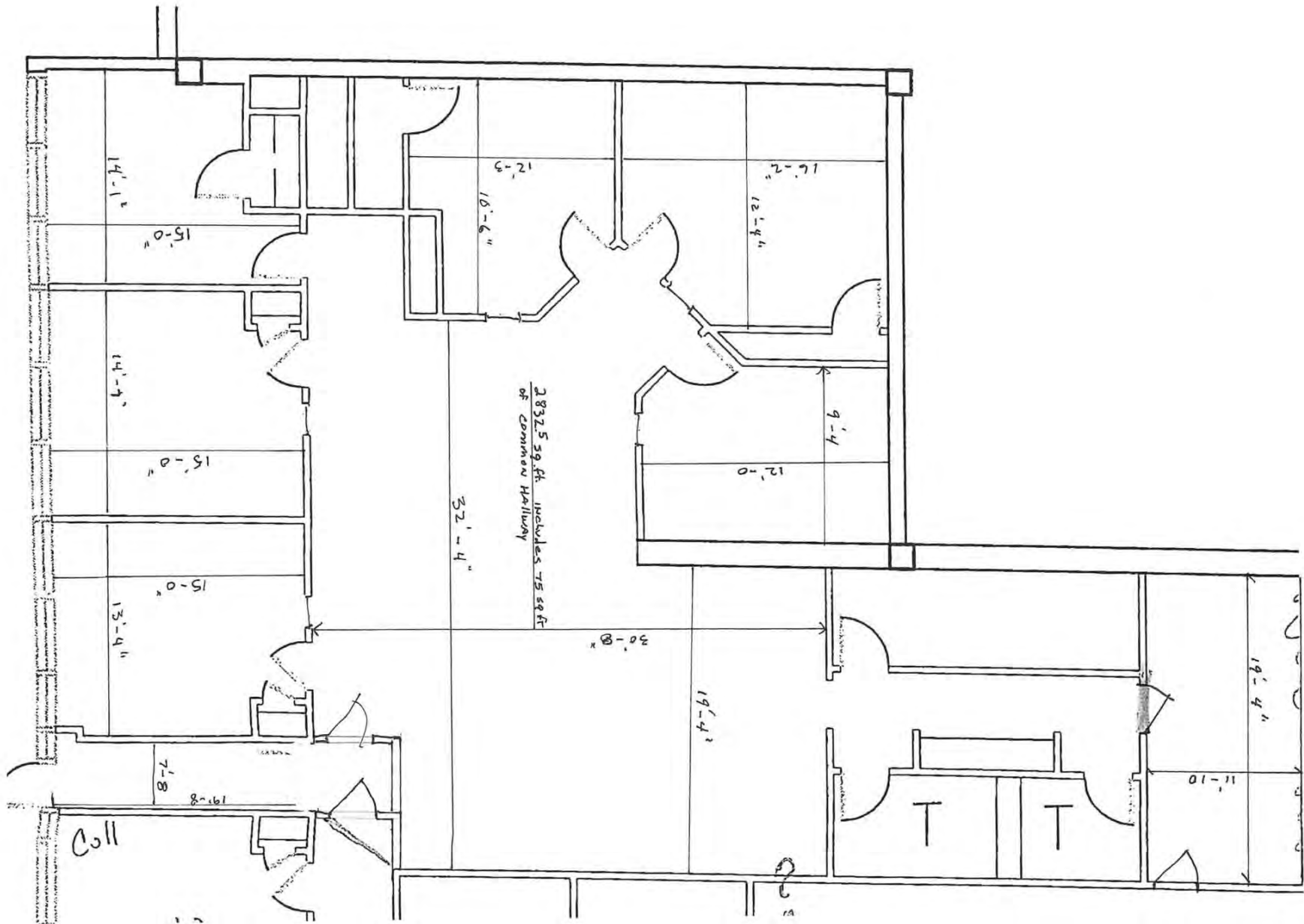
BUILDING SIZE	112,010 SF±
YEAR BUILT	1964
RENOVATED	2020
PARKING TYPE	Surface paved lot

PROPERTY HIGHLIGHTS

- Turnkey office space
- 3,112 SF± available
- Full service lease structure
- Sublease term through 05/30/2031
- Private entrance
- Ample parking
- Nearby public transportation
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Quality demographic profile
- Amenities rich location with nearby shopping and restaurants
- Easy access via PA-132, PA-611 & PA Turnpike



FLOOR PLANS



INTERIOR PHOTOS



ADDITIONAL PHOTOS



COSTCO
WHOLESALE

Walmart

Street Rd

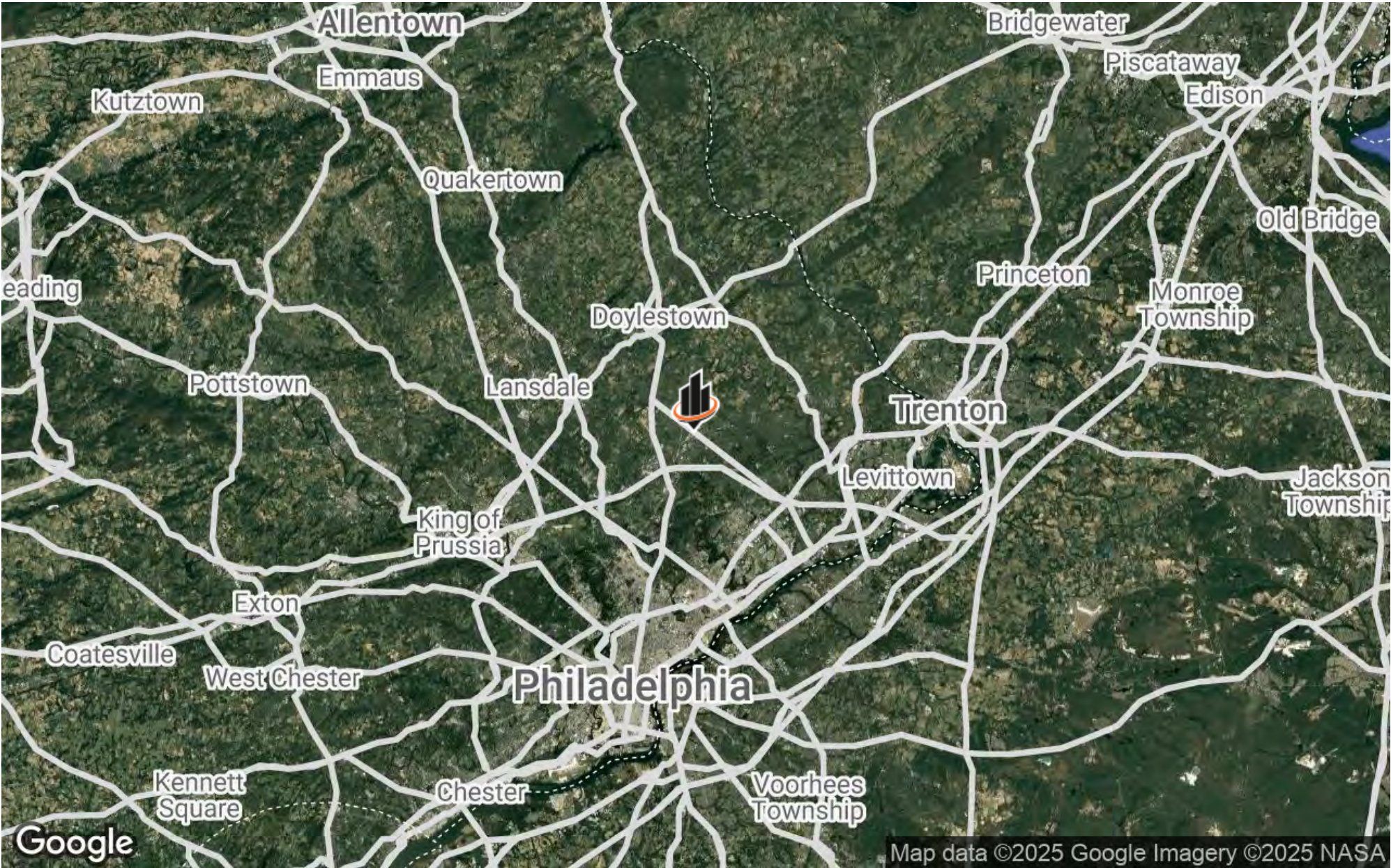
Jacksonville Rd

Steamboat Dr

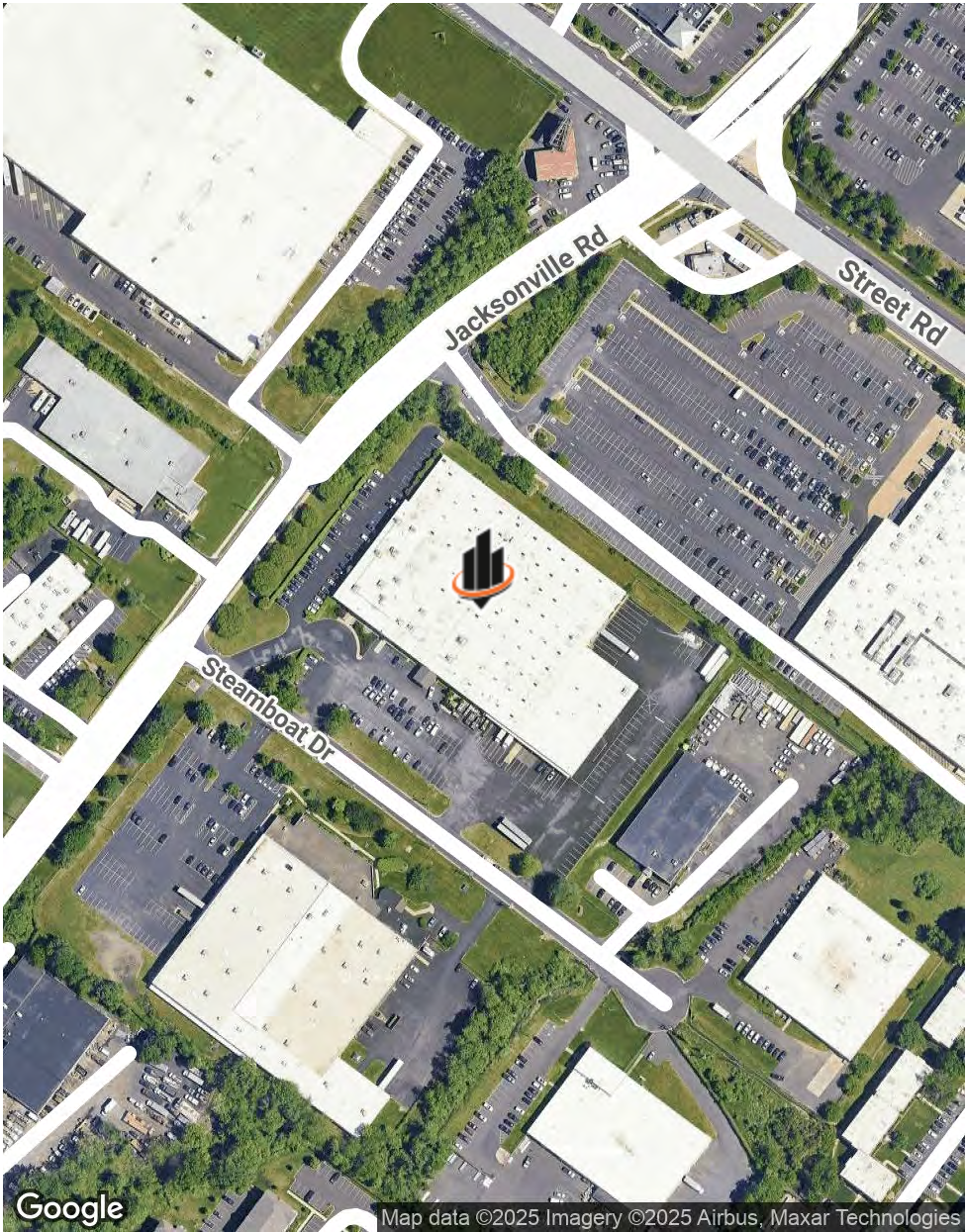
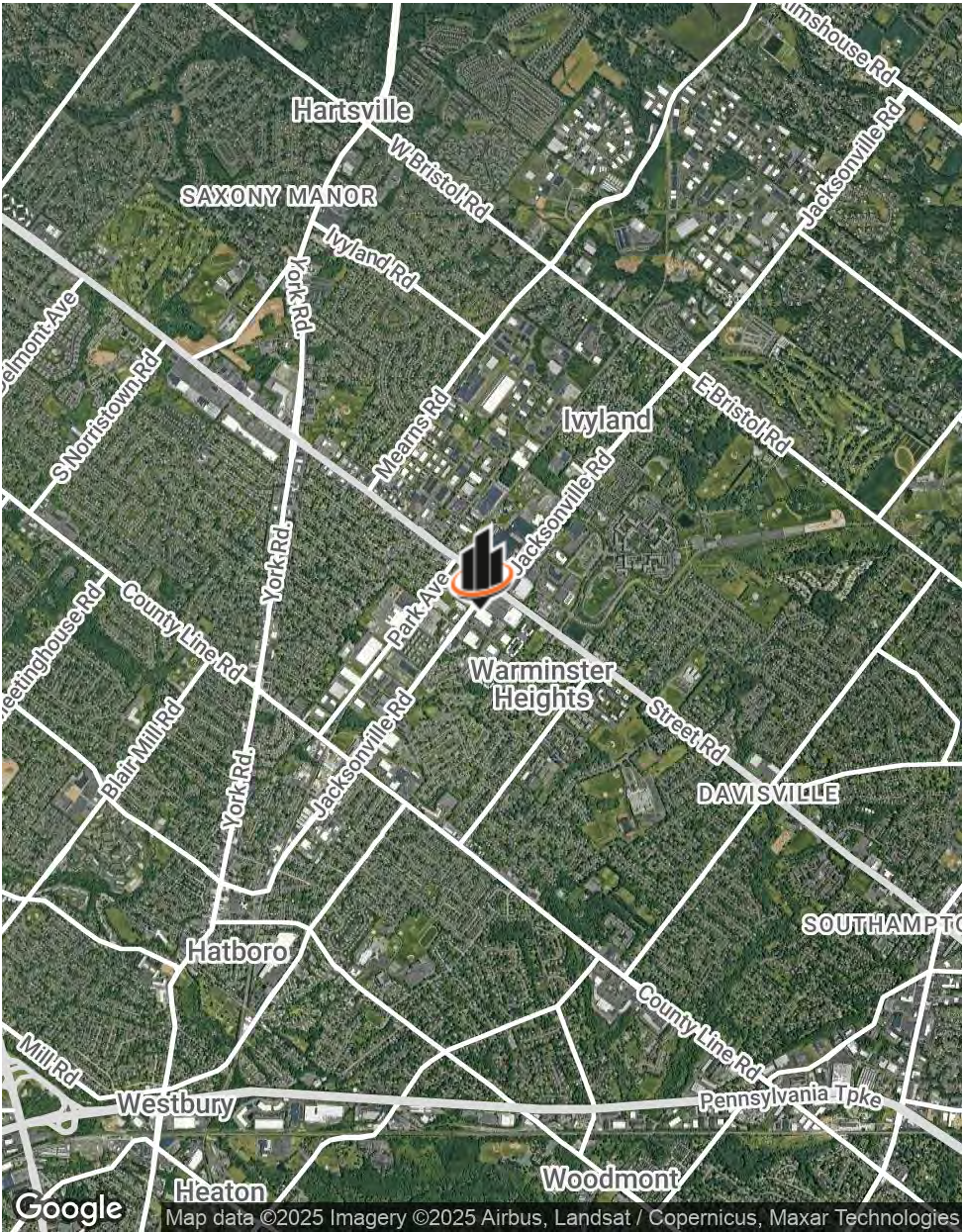
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



COSTCO
WHOLESALE

Walmart



Street Rd

Jacksonville Rd

Steamboat Dr

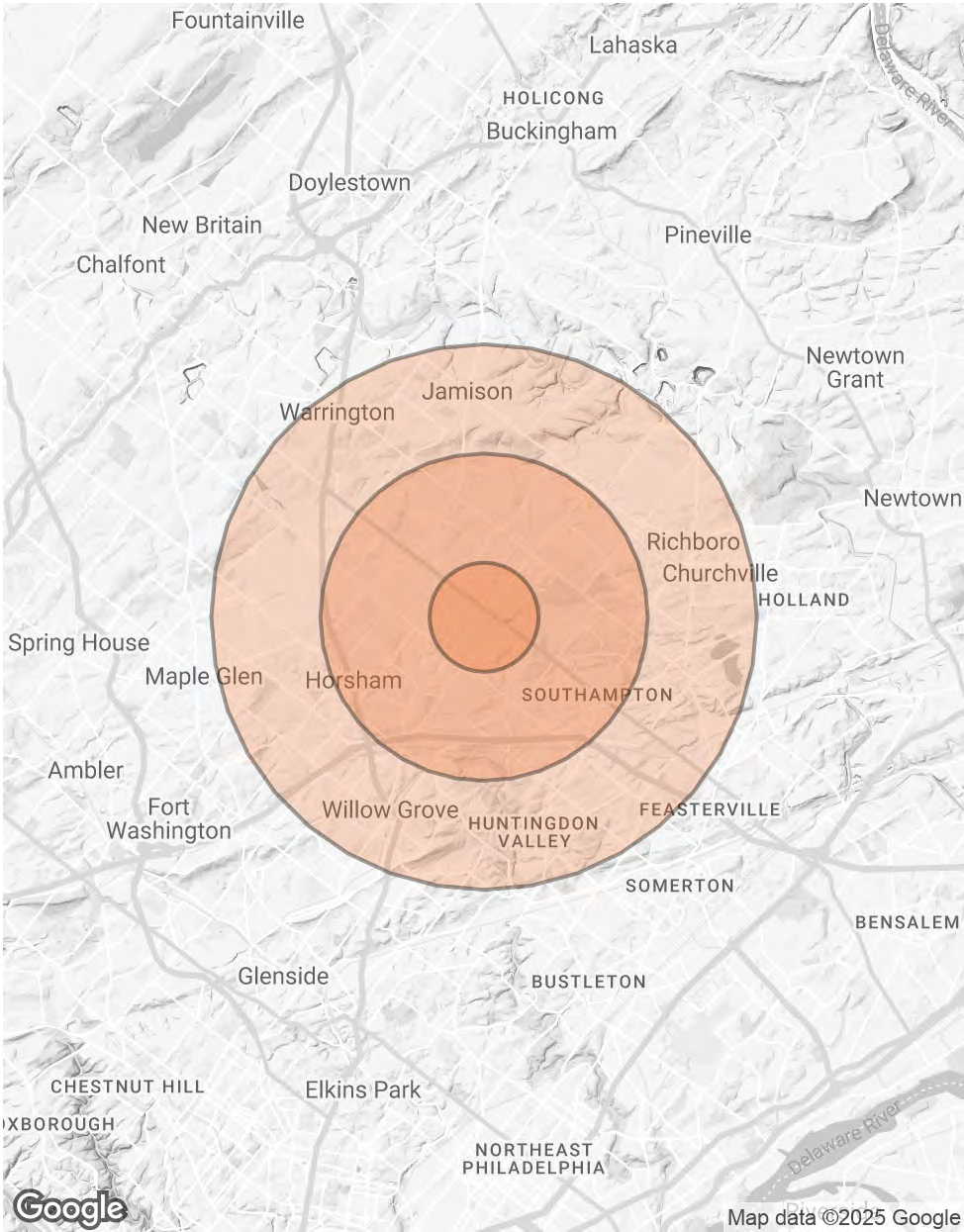
SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,765	80,405	179,800
AVERAGE AGE	50	45	44
AVERAGE AGE (MALE)	48	44	42
AVERAGE AGE (FEMALE)	51	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,937	32,426	68,439
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$93,190	\$120,476	\$143,414
AVERAGE HOUSE VALUE	\$431,752	\$432,958	\$474,543

Demographics data derived from AlphaMap





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