

An aerial photograph of a multi-story brick building with a flat roof and several dormer windows. The building is situated on a city street corner, with a sidewalk and crosswalk visible. The building has a mix of brick and light-colored siding. A blue door is visible on the ground floor. The surrounding area includes other buildings, trees, and a street with cars and a van.

4 Mill St.

Bristol, PA 19007

McCann **kw**
COMMERCIAL



Keller Williams Main Line

610.520.0100
6 Coulter Ave
2nd Floor
Ardmore, PA 19003

Contacts

Ty Martin, MBA

Managing Partner

O: 610.520.0100 | C: 609.440.9428
Ty@McCannTeamCommercial.com

Connor Gorman

Partner

O: 610.520.0100 | C: 215.837.0403
Connor@McCannTeamCommercial.com

Pete Banfe

Associate

O: 610.520.0100 | C: 609.744.1745
Pete@McCannTeamCommercial.com

Confidentiality & Disclaimer

All materials and information received or derived from Keller Williams Main Line its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Main Line its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Main Line will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Main Line makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Main Line does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Main Line in compliance with all applicable fair housing and equal opportunity laws.

1

Property Overview

Investment Overview

Property Details

Location Map

Aerial Map

Retail Map

1 Investment Overview



Restaurant Users - Come operate a brand new location right on the waterfront in Bristol Borough. This location sits along the Delaware River below a Luxury Town Home community. The restaurant space includes an outdoor patio, which is perfect for outdoor dining and seating. The space also being Liquor License approved will fit nicely into a heavy foot-traffic area.

The Bristol Borough is home to various stores, restaurants, historic monuments and memorials, natural recreation areas, a riverside theater and more! The Bucks County space is roughly 9,000 square feet with a lot size of almost half an acre. The CC zoning allows for the space to sit among a busy area where retail goods and services are available to serve the surrounding neighborhood and community's needs. The property is for sale or lease.

The Bristol Borough is a historic land area known for its transportation route between New York City and Philadelphia. Currently, the main railroad that connects the two cities passes through Bristol and remains a location with many regional trains servicing the town every day.

1 Property Details

McCannkw
COMMERCIAL

Location Information

Street Address	4 Mill St.
City, State, Zip	Bristol, PA 19007
County	Bucks County

Property Information

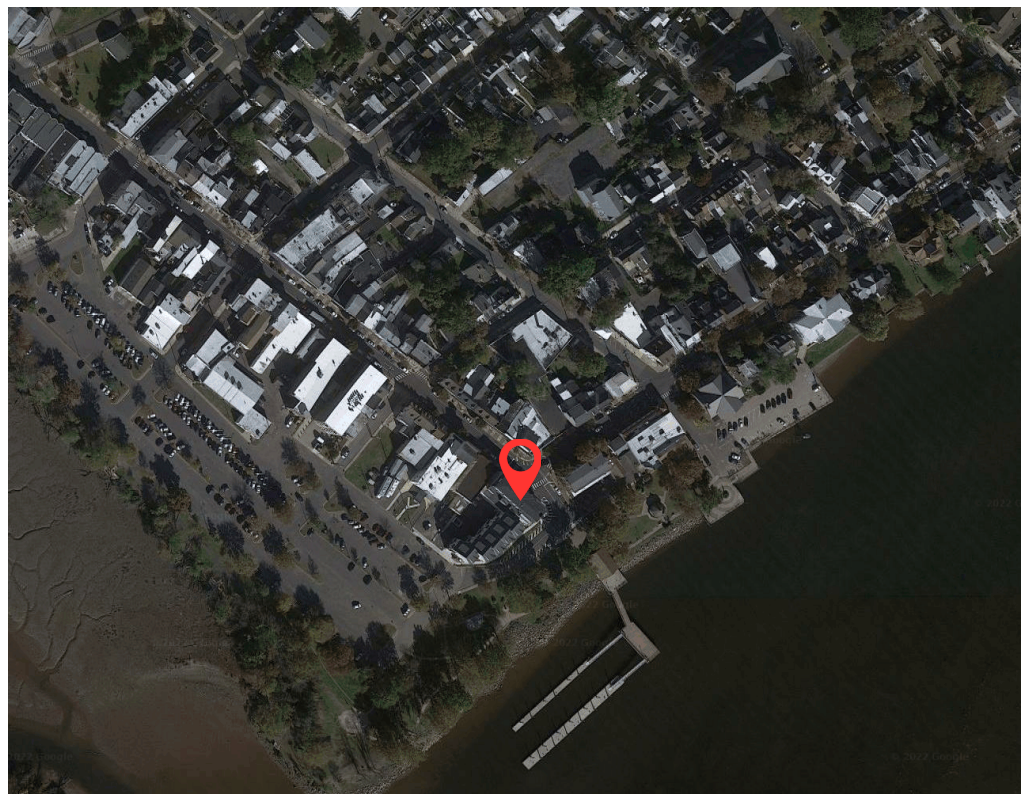
Building Size	9,000 SF
Lot Size	.4 acres
Zoning	CC
Property Type	Retail



Location Map

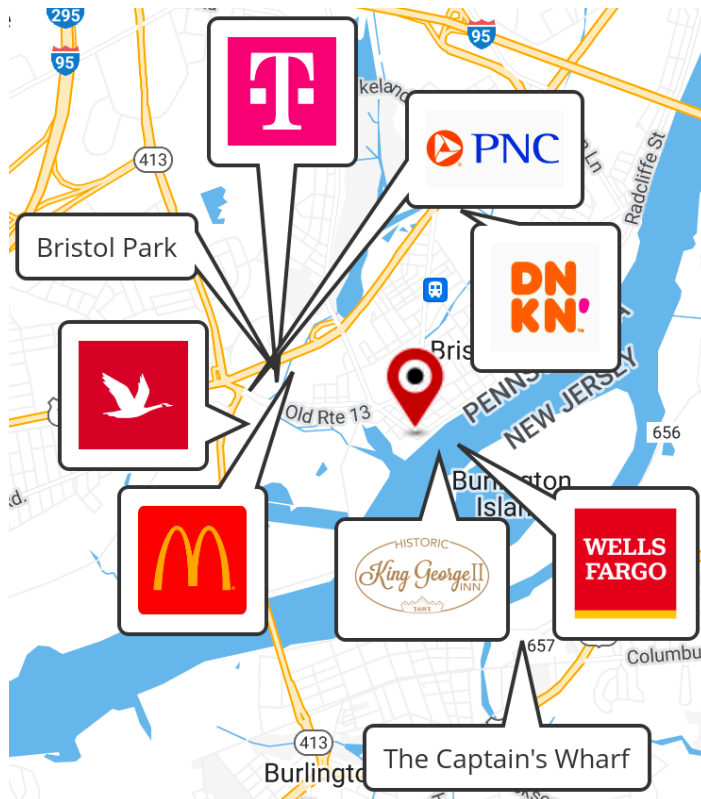


Aerial Map



1 Retail Maps

Main Retail Locations



Other Surrounding Retail Locations

Restaurants (*all within 5 minute drive*)

Itri Wood Fired
Original Golden Eagle Diner
La Mexicana
Radcliffe Cafe
Cafe Bombay
The Borough Pub
Porfirio's Pizza And Pasta
El Limon Bristol
Cesare's Ristorante
Akia Japanese Fusion

Hotels (*all within 10 minute drive*)

Rodeway Inn Bristol
Hammock Hotel
The Lily Inn
Village Lodge

Attractions (*all within 15 minute drive*)

Lions Park Gazebo
Bristol Wharf
Silver Lake Park and Nature Center
Delaware Lagoon Park
Delaware Canal Lagoon
Garden State Discovery Museum
Grundy Museum
Friends of Bolton Mansion
Harriet Tubman Statue

Pharmacies (*all within 5 minute drive*)

Mill Street Pharmacy
Rite Aid Pharmacy
Bristol Discount Pharmacy

The background image shows a multi-story brick building with a balcony on the upper floor. A street sign is visible on the corner of the building, and a crosswalk is visible on the street in the foreground.

2 | Market Overview

Transportation
Events
Demographics

2 Market Overview

Transportation

Driving 25 miles from Center City to the Bristol Borough takes roughly 35 minutes. Metered street parking and municipal lots are available. SEPTA operates a station in Bristol, which takes about an hour to reach by train from Center City.

Education

Public Elementary/Middle Schools

Warren Snyder-John Birotti Elementary School
Warren Snyder-John Birotti Middle School
Lafayette Elementary School
Roosevelt Middle School

Public Highschool

Bristol High School

Private Elementary/Middle School

St. Mark Elementary School



Medical Centers

- Lower Bucks Hospital
- Silver Lake Center
- Dialysis Center of Bucks County
- Lower Bucks Hospital Coordinated Home Car Program
- Southeastern Health Services of PA

Events

October: Historic Bristol Day

A family-friendly street fair filled with arts and crafts, food vendors, entertainers, children's games, a sailing regatta and more.

First Friday of every month

Businesses in Bristol's historic shopping district stay open late and offer discounts and other specials.

First Sunday in May: The Antique Auto Show

The longest running exhibition of antique cars in the country.

Free Bristol Lions 2022 Sunday Concerts Series

Free concerts are from 6 to 8pm every Sunday during the summer.



2 Demographics

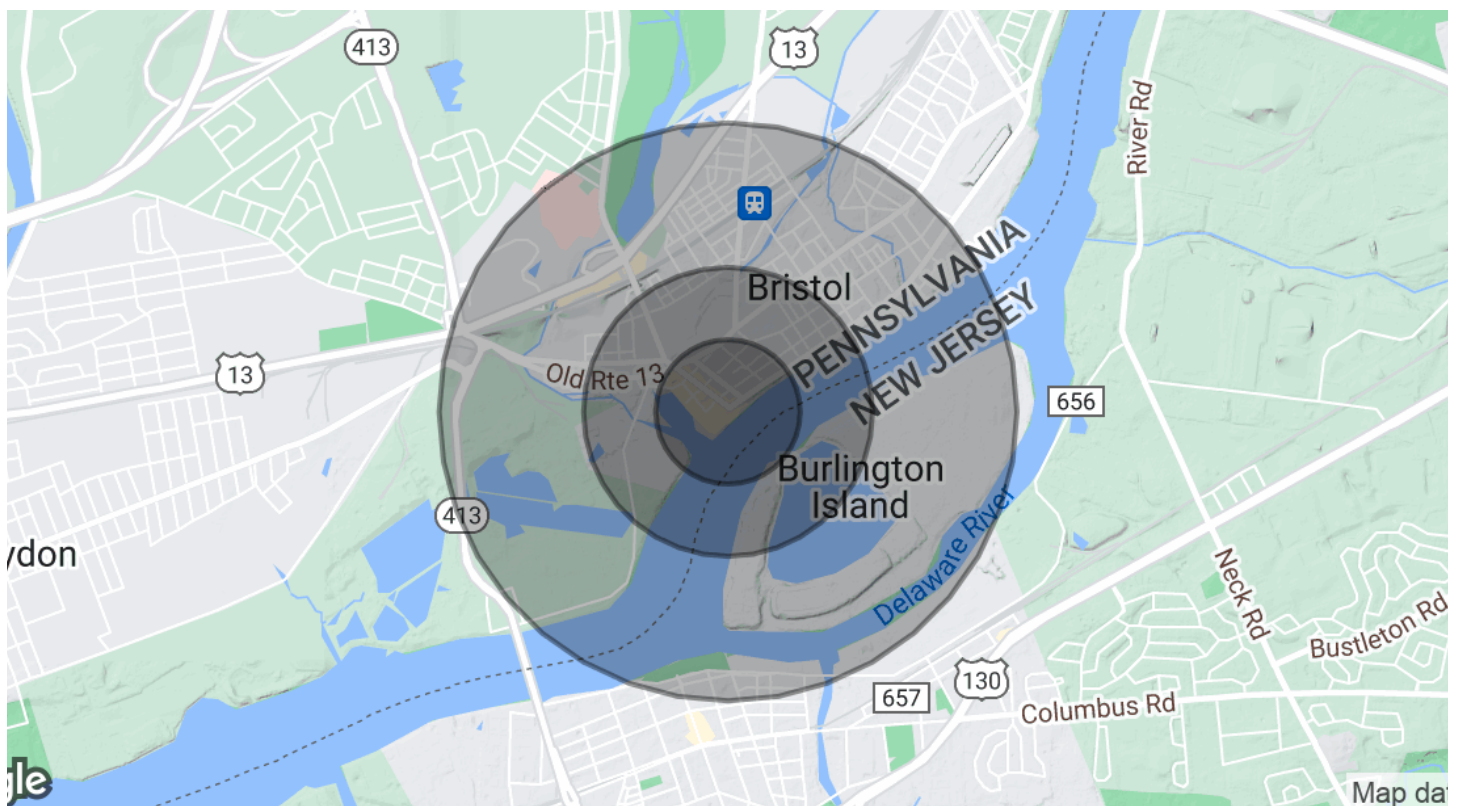
Population

	.25 mile	.5 mile	1 mile
Total Population	778	2,397	9,541
Average Age	40.0	38.2	38.8
Average Age (Male)	30.5	30.9	36.7
Average Age (Female)	47.3	44.0	40.3

Households & Income

	.25 mile	.5 mile	1 mile
Total Households	390	1,140	4,136
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$92,677	\$83,381	\$73,023
Average House Value	\$788,133	\$422,153	\$261,186

* Demographic data derived from 2020 ACS - US Census



A photograph of a multi-story brick building with a modern design. The building features a mix of red brick and light-colored horizontal siding. It has several large windows and balconies with black metal railings. An American flag is flying from a balcony on the upper floor. In the foreground, there is a sidewalk, a crosswalk with white stripes on the asphalt, and some greenery. A street sign is visible on the right side of the building.

3

Additional Photos

Interior
Exterior
Site Plans

3 Interior Photos

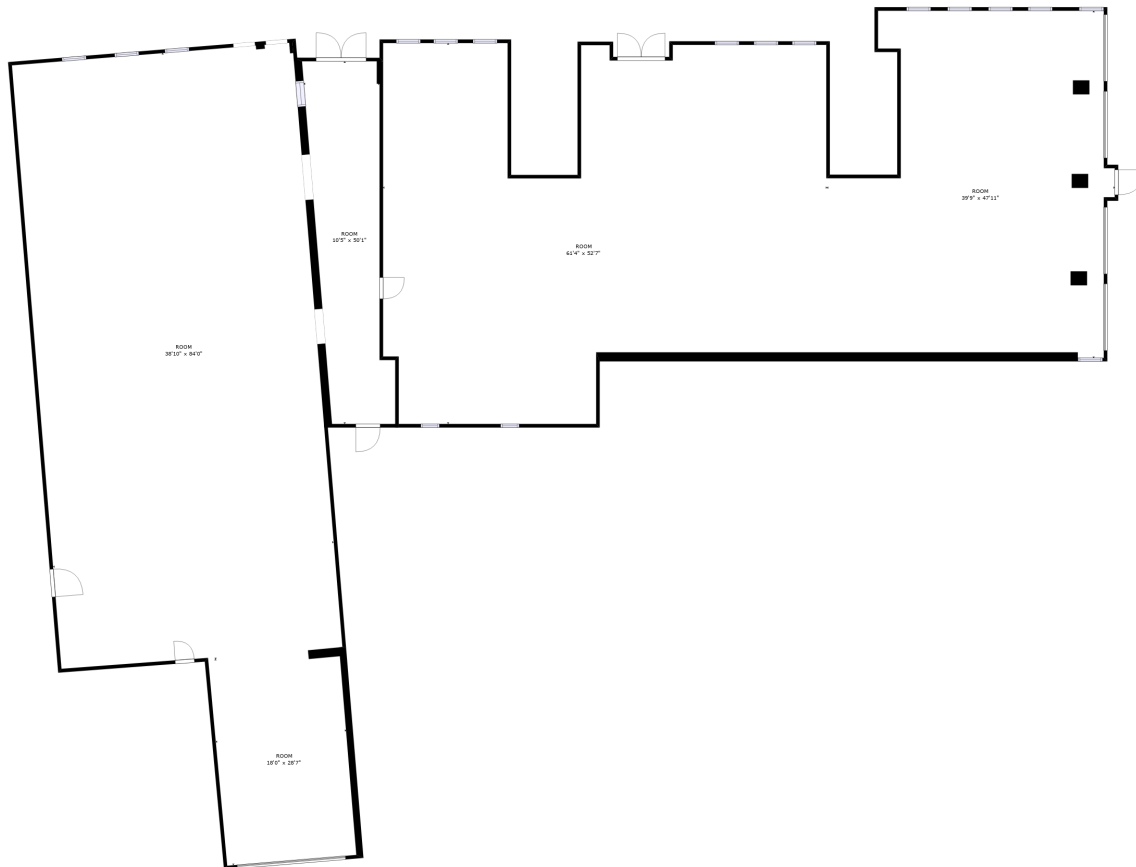
McCannkw
COMMERCIAL



3 Exterior Photos

McCannkw
COMMERCIAL





GROSS INTERNAL AREA
FLOOR 1: 8578 sq. ft
TOTAL: 8578 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



McCann **kw**
COMMERCIAL

