



**OFFERING MEMORANDUM**

# Prime Office Building

**6 E. TRENTON AVENUE**

Morrisville, PA 19067

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# Table of Contents

5

## THE PROPERTY

Property Summary  
Property Details  
Property Highlights  
Exterior Photos

6  
7  
8  
9

10

## THE LOCATION

Regional Map  
Location Map

11  
12

13

## THE DEMOGRAPHICS

Demographics Map & Report

14



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**SECTION 1**  
**The Property**





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	14,633 SF±
<b>AVAILABLE SF:</b>	1,189 & 6,920 SF±
<b>LOT SIZE:</b>	0.70 AC±
<b>ZONING:</b>	R-1
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County

### PROPERTY OVERVIEW

SVN is thrilled to introduce an exceptional free standing office space nestled in the heart of Morrisville Borough, Bucks County, Pennsylvania. This offering includes two (2) office suites. The first-floor suite, formerly housing a bank, has recently undergone meticulous upgrades, resulting in a turnkey space of unparalleled convenience. Boasting an inviting floor plan and flooded with natural light, it provides an ideal setting for banking operations and a range of professional endeavors. Spanning a generous 6,920 square feet, this suite offers ample room for multitude of uses. The second office space, Suite A, situated on the upper floor, is accessible via stairs or elevator. With a functional floor plan and immediate availability, it presents a versatile workspace. Positioned in a visible and convenient location, complete with ample parking, this opportunity is not to be missed.

### LOCATION OVERVIEW

The site is located at the signalized intersection of E. Trenton Ave and N. Pennsylvania Ave in the Borough of Morrisville. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. Easy access to US-1, Rt. 29 and PA/NJ Turnpikes. Conveniently located in a dense retail trade area and close to residential neighborhoods.

## PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR (MG)
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### LOCATION INFORMATION

STREET ADDRESS	6 E. Trenton Avenue
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	N. Pennsylvania Ave
TOWNSHIP	Morrisville Borough
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	US - 1 (0.9 Mi.)
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 5.7 Mi.

### PARKING & TRANSPORTATION

PARKING TYPE	Surface paved lot
PARKING RATIO	4/1000
NUMBER OF PARKING SPACES	57

### PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	R-1
LOT SIZE	0.70 Acres
APN #	24-008-037
CORNER PROPERTY	Yes
TRAFFIC COUNT	15,064 VPD
TRAFFIC COUNT STREET	Trenton Ave

### BUILDING INFORMATION

BUILDING SIZE	14,633 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1955
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

## PROPERTY HIGHLIGHTS

- Freestanding Office Building
- Corner location / signalized intersection
- Prominent signage opportunities
- 6,920 SF± available on the 1st floor
- 1,189 SF± available on the 2nd floor
- Functional floor plans
- Elevator served building
- Ample parking
- Diverse platform of national, regional, local retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Convenient access to major connecting routes

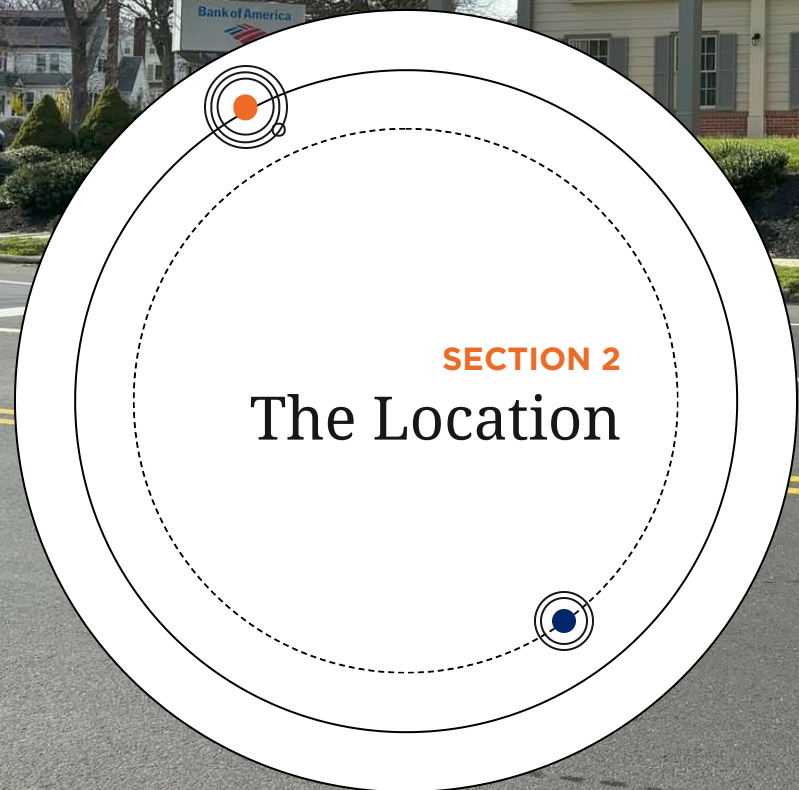




**EXTERIOR PHOTOS**





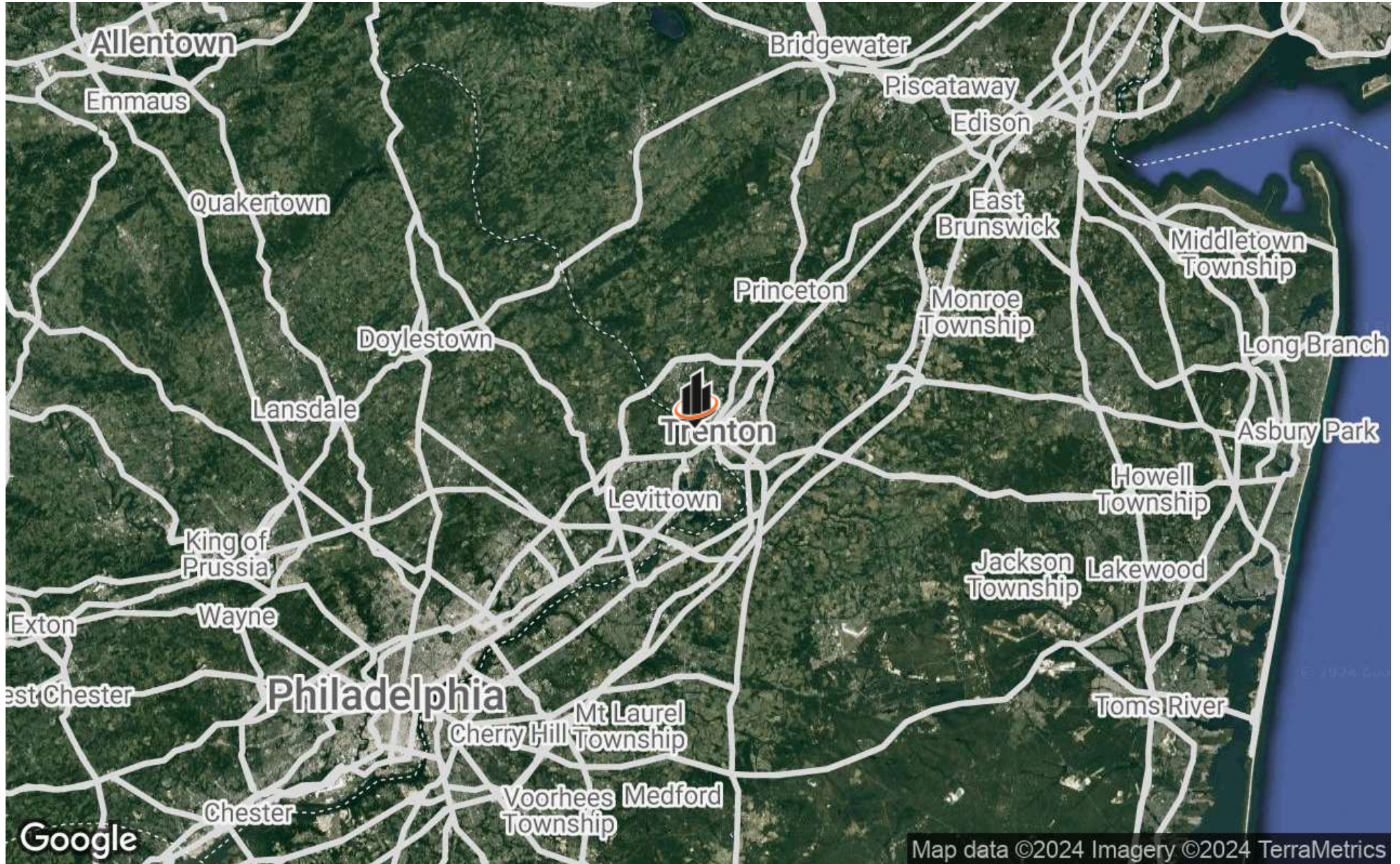


**SECTION 2**  
**The Location**



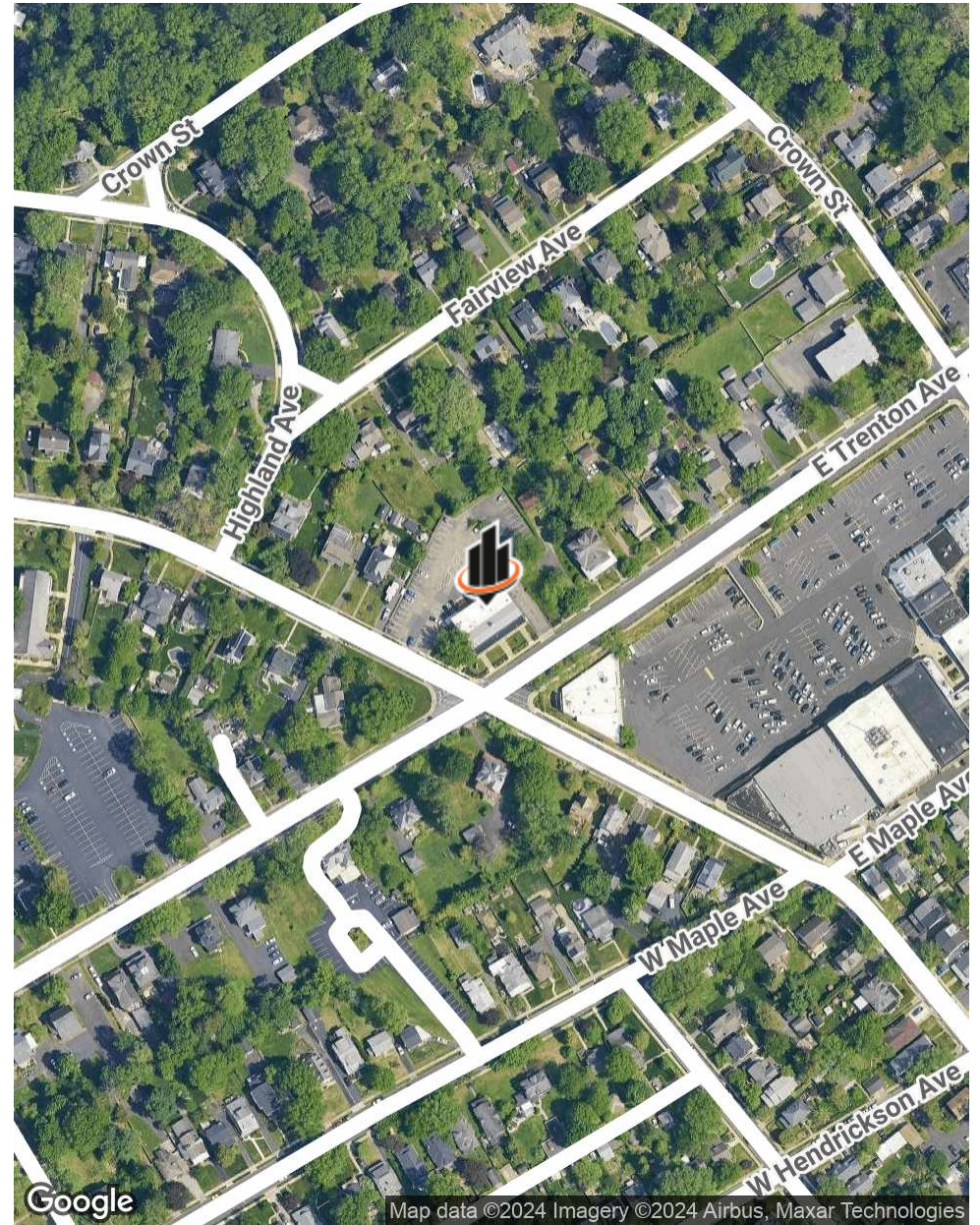
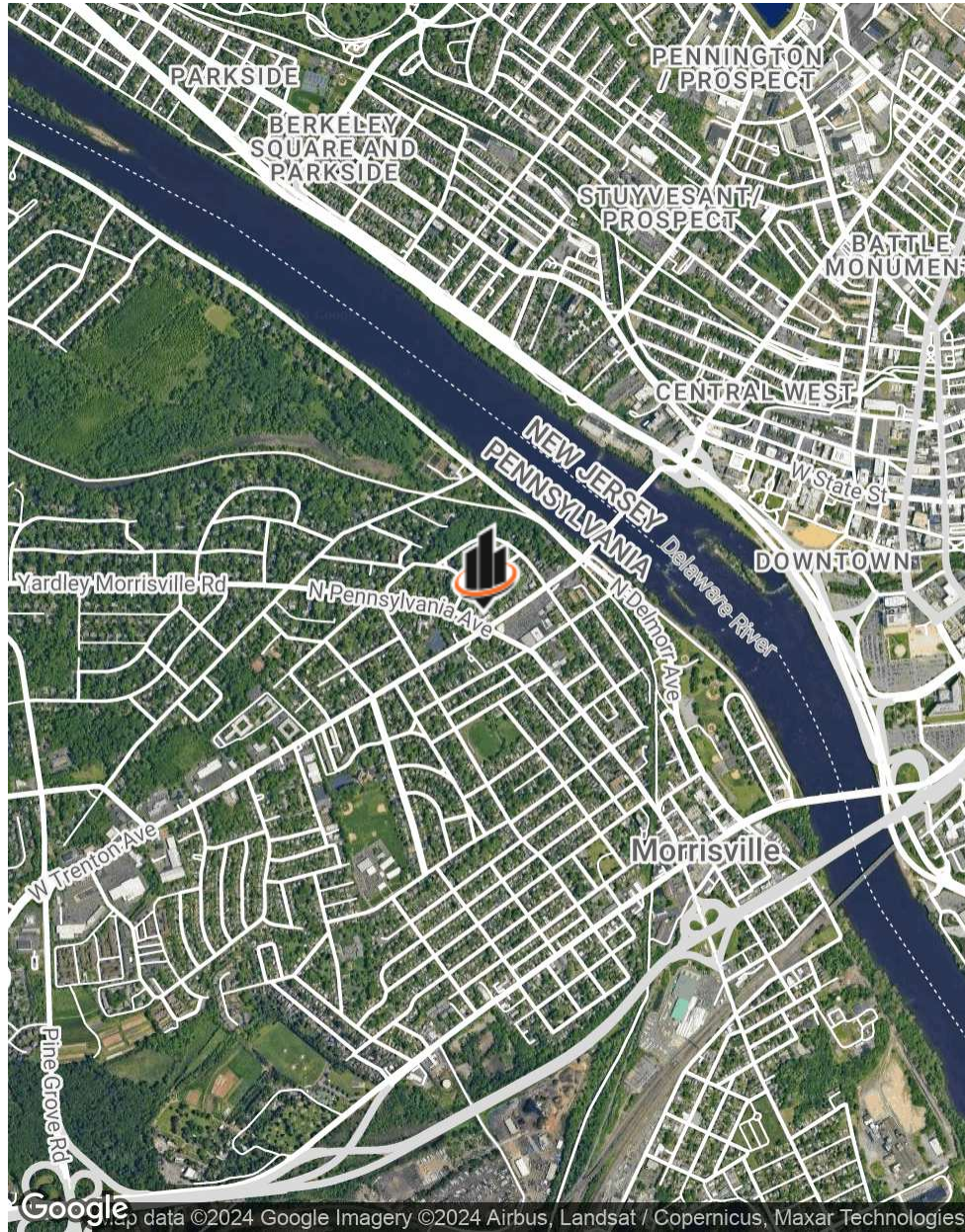


# REGIONAL MAP

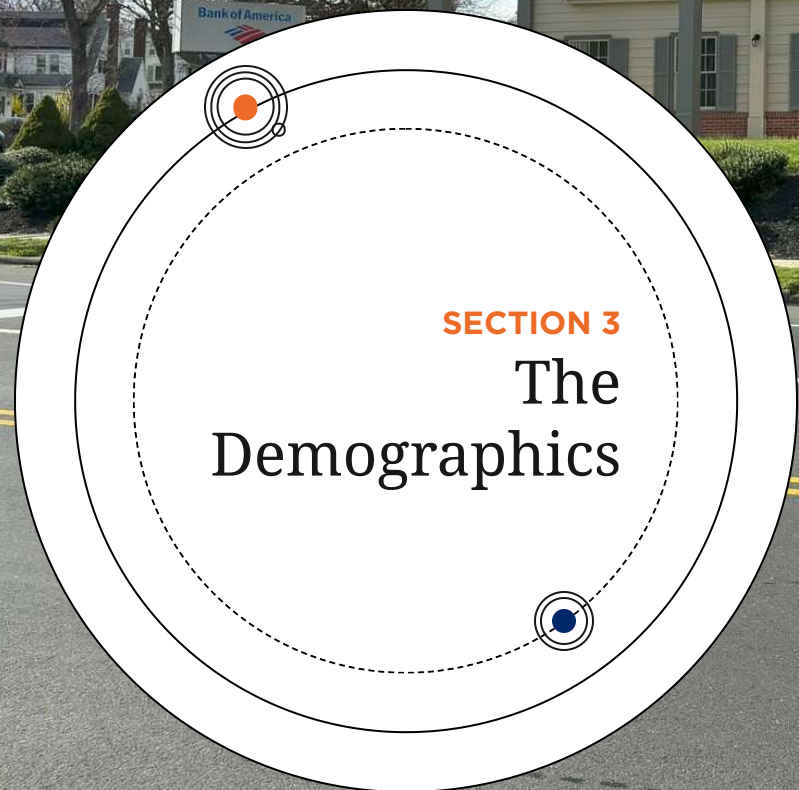




# LOCATION MAP







**SECTION 3**  
The  
Demographics





# DEMOGRAPHICS MAP & REPORT

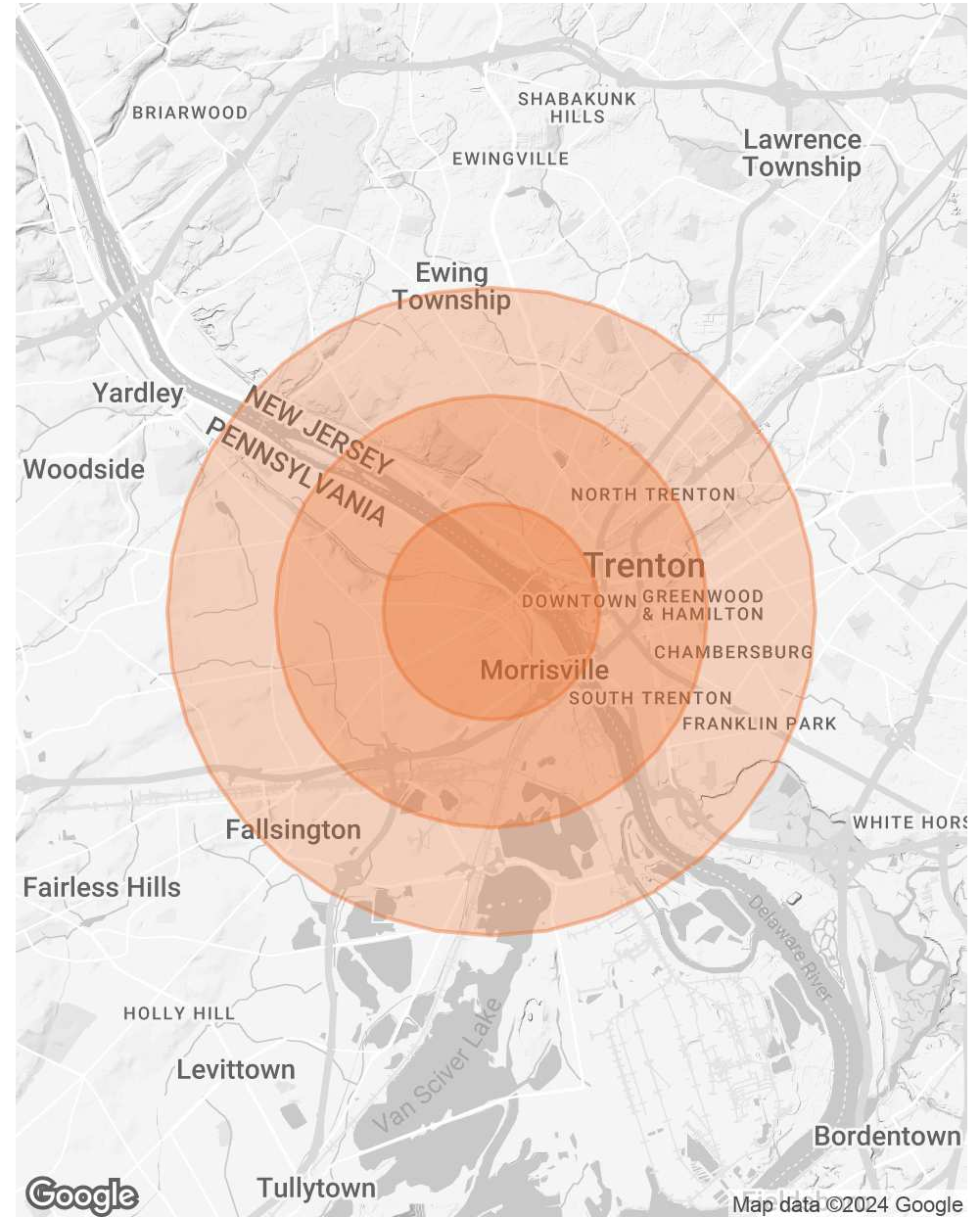
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,710	59,959	133,402
AVERAGE AGE	36.3	35.4	35.0
AVERAGE AGE (MALE)	38.1	35.1	34.0
AVERAGE AGE (FEMALE)	35.7	36.0	35.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,893	23,078	47,160
# OF PERSONS PER HH	2.4	2.6	2.8
AVERAGE HH INCOME	\$57,274	\$56,038	\$59,697
AVERAGE HOUSE VALUE	\$254,048	\$271,812	\$257,741

2020 American Community Survey (ACS)







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