

OFFERING MEMORANDUM
**The Constitution
Building**

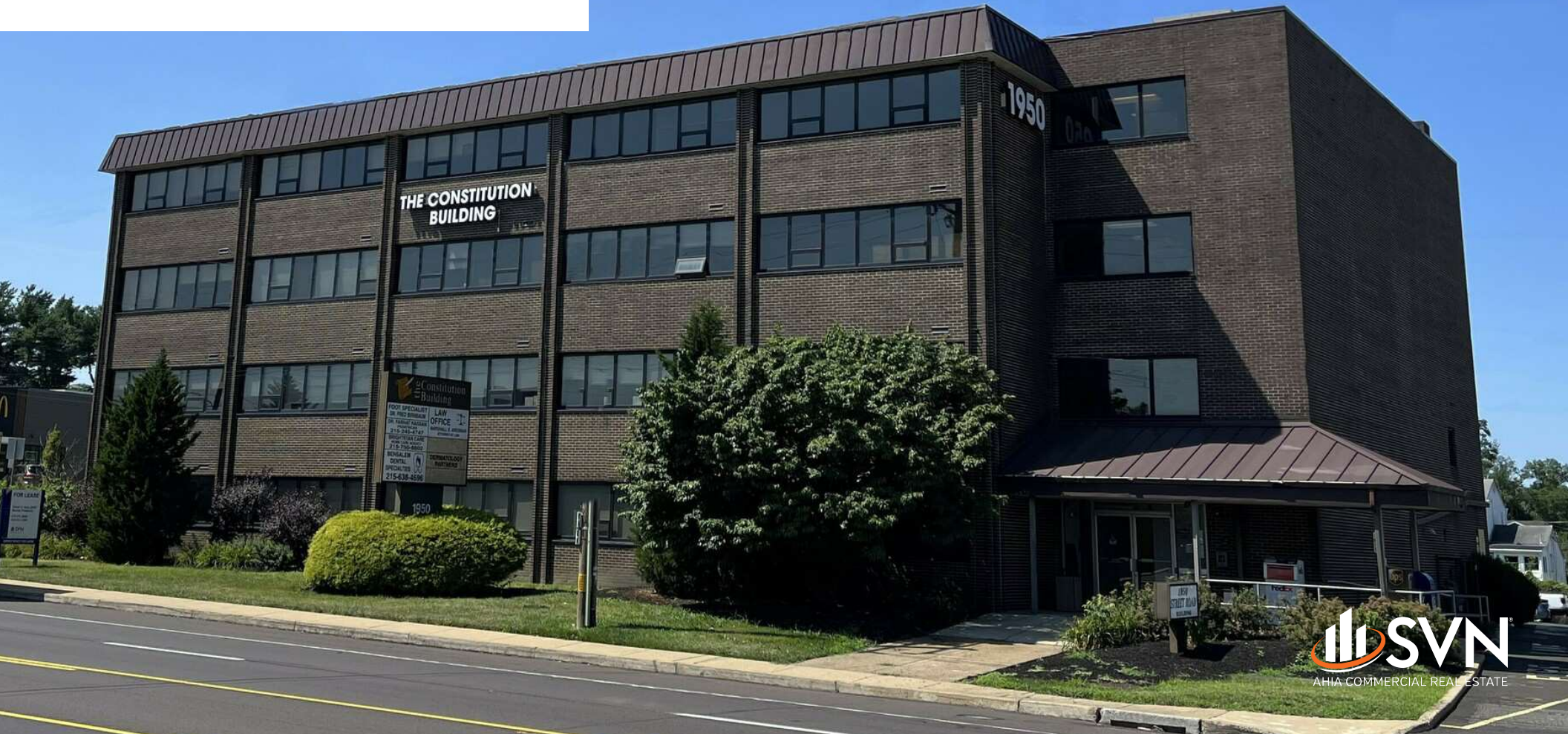
1950 STREET ROAD

Bensalem, PA 19020

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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

PROPERTY TYPE:	Office
BUILDING SIZE:	34,944 SF±
AVAILABLE SF:	431 SF - 7,888 SF±
DIVISIBLE:	Yes
ZONING:	GC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN proudly presents The Constitution Building, a premier free-standing office building situated in a highly sought-after location on Street Road in Bensalem Township, Pennsylvania. This impressive 4-story, elevator-served professional and medical office building rests on approximately 1.4 acres of land and enjoys immediate proximity to major connecting routes. With multiple units available, ranging from 431 SF - 7,888 SF±, each boasting turnkey setups and functional floor plans, this property offers versatility to suit various business needs. The building presents a distinguished appearance, accommodating a range of medical and professional offices within a dense commercial corridor on Street Road. Its advantageous location is further enhanced by its close proximity to I-95 and the Pennsylvania Turnpike. Conveniently accessible via public transportation, this location offers easy reach to numerous distinctive shops and restaurants, providing a rich array of amenities to tenants and visitors alike. With a strong demographic profile, this property presents an attractive opportunity for businesses seeking a prominent office environment in an amenity-rich location.

LOCATION OVERVIEW

Located near the signalized intersection of Hulmeville Rd and Street Rd in Bensalem Township, Bucks County, PA, the building sits on a heavily traveled Street Road, in close proximity to Parx Casino and numerous amenities, including national chain restaurants and local eateries. It is just 1.4 miles from Interstate 95 and 2.2 miles from the Pennsylvania Turnpike, centrally positioned between the Philadelphia and South and Central New Jersey markets.

PROPERTY DETAILS

LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

BUILDING NAME	The Constitution Building
STREET ADDRESS	1950 Street Road
CITY, STATE, ZIP	Bensalem, PA 19020
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Hulmeville Rd
TOWNSHIP	Bensalem Township
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 1.4 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 25.7 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	GC - General Commercial District
LOT SIZE	1.35 AC±
APN #	02-039-190
LOT FRONTAGE	200 ft
LOT DEPTH	296 ft
TRAFFIC COUNT	38,576 VPD
TRAFFIC COUNT STREET	Street Road

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	2.5/1000
PARKING SPACES	90+

PROPERTY HIGHLIGHTS

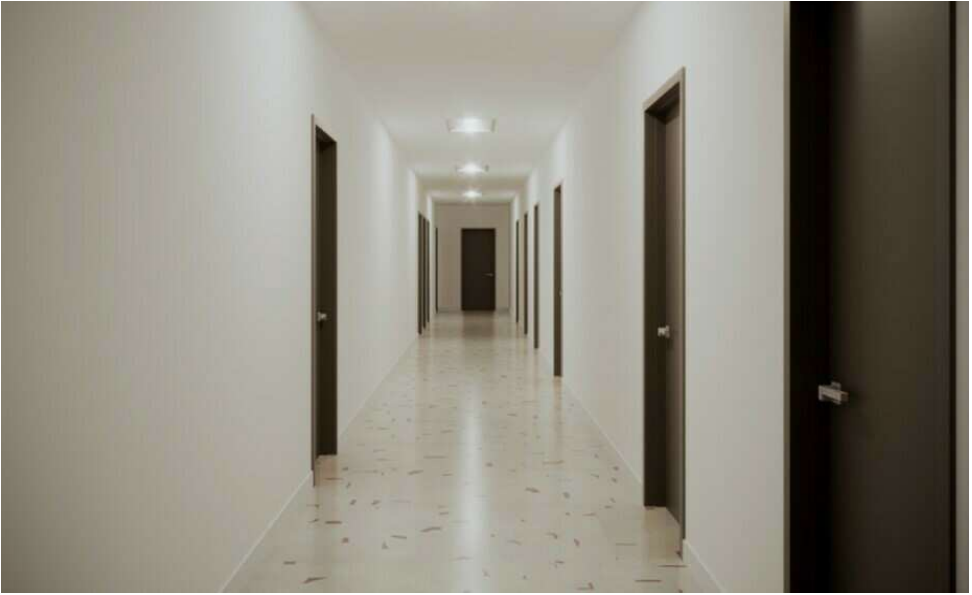
- Freestanding office building
- Variety of medical & professional office suites available
- Flexible floor plans
- Turnkey delivery available
- Can be leased individually or combined
- 4-story, elevator served building
- 24 hour building access
- Tenant controlled heating and cooling
- Prominent signage on Street Road
- Convenient location for business and consumer access
- Proximate to dense commercial corridor and populated residential neighborhoods
- Highly desirable market with quality demographic profile
- Close proximity to I-95 and PA Turnpike



ADDITIONAL PHOTOS



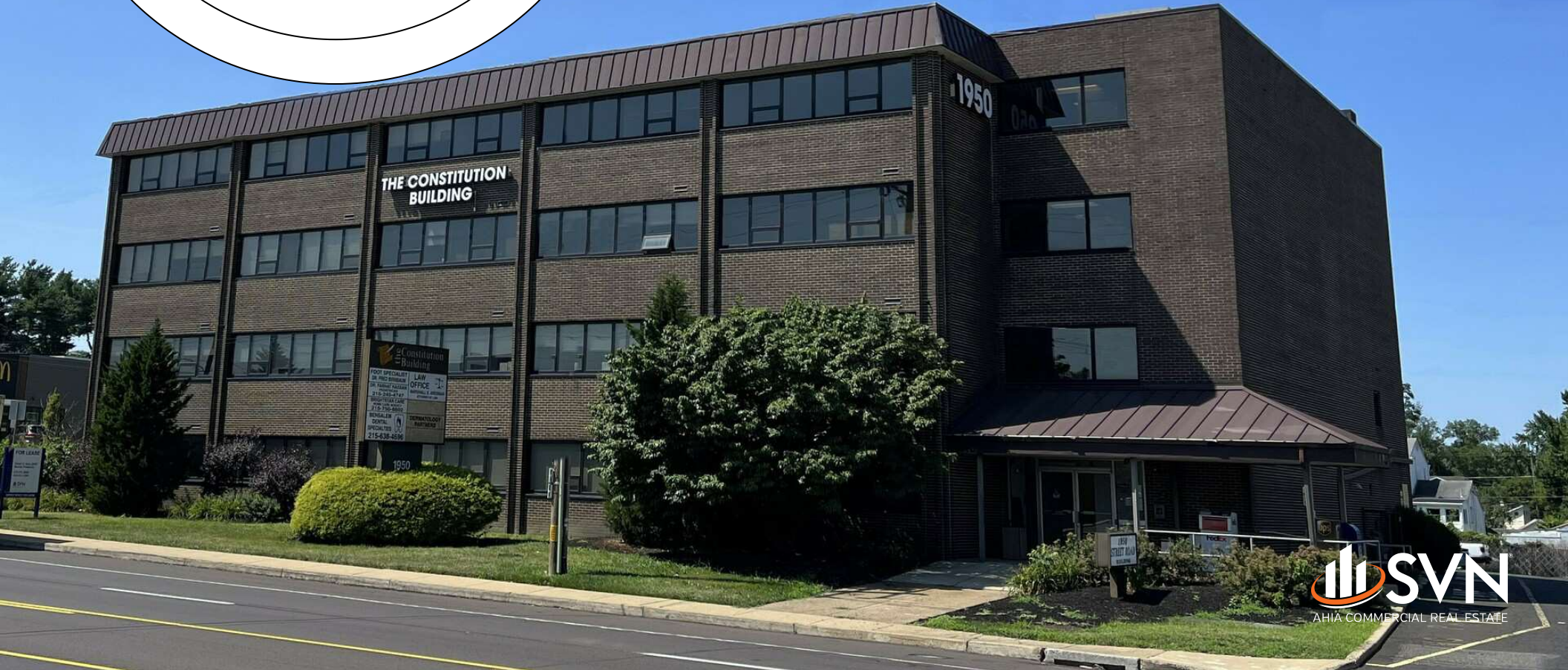
RENDERINGS / PLANNED RENOVATIONS



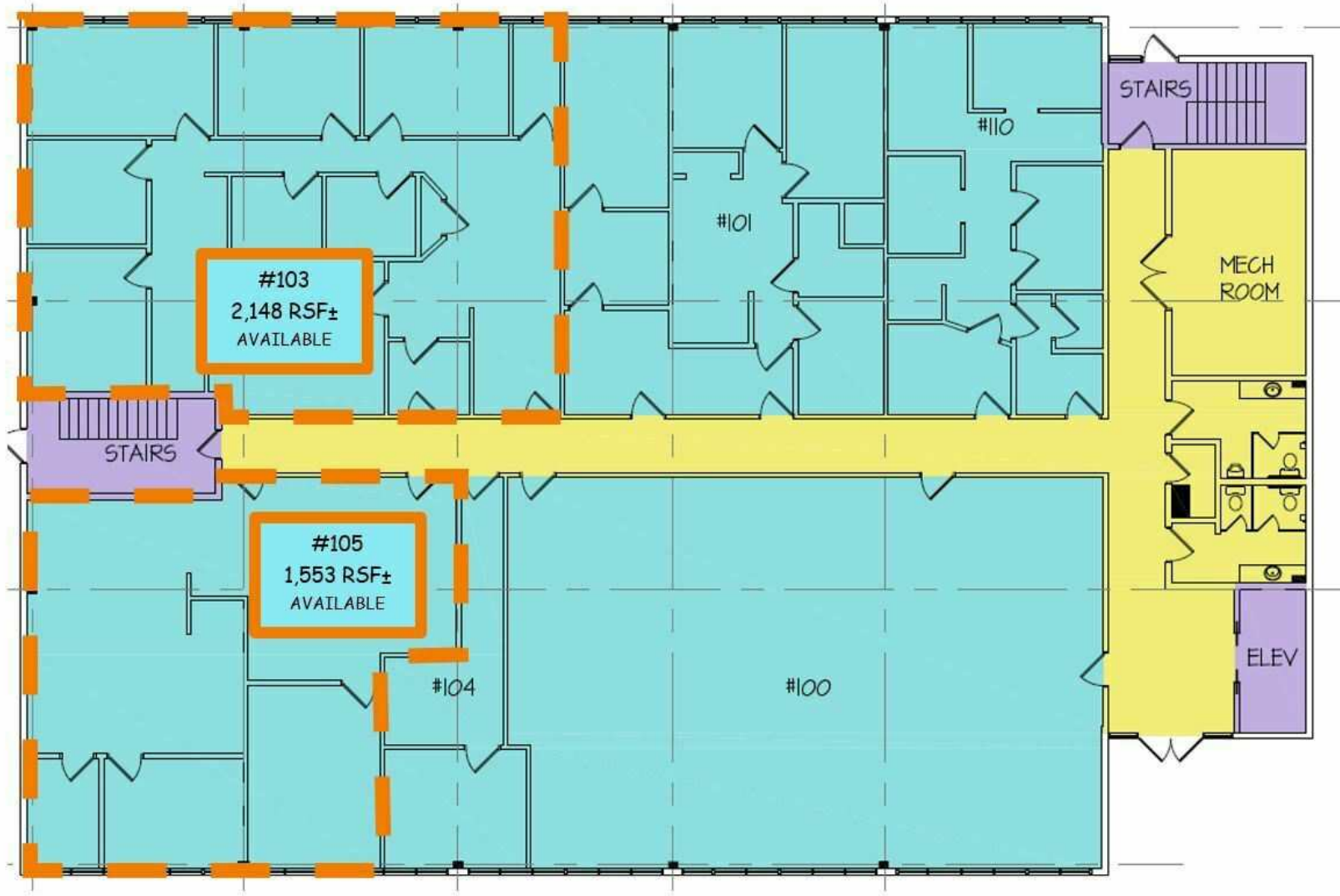


SECTION 2

The Floor Plans



FIRST FLOOR PLANS



1950 STREET ROAD
FIRST FLOOR
BENSALEM, PA



SECOND FLOOR PLANS



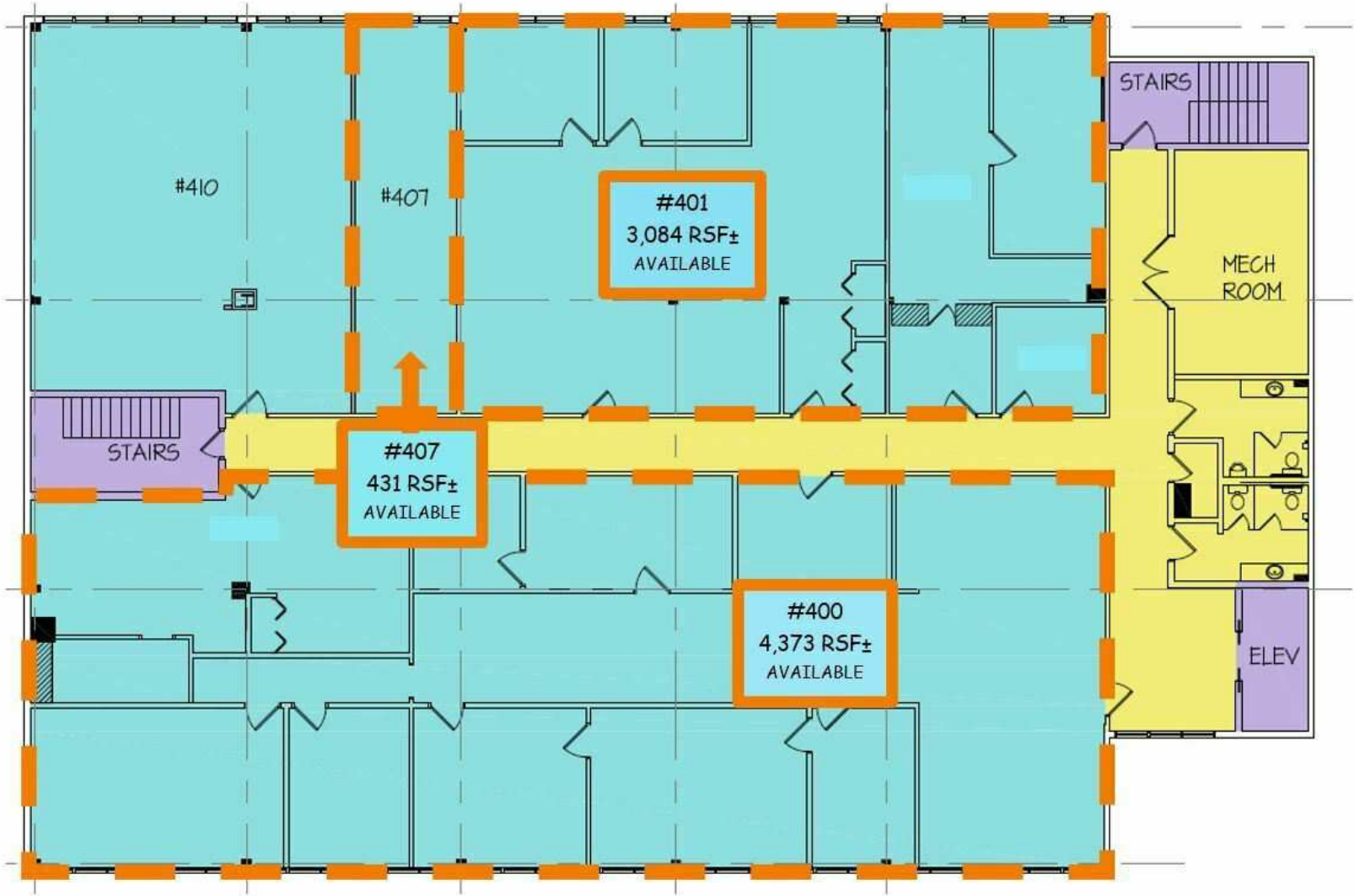
1950 STREET ROAD
SECOND FLOOR
BENSALEM, PA



THIRD FLOOR PLANS



FOURTH FLOOR PLANS



1950 STREET ROAD
FOURTH FLOOR
BENSALEM, PA



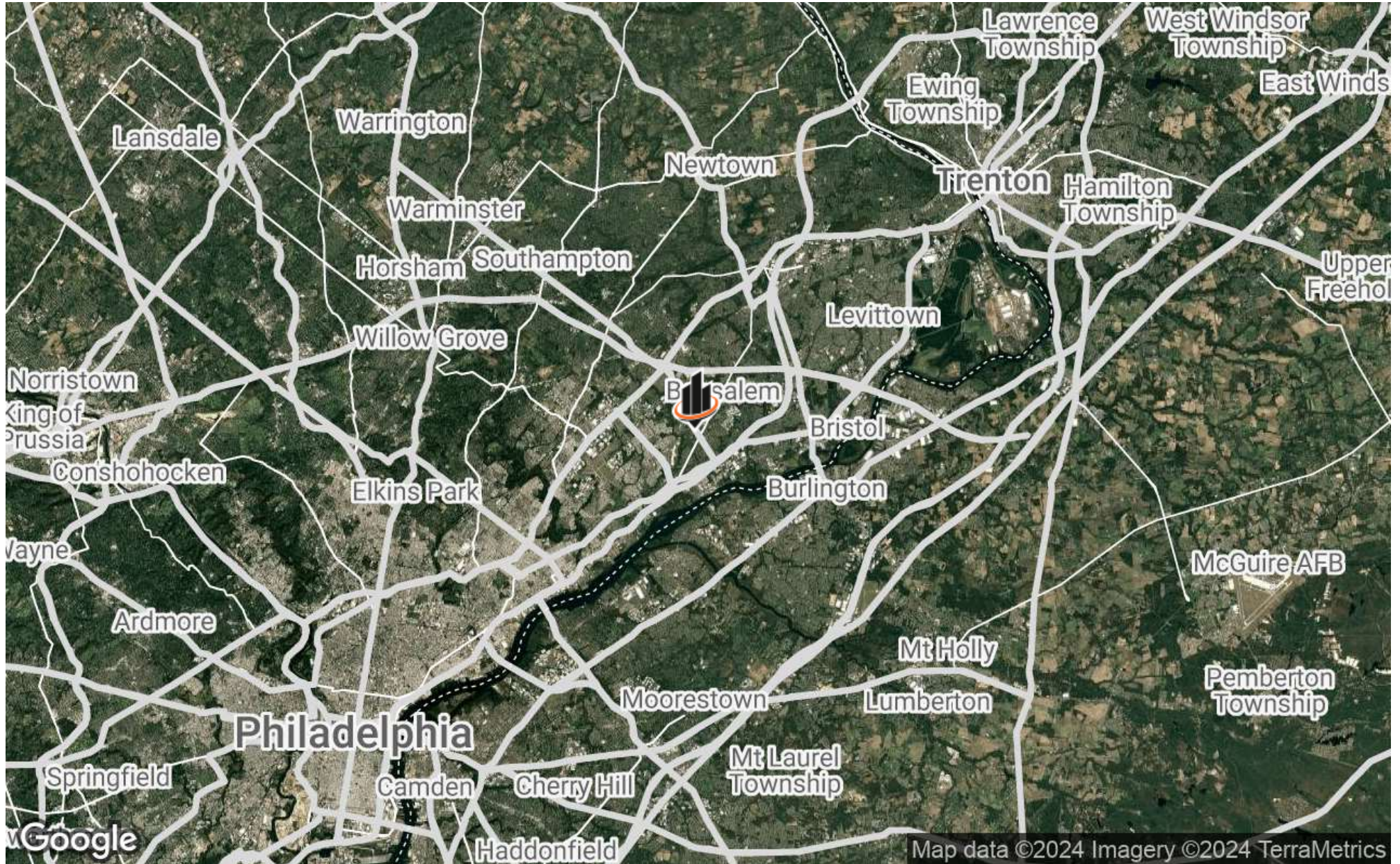


SECTION 3

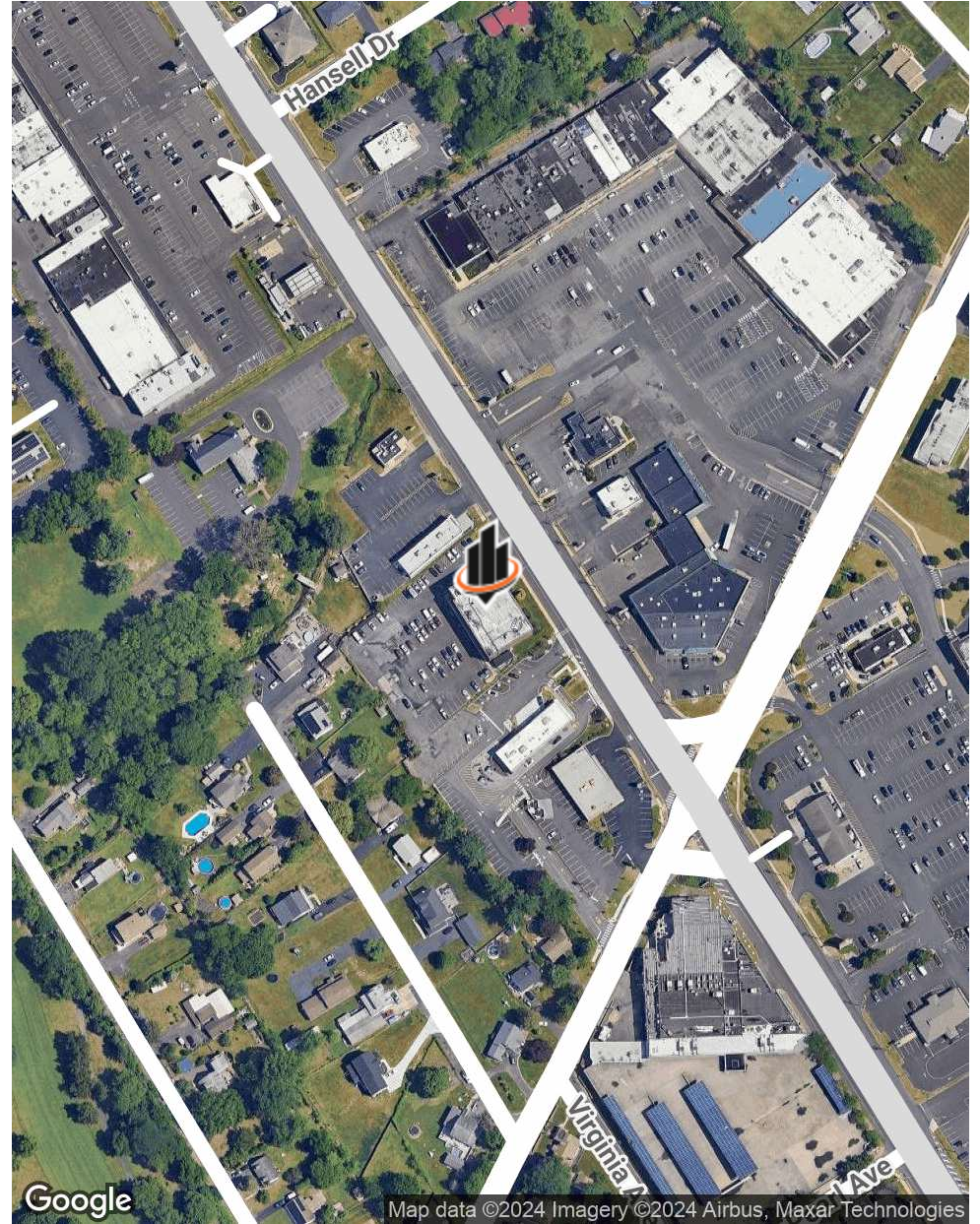
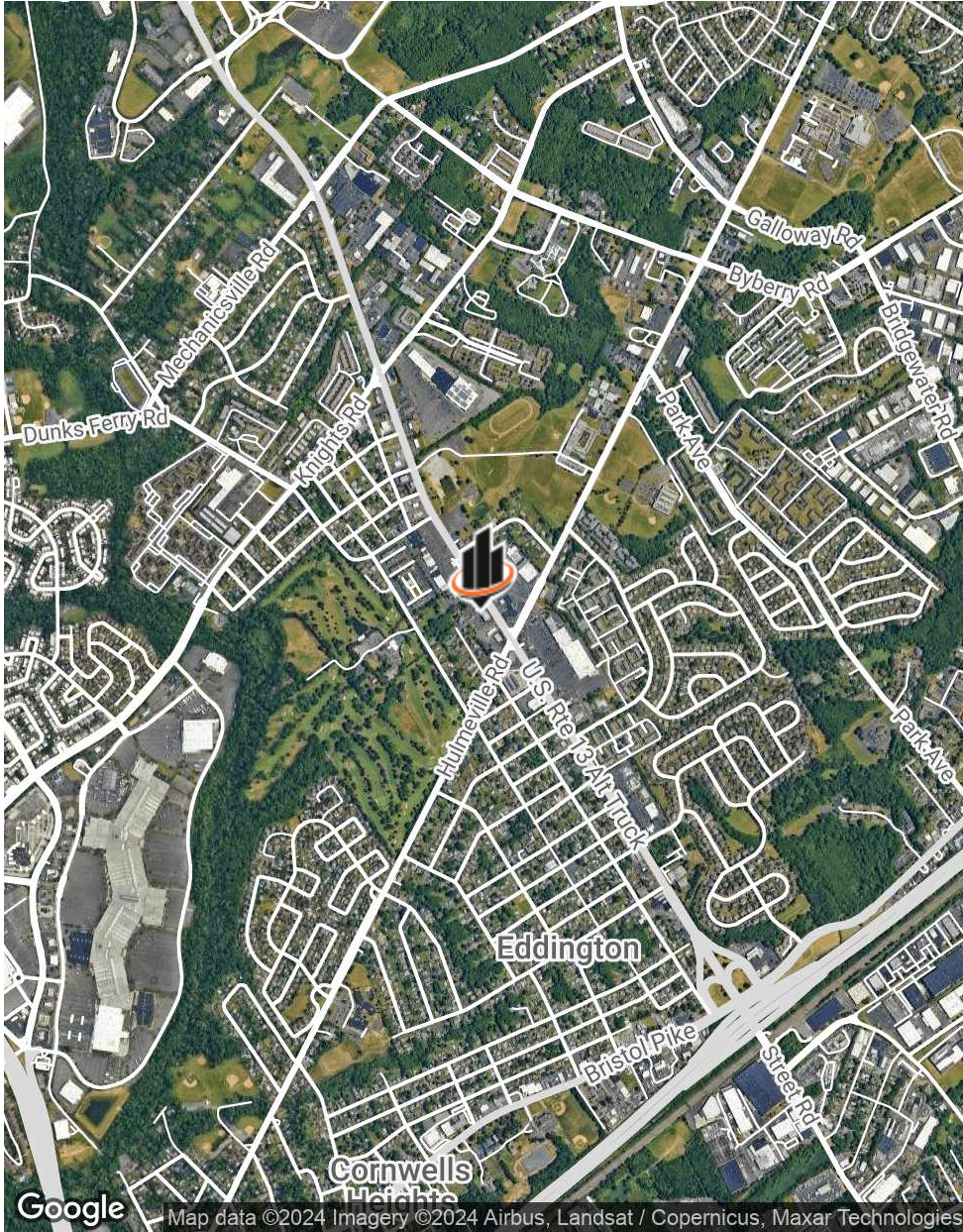
The Location



REGIONAL MAP

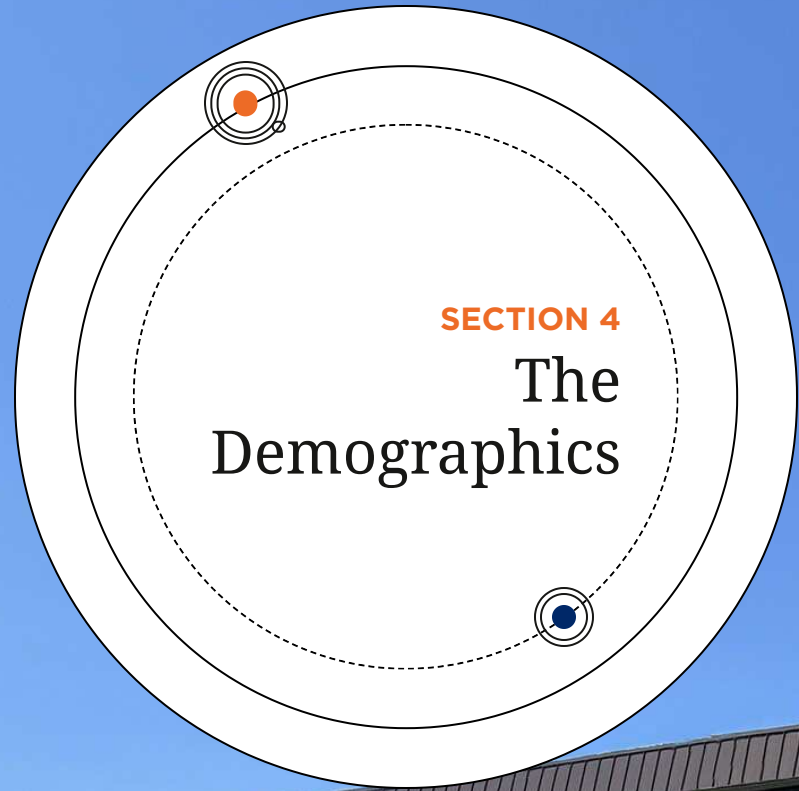


LOCATION MAP



RETAIL MAP





SECTION 4

The Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

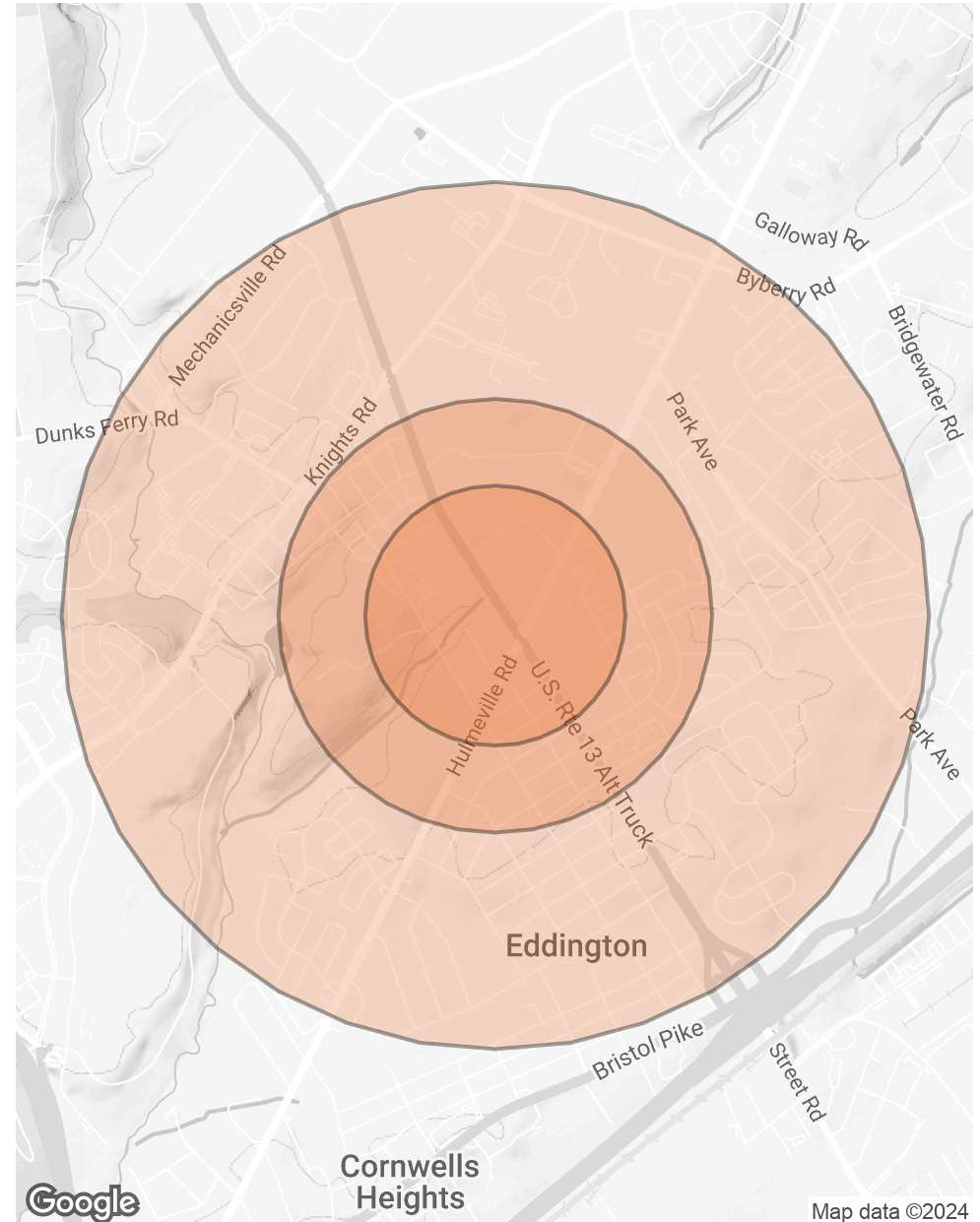
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	539	3,859	17,304
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	40	39	40
AVERAGE AGE (FEMALE)	39	39	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	226	1,535	6,660
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$93,510	\$95,419	\$95,891
AVERAGE HOUSE VALUE	\$395,585	\$431,621	\$404,115

Demographics data derived from AlphaMap





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