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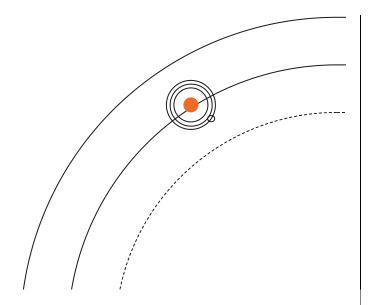
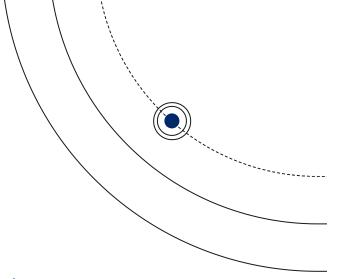


Table of Contents

5



THE PROPERTY		10	THE LOCATION	
Property Summary	6		Regional Map	11
Property Details	7		Location Map	12
Property Highlights	8		Parcel Map	13
Floor Plans	9		Site Plan	14
		15	THE DEMOGRAPHICS	
			Demographics Map & Report	16



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.50 SF/yr (MG)
AVAILABLE:	1,541 SF±
LOT SIZE:	0.38 AC±
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	10,899 VPD
CROSS STREET:	Woodbourne Rd
CHOSS STREET	Woodbourne Rd

PROPERTY OVERVIEW

SVN is pleased to present an exceptional office space opportunity in a prime, highly visible location in the heart of Middletown Township, Bucks County, Pennsylvania. This freestanding professional office has recently undergone thoughtful upgrades, creating a turnkey environment of convenience and functionality. The well-designed floor plan features multiple private offices, conference rooms, and an open bullpen area, making it ideal for a variety of professional, medical or personal services uses. The property also offers excellent signage visibility and ample parking with 19 parking spaces.

LOCATION OVERVIEW

The property is situated less than 150 feet from the area's major intersection of Trenton Road and Woodbourne Road, offering excellent visibility to 10,899 vehicles on Trenton Road and 20,320 vehicles on Woodbourne Road daily. It provides immediate access to Oxford Valley Road, Lincoln Highway, Route 1, I-95, and PA Turnpike, offering exceptional regional and local connectivity. Amenities rich location with a strong demographic base of 213,000± residents within a five-mile radius and an average household income of \$132,000.

PROPERTY DETAILS

LEASE RATE	\$24.50 SF/YR (MG)

LOCATION INFORMATION

STREET ADDRESS	2750 Trenton Rd
CITY, STATE, ZIP	Levittown, PA 19056
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Woodbourne Rd
TOWNSHIP	Middletown
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy - 0.8 Mi.
NEAREST AIRPORT	Trenton Mercer (TTN) - 11.7 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	C - Commercial District
LOT SIZE	0.38 Acres
APN#	22-051-190-001
LOT FRONTAGE	106 ft
LOT DEPTH	175 ft
YEAR BUILT	1959
TRAFFIC COUNT - TRENTON RD	10,899 VPD
TRAFFIC COUNT - WOODBOURNE RD	20,320 VPD

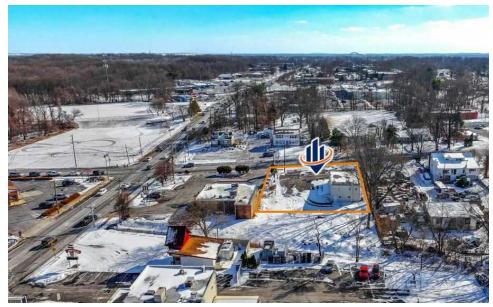
PARKING

PARKING RATIO	6.0 / 1,000
NUMBER OF PARKING SPACES	19

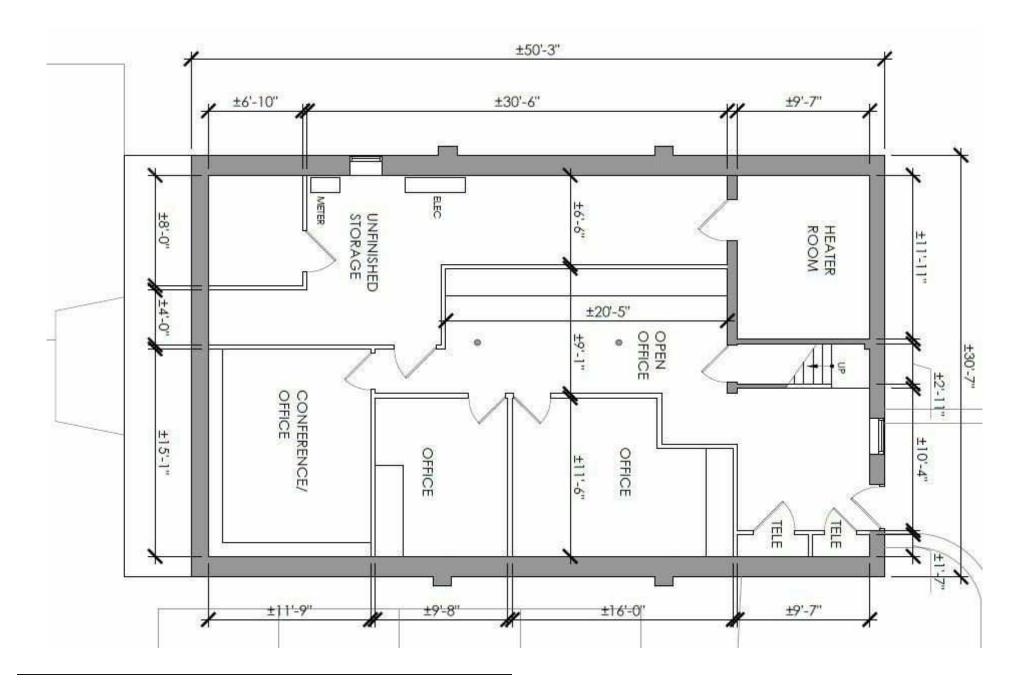
PROPERTY HIGHLIGHTS

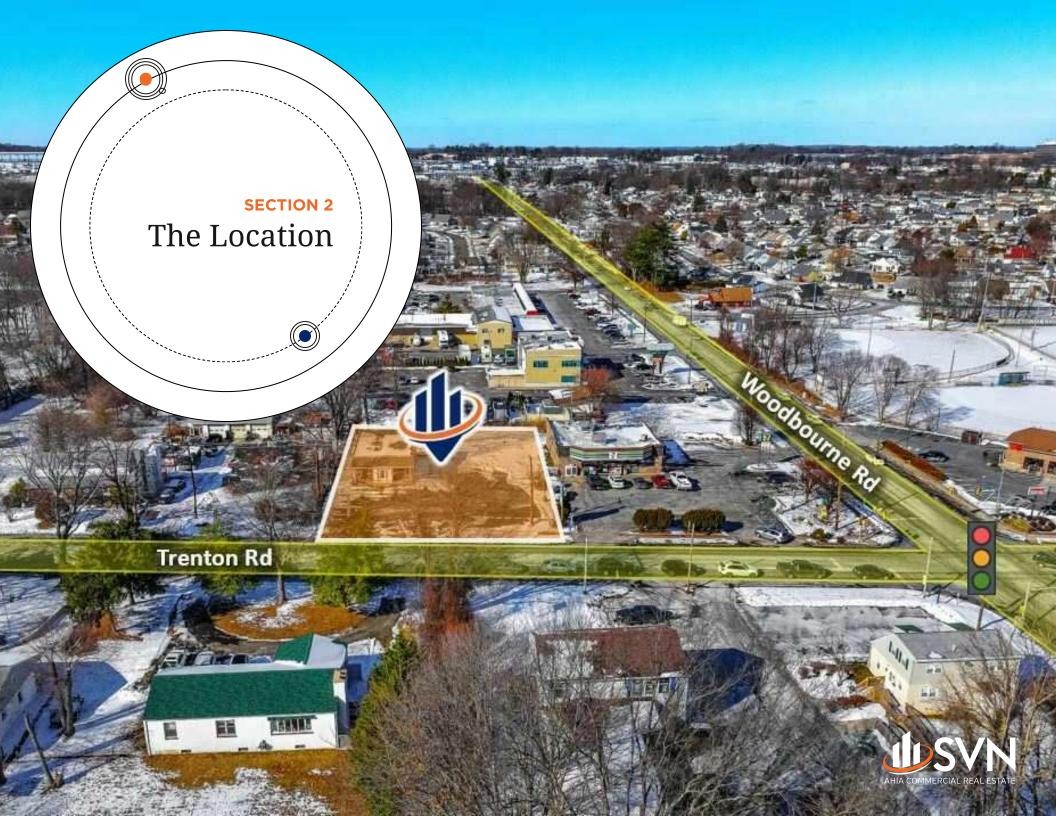
- Freestanding office/medical space
- 1,541 SF± GLA
- Available for immediate occupancy
- Excellent signage opportunity
- Highly visible location
- Ideally located for business and consumer access
- Ample parking with 19 parking spaces
- Proximate to densely populated residential neighborhoods
- Close to a several major health systems
- Strong demographic profile
- Amenities rich location with nearby shopping and restaurants
- Easy access via route 1, I-95 & PA Turnpike



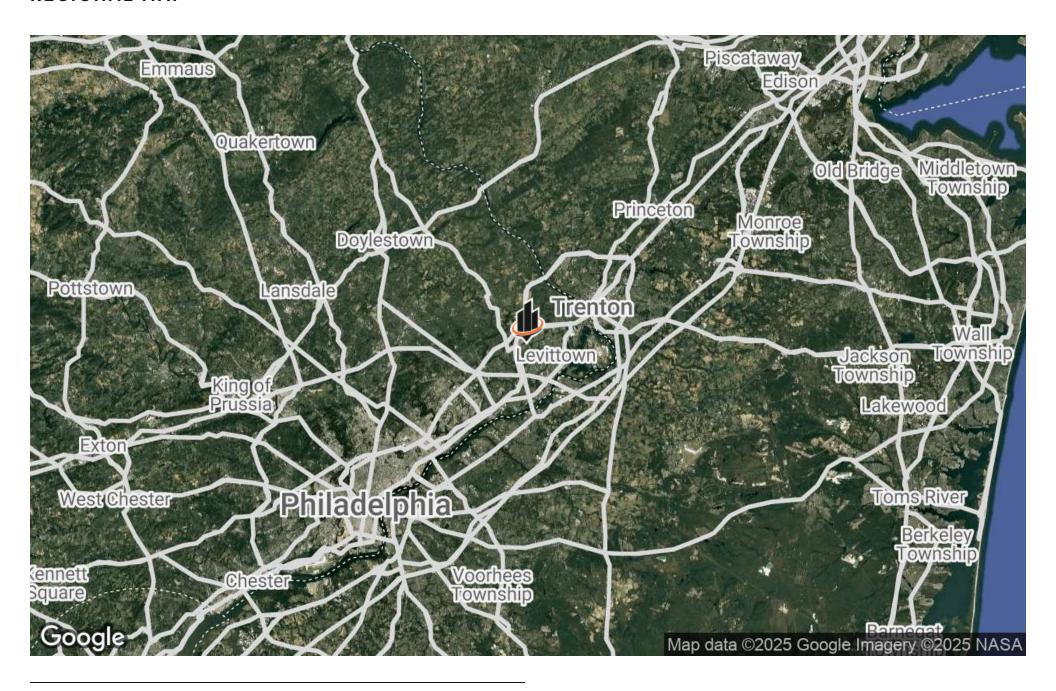


FLOOR PLANS

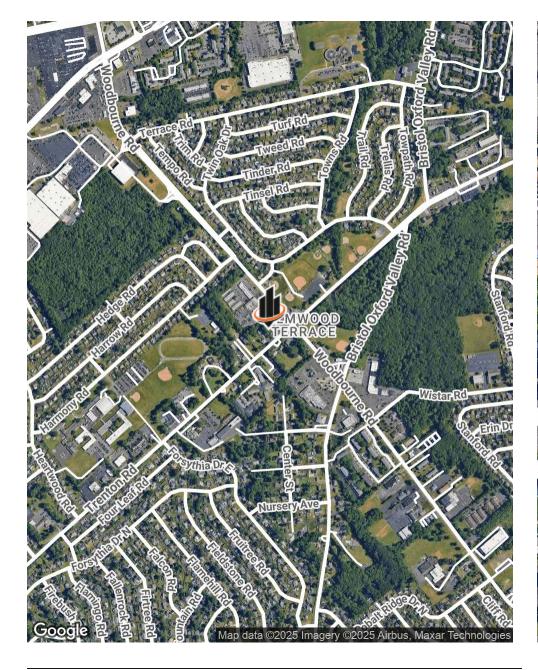




REGIONAL MAP



LOCATION MAP

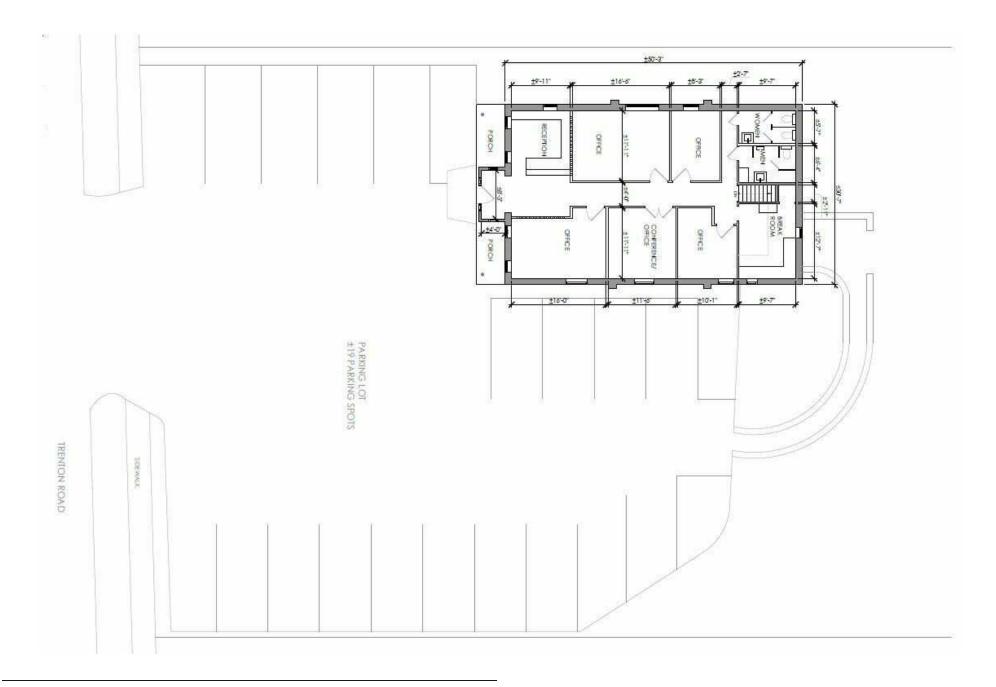




PARCEL MAP



SITE PLAN

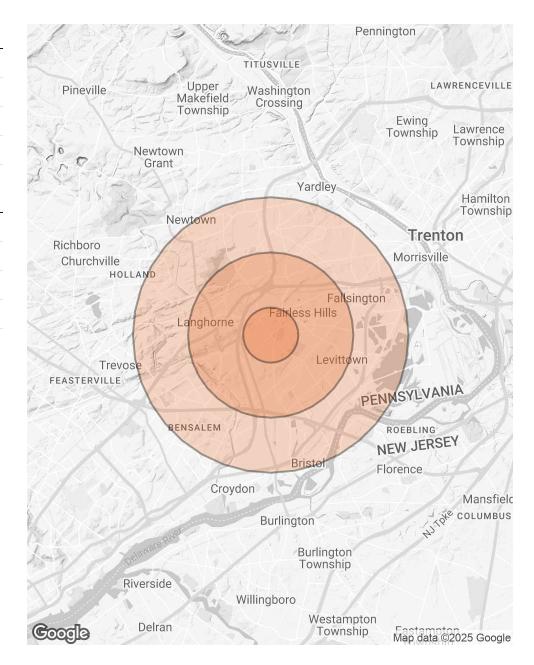




DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,353	97,436	213,526
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	41	42
AVERAGE AGE (FEMALE)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 4,230	3 MILES 36,741	5 MILES 81,185
TOTAL HOUSEHOLDS	4,230	36,741	81,185

Demographics data derived from AlphaMap





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