

OFFERING MEMORANDUM

Prime Retail Space For Lease

2418 DURHAM RD

Bristol, PA 19007

PRESENTED BY:

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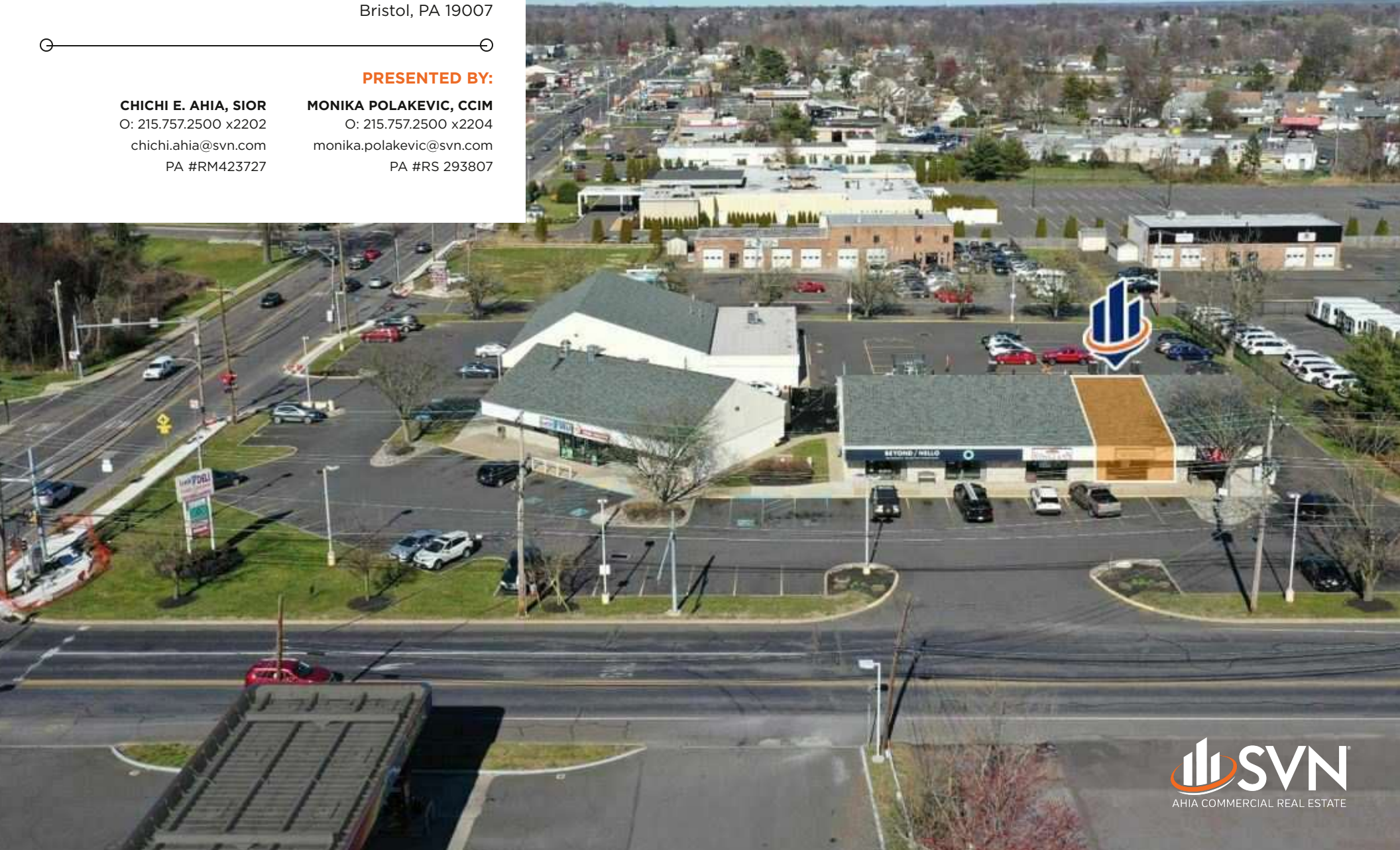




Table of Contents

4

THE PROPERTY

Property Summary
Property Details
Property Highlights
Additional Photo

5
6
7
8

9

THE LOCATION

Regional Map
Location Map

10
11

12

THE DEMOGRAPHICS

Demographics Map & Report

13

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SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE:	Retail
LEASE RATE:	\$20.00 SF /YR (MG)
AVAILABLE SF:	1,200 SF±
YEAR BUILT:	1990
ZONING:	C - Commercial District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	21,195 VPD

PROPERTY OVERVIEW

Exceptional opportunity to lease a 1,200 SF in-line retail space located in a visible and accessible location with prominent signage available. This multi-tenant strip center is located at the signalized intersection of Durham Road and New Falls Road in Levittown, Bucks County, PA. The space features a functional and versatile floor plan, currently configured as an open area with two private rooms, making it suitable for a wide range of uses. Amenities rich neighborhood with a large pool of national and regional retailers in immediate proximity to the site. Ample parking available.

LOCATION OVERVIEW

The site is located on the well-traveled Durham Road at the signalized intersection of Durham and New Falls Roads. Situated conveniently with easy access to major thoroughfares, including Route 413, Route 13, Route I-95, Interstate 276 (Pennsylvania Turnpike) and Route 1. Convenient access to Philadelphia and New Jersey.

PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	2418 Durham Rd
CITY, STATE, ZIP	Bristol, PA 19007
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	New Falls Rd
TOWNSHIP	Bristol Twp.
MARKET TYPE	Medium

BUILDING INFORMATION

BUILDING SIZE	6,240 SF
TENANCY	Multiple
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1990
CONSTRUCTION STATUS	Existing

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	C - Commercial District
LOT SIZE	2.534 Acres
APN #	05-016-098
LOT FRONTAGE	341 ft
LOT DEPTH	301 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	21,195 (Combined) VPD
TRAFFIC COUNT STREET	New Falls Rd & Durham Rd

PARKING & TRANSPORTATION

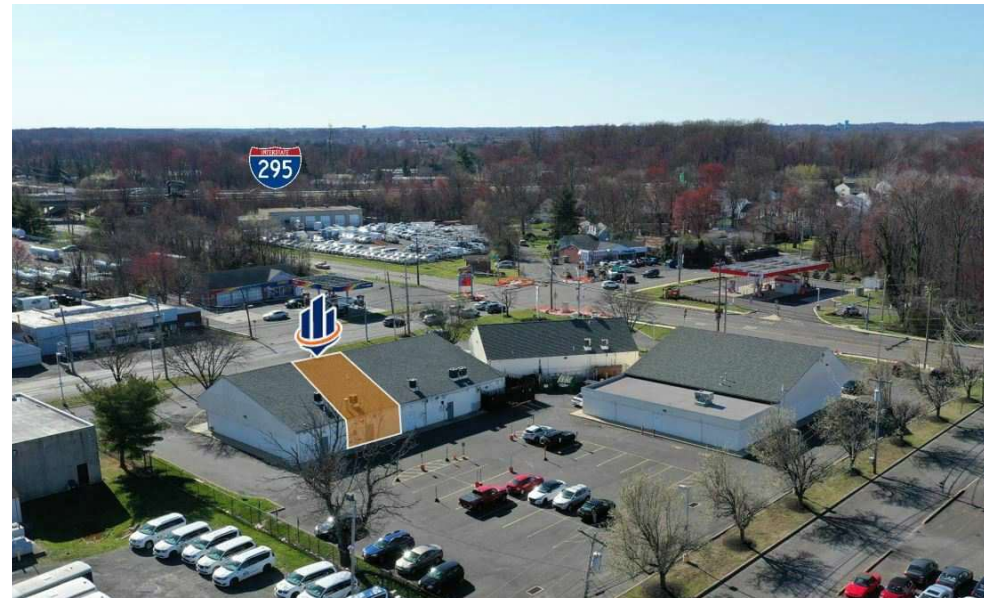
PARKING TYPE	Surface Paved Lot
PARKING RATIO	7/1,000
NUMBER OF PARKING SPACES	96

UTILITIES & AMENITIES

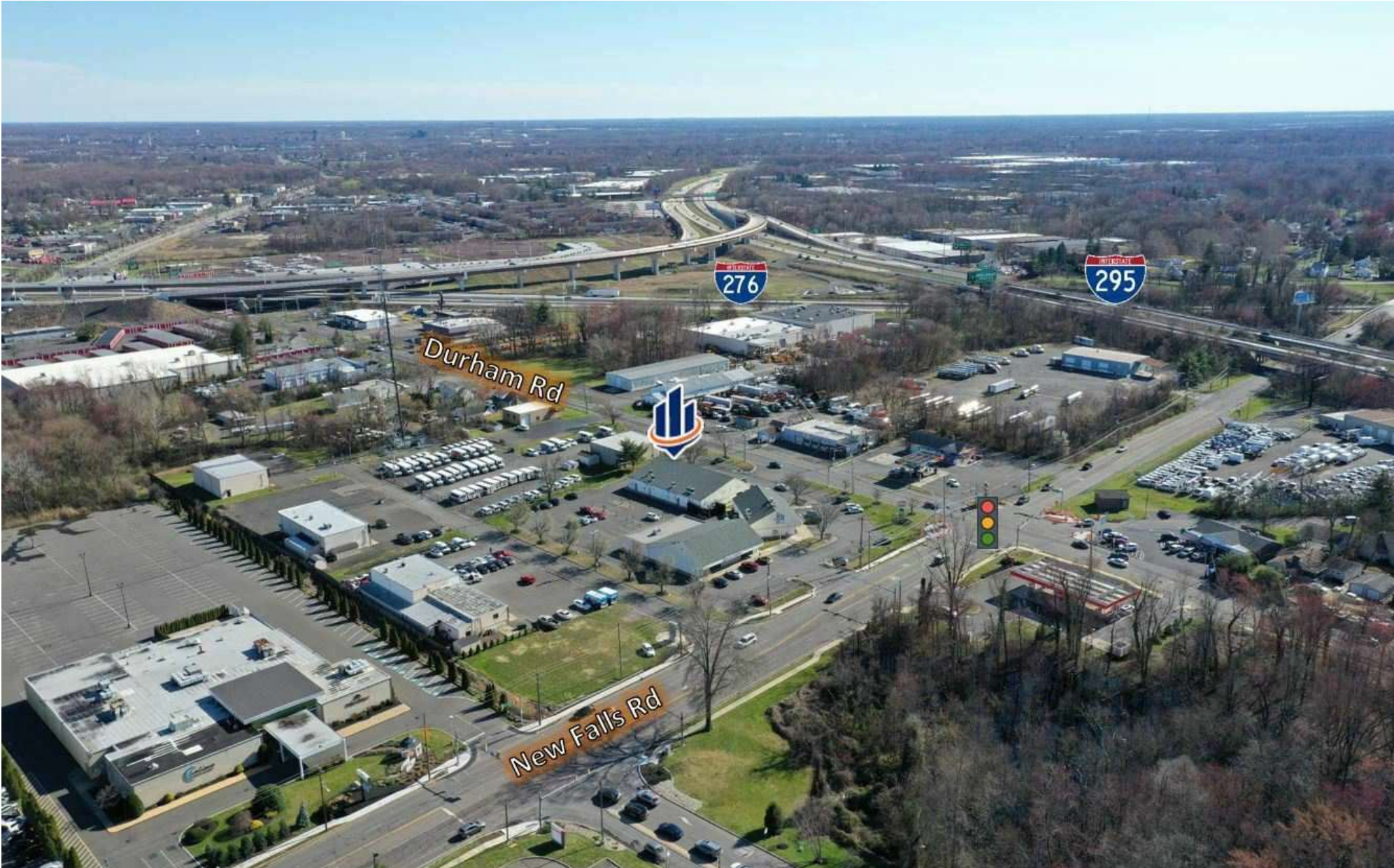
HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes

PROPERTY HIGHLIGHTS

- Excellent retail space
- Prime location
- Signalized intersection
- Strong traffic count – 21,195 VPD (combined)
- 1,200 SF± available
- Open floor plan with two private rooms
- Available for immediate occupancy
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- C (Commercial District) – abundant permitted uses



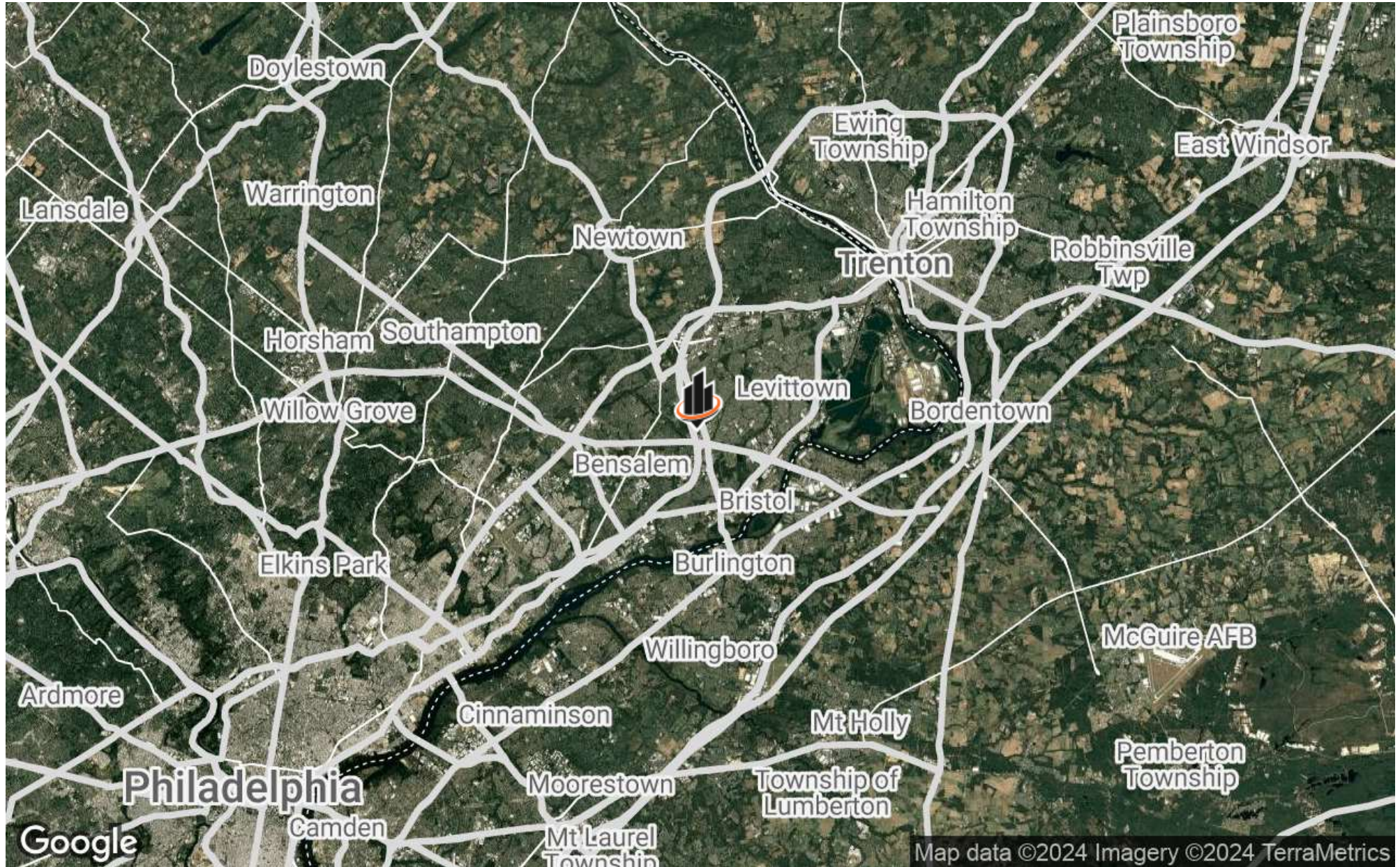
ADDITIONAL PHOTO



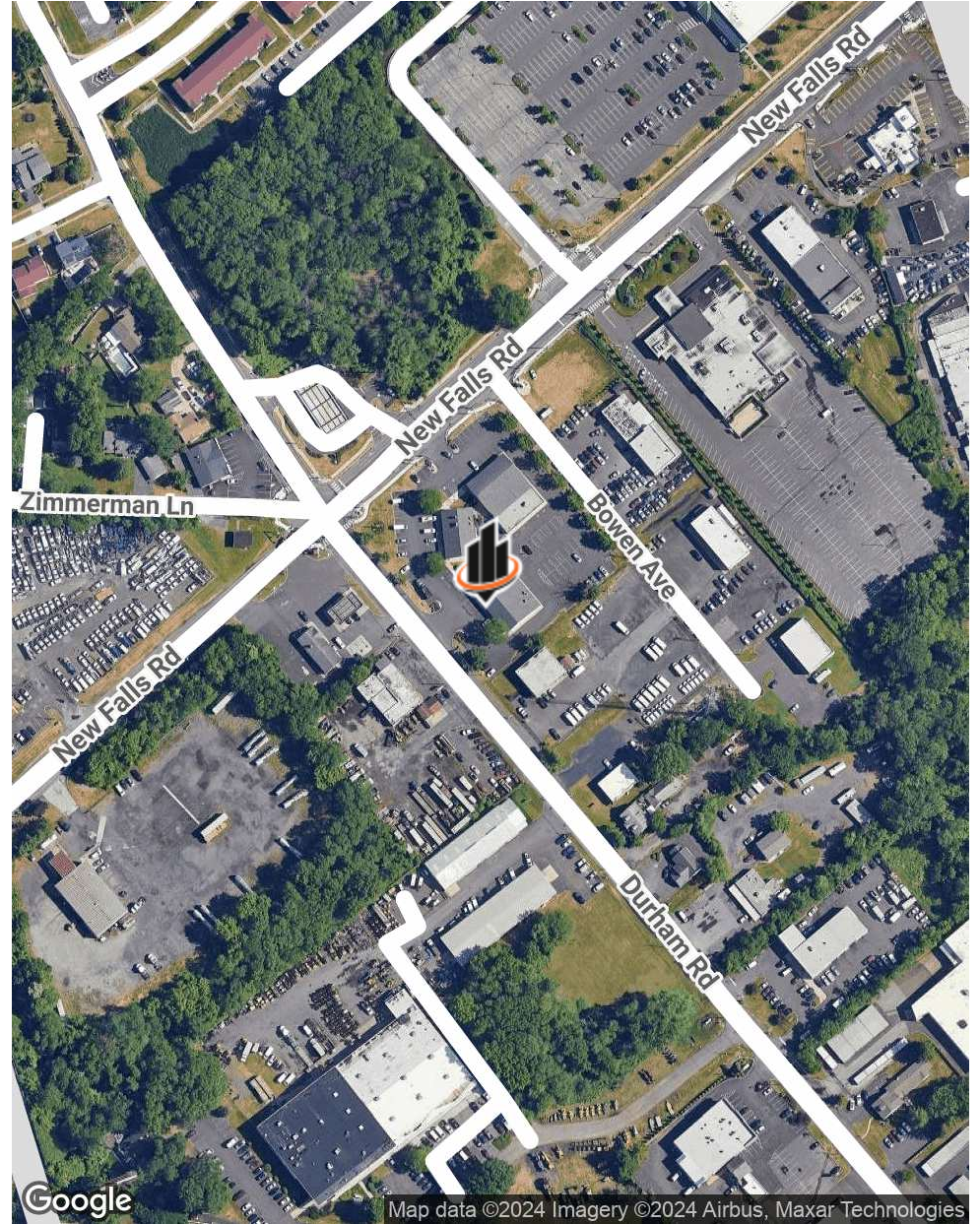
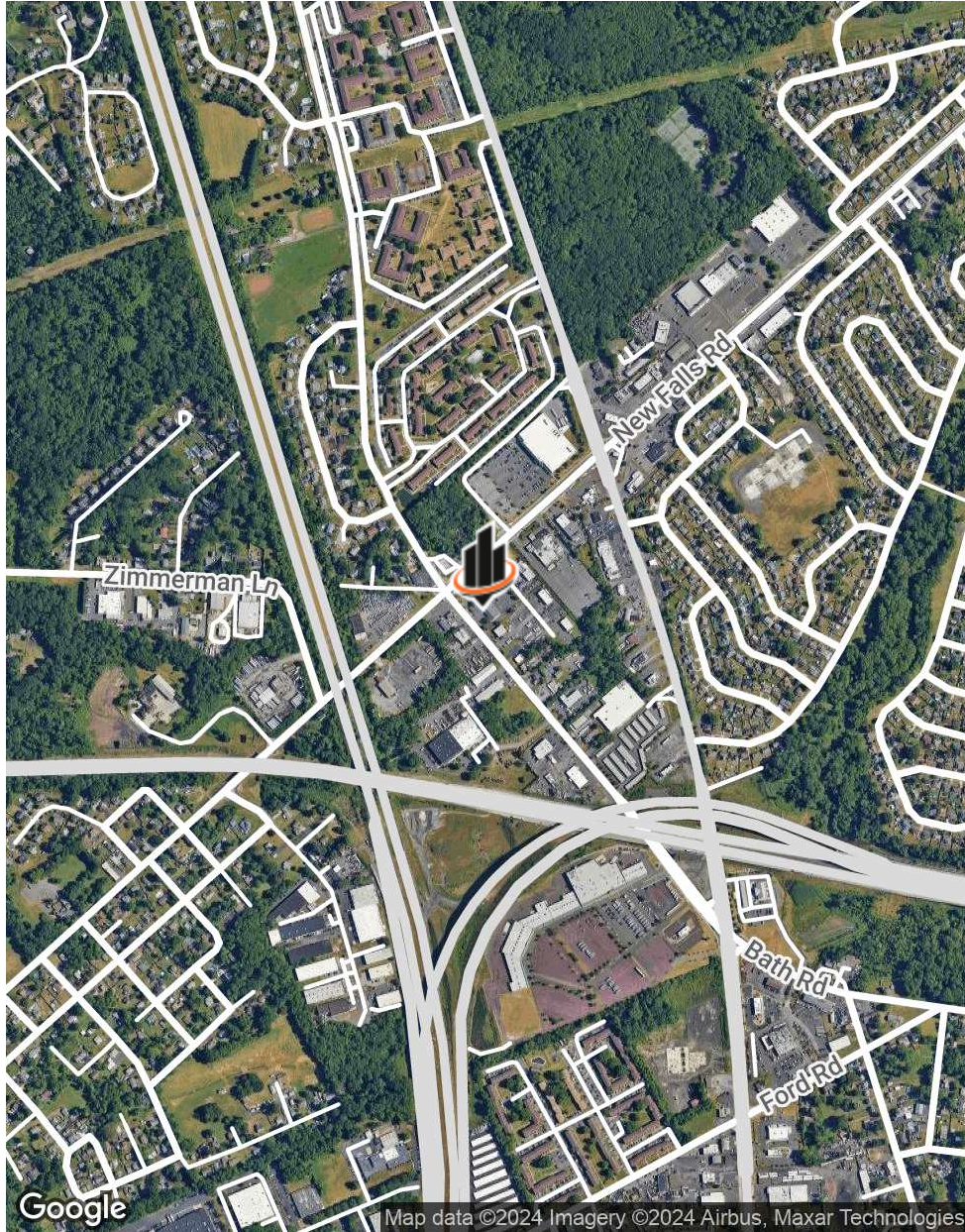


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

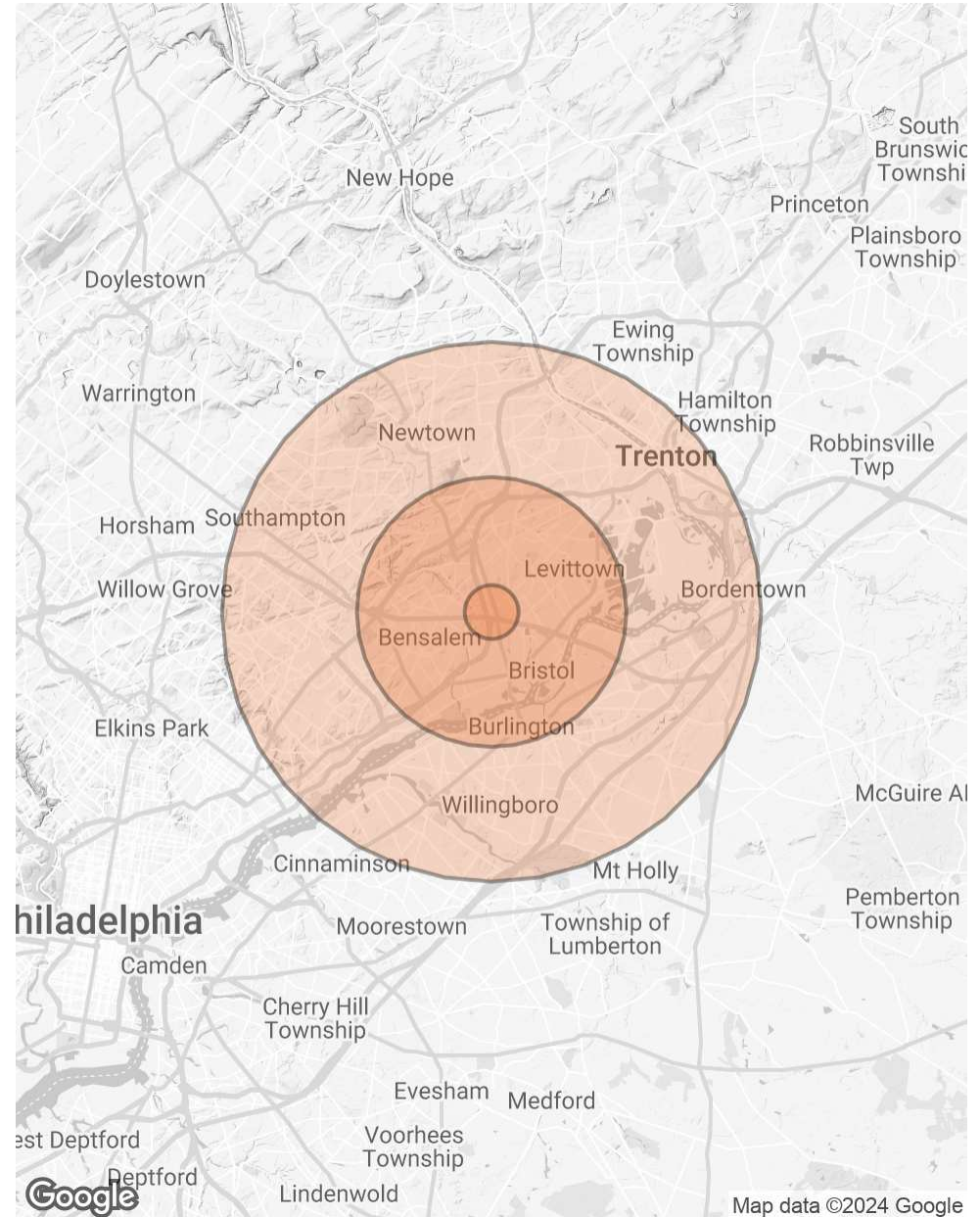
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,665	223,962	783,555
AVERAGE AGE	39.3	40.7	41.9
AVERAGE AGE (MALE)	36.6	39.3	40.3
AVERAGE AGE (FEMALE)	41.9	41.7	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,939	88,534	314,309
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$88,491	\$90,643	\$93,478
AVERAGE HOUSE VALUE	\$205,065	\$256,959	\$258,449

2020 American Community Survey (ACS)





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