

OFFERING MEMORANDUM
Prime New Hope
Retail Space

6446 LOWER YORK RD, #6454

New Hope, PA 18938

PRESENTED BY:

MONIKA POLAKEVIC, CCIM

Phone: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807

CHICHI E. AHIA, SIOR

Phone: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

GINA SHAUGHNESSY

Phone: 215.757.2500 x2215

gina.shaughnessy@svn.com

PA #RS379944



Logan Square

GIANT

**RITE
AID**

HC HAIR CUTTERY

**FINE WINE &
GOOD SPIRITS**

The UPS Store

petvalu
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ROCKWOOD
WEALTH MANAGEMENT



New Hope
INN AND SUITES

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EXCLUSIVELY MARKETING BY:



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



GINA SHAUGHNESSY

Associate Advisor

Direct: 215.757.2500 x2215
gina.shaughnessy@svn.com

PA #RS379944 // NJ #2564638 NY #10401399008

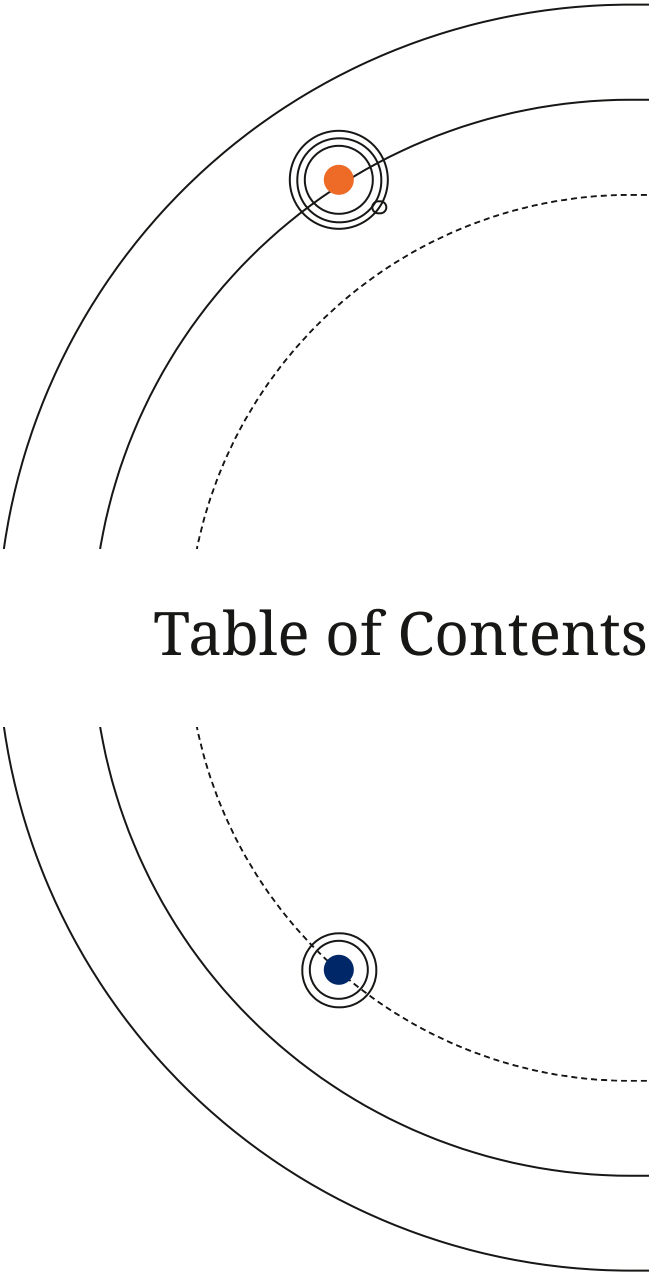


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SECTION 1

The Property

Logan Square

GIANT

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GOOD SPIRITS

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AID

The UPS Store

HC HAIR CUTTERY

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New Hope
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,200.00 / MO (MG)
PROPERTY TYPE:	Retail
AVAILABLE SF:	915 SF±
YEAR BUILT:	1956
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County
TRAFFIC COUNT:	17,242 VPD

PROPERTY OVERVIEW

Exceptional opportunity to lease approximately 915 SF of prime storefront space in County Row Center, a well-maintained, multi-tenant retail center in New Hope, PA. This flexible space offers excellent visibility, prominent signage options, and a versatile layout suitable for various uses. It is currently configured with an inviting reception room and multiple private/treatment rooms. Located in a vibrant neighborhood with ample parking and a strong tenant mix, the property is ideal for businesses seeking high exposure and convenience.

LOCATION OVERVIEW

The property is located in a highly trafficked area between Peddlers Village and New Hope. Easy access to downtown New Hope, Lambertville, Buckingham and Doylestown. The site is centrally located on Lower York Road (Route 202) in a highly visible and accessible location. It is in close proximity to Street Road, Route 413, and River Rd (Route 32). The site is a 35-minute drive to Princeton, 50 minute drive to Philadelphia and 90 minute drive to New York City. New Hope is home to electric shopping, riverside dining, theater and cultural attractions and was named "America's Favorite Towns" by Travel and Leisure magazine.

PROPERTY DETAILS

LEASE RATE	\$2,200.00 / MO (MG)
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LOCATION INFORMATION

STREET ADDRESS	6446 Lower York Rd, #6454
CITY, STATE, ZIP	New Hope, PA 18938
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Reeder Rd
TOWNSHIP	Solebury Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 202
NEAREST AIRPORT	Philadelphia Intl Airport (PHL) - 52 Mi.

BUILDING INFORMATION

BUILDING SIZE	4,492 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	TNC - Traditional Neighborhood Commercial District
LOT SIZE	0.74 AC±
APN #	41-022-115
LOT FRONTAGE	214 ft
LOT DEPTH	175 ft
TRAFFIC COUNT	17,242 VPD
TRAFFIC COUNT STREET	Lower York Rd & Reeder Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.0/1,000

PROPERTY HIGHLIGHTS

- Excellent retail / office space
- Prime location in County Row Center
- 915 SF± available
- Turn-key set up
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- Traditional Neighborhood Commercial District (TNC) – abundant permitted uses

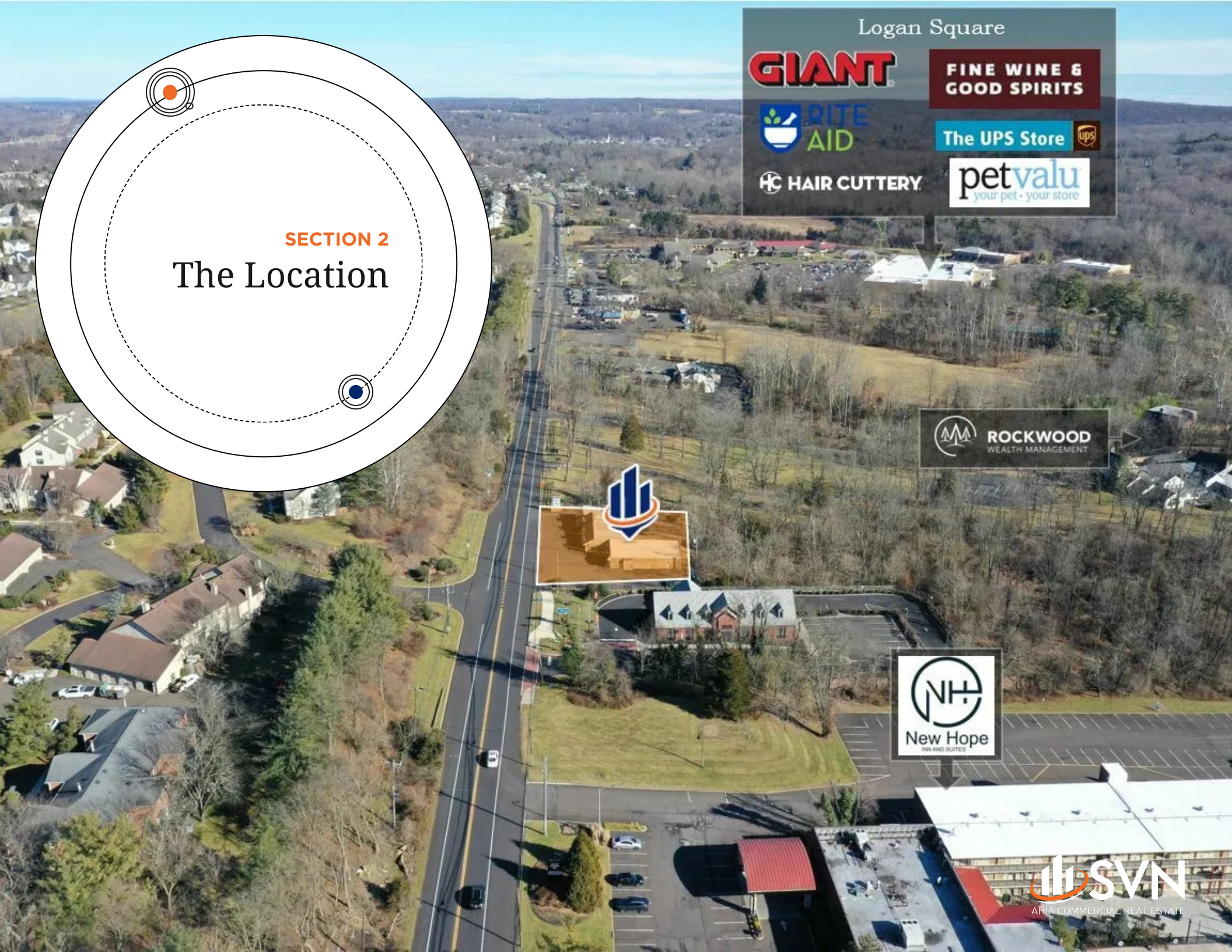


ADDITIONAL PHOTOS





SECTION 2
The Location



Logan Square

GIANT

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AID**

HC HAIR CUTTERY

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GOOD SPIRITS**

The UPS Store



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ROCKWOOD
WEALTH MANAGEMENT

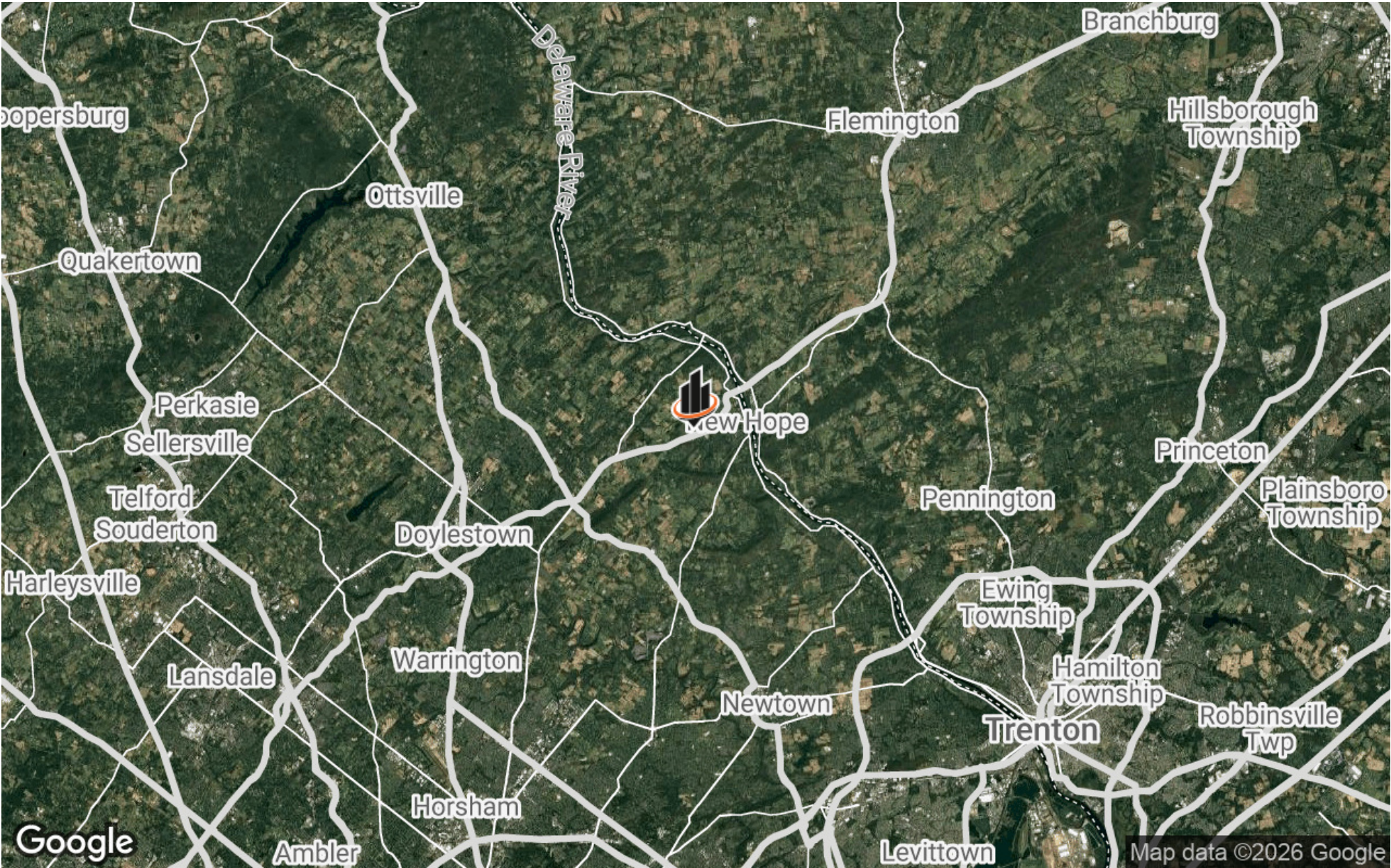


New Hope
INN AND SUITES

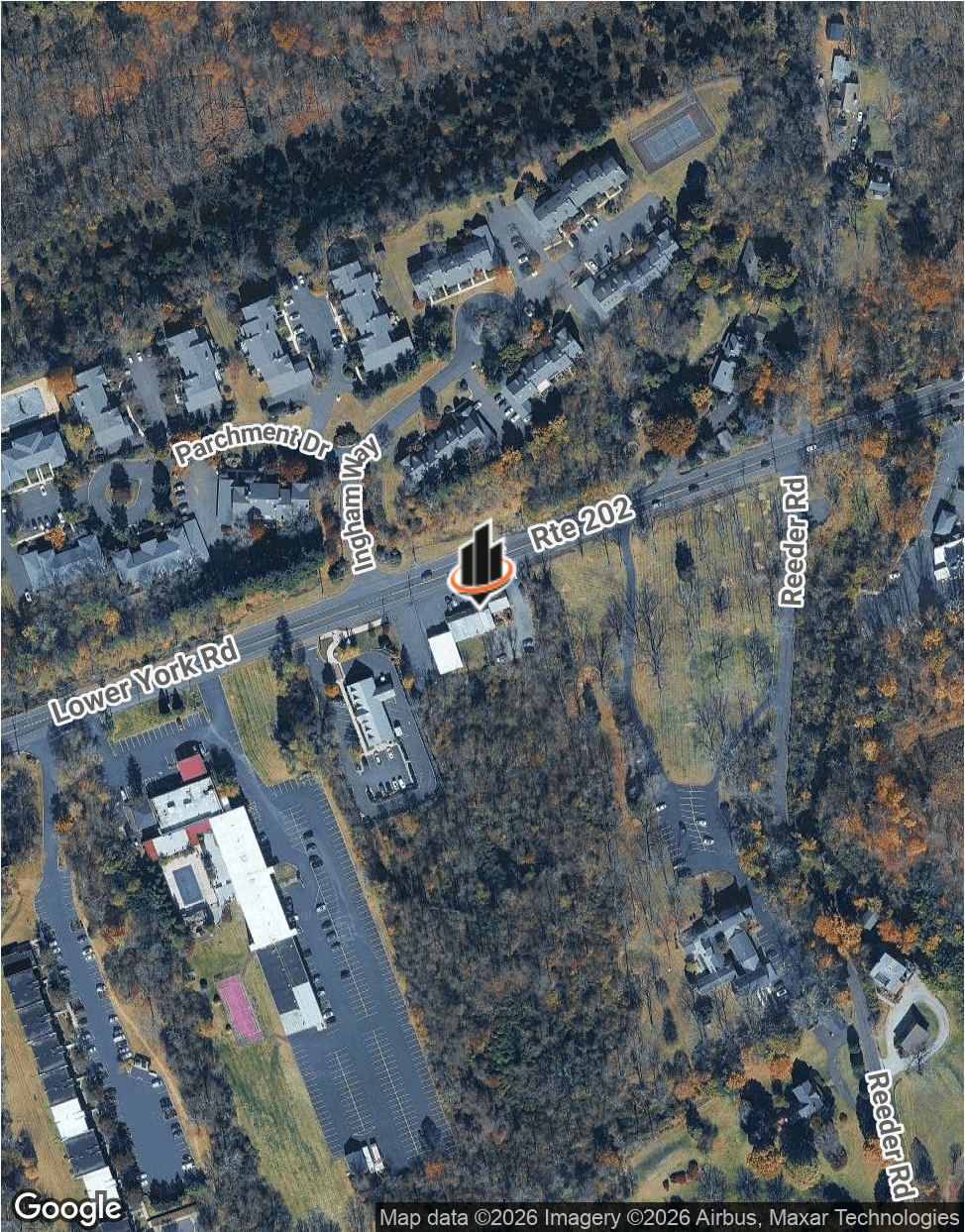
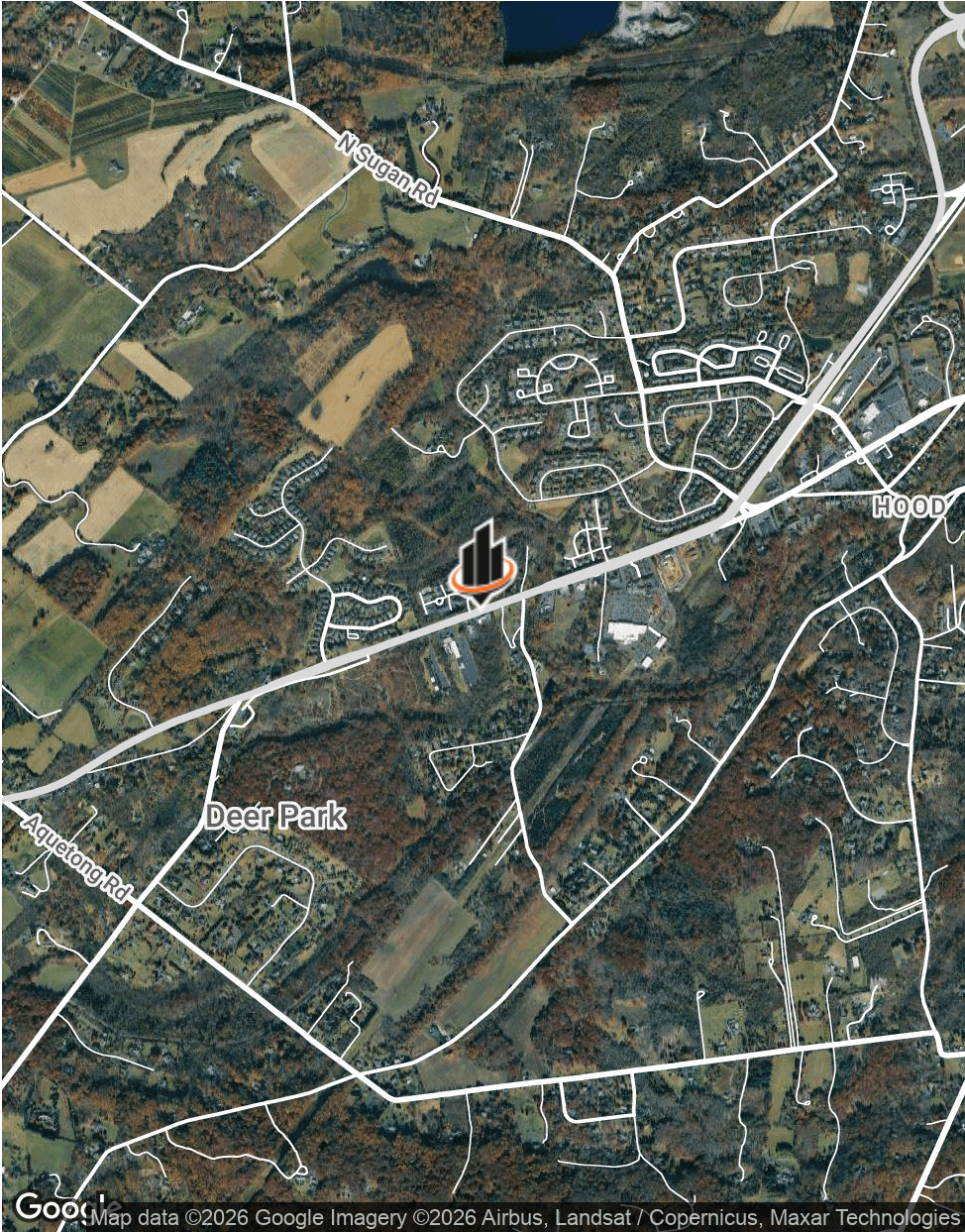
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REGIONAL MAP



LOCATION MAP



SECTION 3

The
Demographics

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WEALTH MANAGEMENT



New Hope
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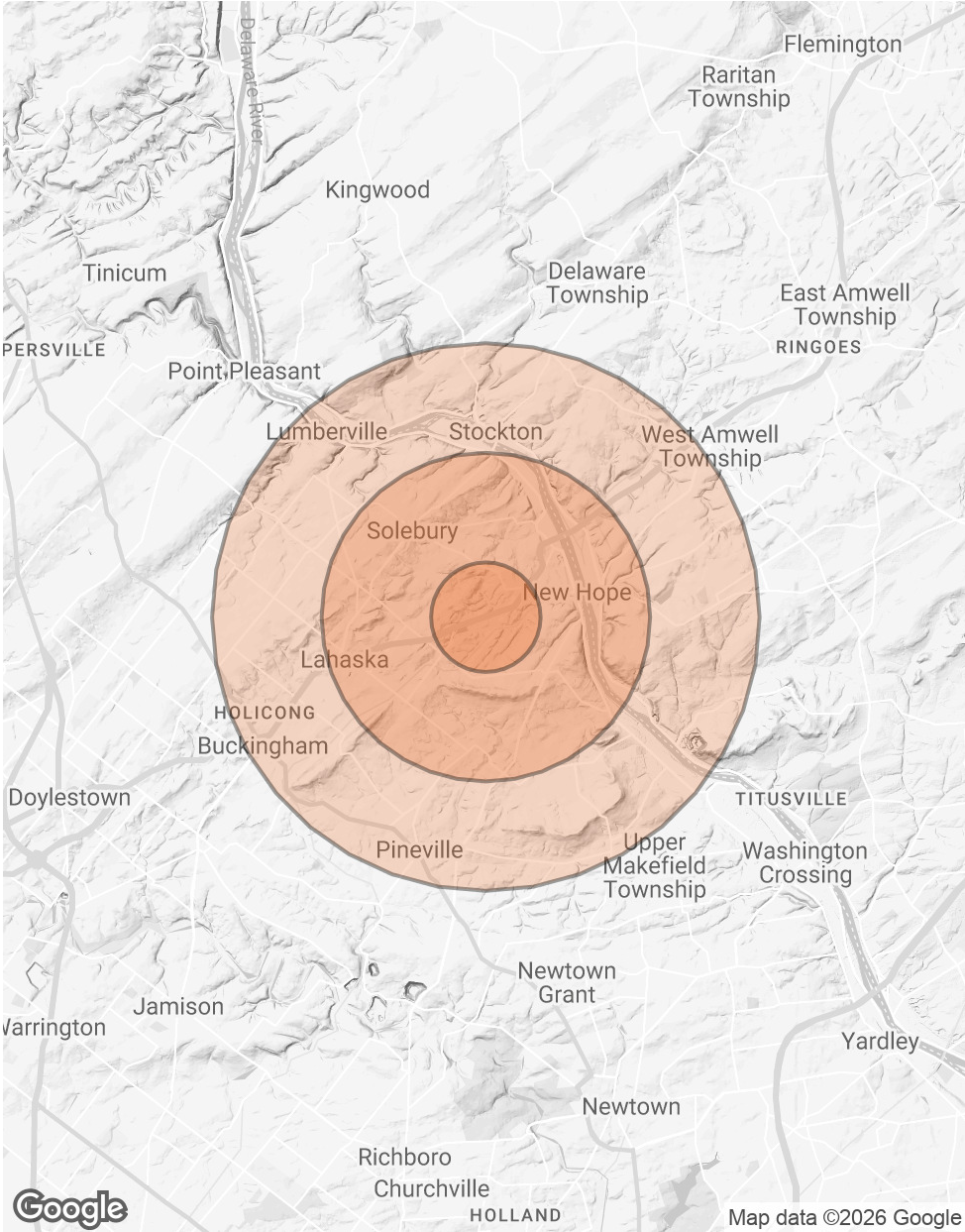
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,417	14,219	25,056
AVERAGE AGE	54.9	56.0	54.5
AVERAGE AGE (MALE)	54.8	55.1	53.5
AVERAGE AGE (FEMALE)	55.3	56.4	55.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	620	6,722	11,027
# OF PERSONS PER HH	2.3	2.1	2.3
AVERAGE HH INCOME	\$243,094	\$220,583	\$230,530
AVERAGE HOUSE VALUE	\$726,797	\$754,394	\$824,352

2023 American Community Survey (ACS)





125 Pheasant Run, Ste 102
Newtown, PA 18940
215.757.2500
SVNAhia.com