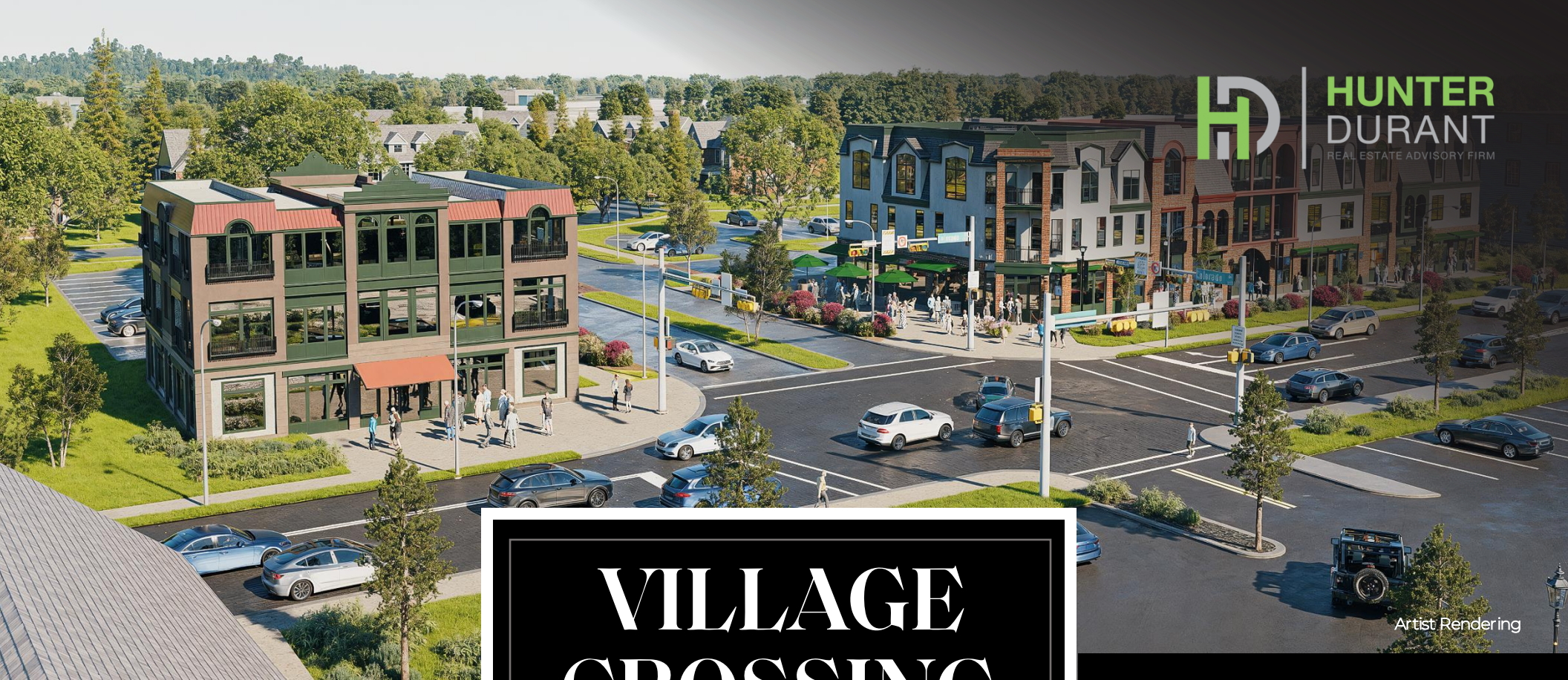




**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



Artist Rendering

5861 York Rd, Lahaska, Pa

VILLAGE CROSSING

For Lease 1,200 – 12,900 SF
Retail & Restaurant Space



VILLAGE CROSSING

Village Crossing is an extension of the local community retail and housing that has led to one of the most successful destination retail and housing locations in the country. The new development property will feature 18 new construction single family homes, 18 new condominiums to pair with 16,420 Square Feet of new ground floor retail space fronting heavily trafficked York Road, and the redevelopment of a historic 4-unit condominium building. The retail and residential offerings will be catered to the high-end clientele with high demand in the local area.

The Location in eastern Bucks County will feature an infill redevelopment adjacent to one of the most successful retail destinations in the region, Peddler's Village. While retailers typically pull from a small radius, the adjacent attractions pull in more than 2 million visitors per year, making the area uniquely attractive to retailers. Housing demand continues to increase as it grows alongside neighboring communities of New Hope and Newtown Bucks County.



2 Story Residential + Ground Floor Retail
Artist Rendering



THE AREA

Located halfway between Philadelphia and New York while also nearby to the New Jersey Border, a portion of Eastern Bucks County Pennsylvania has quickly become an affluent area with under the radar wealth. Quietly a growing group of the ultra-wealthy and famous are flocking to this portion of Bucks County as an under the radar alternative to Aspen, Palm Beach and the Hamptons. The relative anonymity of the area's cafes, bookstores, vintage stores, and antique shops have hidden the presence of major names such as Bradley Cooper and the Hadid's. Its quaint environment seems to allow celebrity sighting of Leonardo DiCaprio, the Biebers, and others to go virtually unnoticed.

Despite this, the towns have become a victim of their own success as a real estate boom is occurring. Home prices have skyrocketed alongside demand. Local tourism mirrors the real estate boom. On any given weekend, masses of visitors wander into local shops and galleries, and pack restaurants in the towns' commercial districts. Since 2020, three new luxury hotels have come on to the scene and another was extensively remodeled, with suites going for \$400 to \$1,000 a night, and investors have purchased downtown properties and transformed them into high-end short-term rentals.



River House at Odette



Bucks County Estate

Notable Demographics

	2 Mi	5 Mi
Avg HH Income:	\$183,043	\$175,671

Peddler's Village



- ▶ Welcomes 2 Mil+ Visitors Annually
- ▶ 63 Specialty Shops
- ▶ 6 Restaurants
- ▶ 114,000 Square Feet Village Style Retail Space

VILLAGE CROSSING



SITE PLAN

202



Peddler's Village

Push Button Crosswalk

Lower York Road

Available Retail
3,520 SF

Available Retail
1,200 - 12,900 SF

18 New Single Family Homes

ROAD 'B'

ROAD 'B'

ALLEY

UNDERGROUND
STORMWATER
BED

Artist Rendering

SITE PLAN

MACRO

*Peddler's
Village*

Street Road

202



Lower York Road



Buckingham
FRIENDS SCHOOL

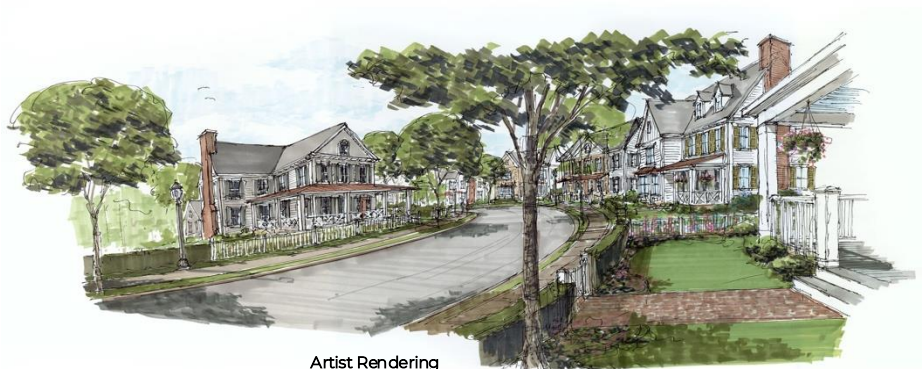
Artist Rendering



18 New Neighborhood Homes
Artist Rendering

ON-SITE RESIDENTIAL

- ▶ 40 Total New Units
- ▶ 18 New Single Family Homes
- ▶ 18 New Luxury Residential Condominiums
- ▶ 4 Newly Redeveloped Condominiums



Artist Rendering



Building 1 of 2 with total 18 Luxury Condominiums
Above Ground Floor Retail

Artist Rendering 8

PLAN

*Peddler's
Village*

STREET RD.

LOWER YORK RD.

202

UNIVEST
BANKING | INSURANCE | INVESTMENTS

CANDLE LIGHT LANE

18 New Construction Homes

- A Available 1,899 SF + Lower Level
- B Available 1,950 SF + Lower Level
- C Available 1,950 SF + Lower Level
- D Available 1,950 SF + Lower Level
- E Available 4,408 SF + Lower Level
- F Available 3,520 SF + Lower Level

VILLAGE CROSSING

AUSTIN WOLFINGTON

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