

**OFFERING MEMORANDUM
TURN-KEY AUTO DEALERSHIP
FOR SALE**

2240 E Old Lincoln Hwy, Langhorne, PA 19047

Presented By:
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Executive Summary

Property Information

| | |
|---------------|--------------------------------------|
| LISTING PRICE | \$3,000,000 → \$2,695,000 |
| LOCATION | Langhorne, Bucks County |
| MUNICIPALITY | Middletown Township |
| ZONING | GB (General Business District) |
| LOT SIZE | 1.81 Acres |
| BUILDING SIZE | ±4,000 SF |
| PARKING | 250+ Spaces |
| DRIVE-IN BAYS | 3 |
| UTILITIES | Public |
| APN | 22-040-040, 22-040-029-001 |
| COUNTY TAX | \$3,283 |
| MUNICIPAL TAX | \$2,275 |
| SCHOOL TAX | \$21,728 |



Investment Highlights

- Rare turn-key auto dealership and service center for sale
- Highly visible corner lot with signage exposure on the coveted Automotive Row with 22,000 ADT
- State of the art independent dealership with recently renovated building envelope, mechanicals and finishes
- Distance to I-95/I-295: 1.7 Miles
- Distance to PA Turnpike (276): 8.3 Miles
- Distance to NJ Turnpike: 17.3 Miles

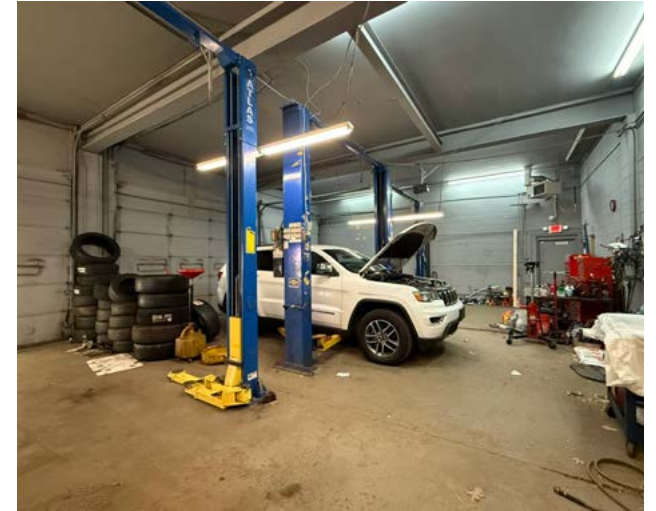
NEIGHBORING TENANTS



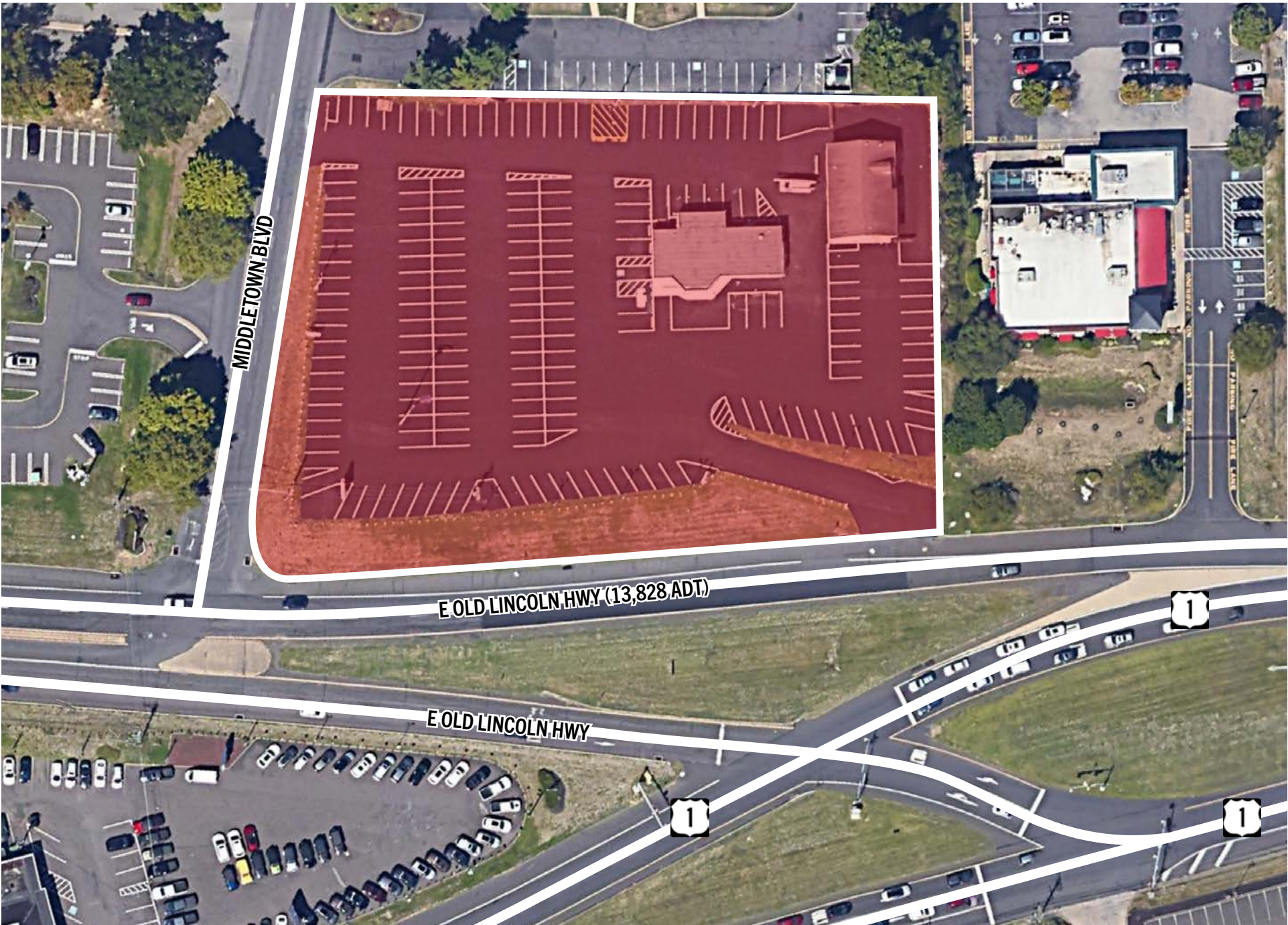
Property Photos



Property Photos



Aerial Overview

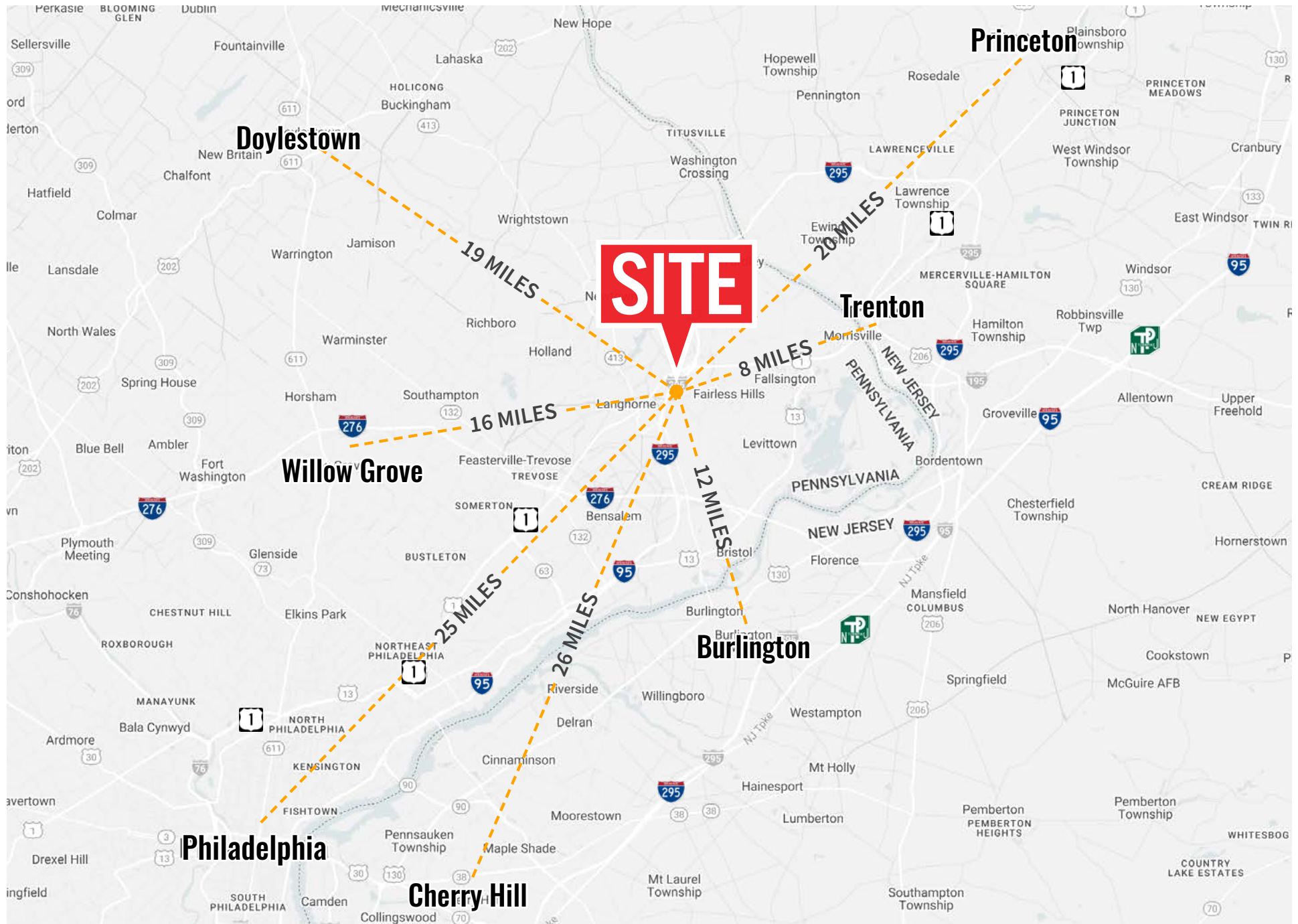


Site Aerial





Location Aerial



Zoning Overview

Zoning: GB - General Business District

§ 500-1702. Use Regulations

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

A. Retail uses and services, including the following:

- (1) Retail store, subject to the regulations set forth in Article XXIII, § 500-2316, of this chapter.
- (2) Consumer service and personal service shops.
- (3) Bank or similar financial institution
- (4) Restaurant
- (5) Indoor theater, radio and television studios.
- (6) Hotel or motel which furnishes sleeping accommodations for tourists or short-term transient guests only. Such uses shall not include rental units equipped with cooking or housekeeping facilities.

B. Professional, business or government offices.

C. Religious & educational uses, including churches, public schools and schools for adult education.

D. Community buildings, such as a municipal building, post office or library

E. Clinics of hospitals which are accessory and incidental to a medical office or group of medical offices in one building.

F. General service or repair shop.

G. Utility and public services, including electric substation, telephone central office, and rail or bus passenger station.

H. Laboratory uses (research, experimental and testing) which are not noxious or hazardous.

I. Wholesale business, wholesale storage, warehousing, motor freight terminal and express office

J. Light manufacturing activities which are not noxious or hazardous, as follows:

- (1) Manufacture of clothing, hosiery and other textiles; fur or leather goods (not including tanning or dyeing); jewelry, clocks and watches; musical, professional and scientific instruments; optical goods and umbrellas.
- (2) Manufacture or assembly of products from the following previously prepared materials; bone, canvas, ceramics, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, shells and rubber (excluding all rubber and synthetic processing).

- (3) Manufacture or assembly of light metal products, excluding foundries, drop forge plants, smelting, refining, alloying or other basic metallurgical processes.

- (4) Manufacture, bottling and distribution of nonalcoholic beverages.

- (5) Printing and publishing establishments.

K. Combining and processing of food products as an accessory or incidental use to the main use, such as a retail store, excluding all processing of meat or fish products

L. Heliport, subject to approval and authorization by the Federal Aviation Administration and the Pennsylvania Department of Transportation, Bureau of Aviation, and compliance with all applicable federal and state requirements.

M. Apartment for one family in combination with a business use when operated by the owner or caretaker.

N. Accessory use on the same lot with and customarily incidental to any permitted use in this district.

O. Signs when erected and maintained in accordance with the provisions of Article XXVIII

P. Any use of the same general character as any of the above permitted uses when authorized as a special exception by the Zoning Hearing Board.

Q. Forestry/timber harvesting, pursuant to the regulations set forth in § 500-402M of this chapter.

R. Multifamily dwellings. A grouping of three or more dwelling units in a building or a grouping of buildings each consisting of three or more dwelling units on a site with shared amenities, subject to the additional design requirements in § 500-1705.

S. Recreational entertainment facility (An indoor and/or outdoor commercial facility for the purposes of entertainment by recreation or organized sport-related events or activities in which members of the public themselves participate.)

T. Fitness, spa and/or health club/center.

U. Museum/gallery.

V. Parking, including structured parking.

Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

| 2240 E Old Lincoln Hwy, Langhorne, PA | | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------------------|---|---------------|---------------|---------------|
| Population | 2024 Estimated Population | 6,800 | 85,699 | 211,654 |
| | 2029 Projected Population | 7,060 | 84,652 | 208,100 |
| | 2020 Census Population | 6,249 | 85,811 | 211,325 |
| | 2010 Census Population | 5,692 | 83,514 | 206,716 |
| | Projected Annual Growth 2024 to 2029 | 0.8% | -0.2% | -0.3% |
| | Historical Annual Growth 2010 to 2024 | 1.3% | 0.2% | 0.2% |
| | 2024 Median Age | 44.0 | 43.0 | 42.5 |
| Households | 2024 Estimated Households | 2,950 | 33,118 | 81,672 |
| | 2029 Projected Households | 3,145 | 33,525 | 82,201 |
| | 2020 Census Households | 2,445 | 32,397 | 79,918 |
| | 2010 Census Households | 2,161 | 31,021 | 77,396 |
| | Projected Annual Growth 2023 to 2029 | 1.3% | 0.2% | 0.1% |
| | Historical Annual Growth 2010 to 2024 | 2.4% | 0.5% | 0.4% |
| Race & Ethnicity | 2024 Estimated White | 80.4% | 82.1% | 80.5% |
| | 2024 Estimated Black or African American | 6.2% | 5.7% | 6.7% |
| | 2024 Estimated Asian or Pacific Islander | 7.3% | 5.9% | 6.3% |
| | 2024 Estimated American Indian or Native Alaskan | 0.1% | - | 0.1% |
| | 2024 Estimated Other Races | 5.9% | 6.2% | 6.4% |
| | 2024 Estimated Hispanic | 6.2% | 6.2% | 6.5% |
| Income | 2024 Estimated Average Household Income | \$121,787 | \$139,343 | \$147,805 |
| | 2024 Estimated Median Household Income | \$97,019 | \$110,375 | \$115,810 |
| | 2024 Estimated Per Capita Income | \$52,856 | \$54,043 | \$57,156 |
| Education (Age 25+) | 2024 Estimated Elementary (Grade Level 0 to 8) | 2.0% | 2.0% | 2.0% |
| | 2024 Estimated Some High School (Grade Level 9 to 11) | 3.7% | 3.0% | 3.5% |
| | 2024 Estimated High School Graduate | 37.3% | 32.2% | 29.7% |
| | 2024 Estimated Some College | 18.4% | 15.9% | 15.3% |
| | 2024 Estimated Associates Degree Only | 7.2% | 8.3% | 8.7% |
| | 2024 Estimated Bachelors Degree Only | 15.6% | 22.8% | 24.1% |
| | 2024 Estimated Graduate Degree | 15.9% | 15.8% | 16.7% |
| Business | 2024 Estimated Total Businesses | 1,010 | 3,690 | 8,636 |
| | 2024 Estimated Total Employees | 10,397 | 36,195 | 86,826 |
| | 2024 Estimated Employee Population per Business | 10.3 | 9.8 | 10.1 |
| | 2024 Estimated Residential Population per Business | 6.7 | 23.2 | 24.5 |

Confidentiality & Disclaimer

2240 E Old Lincoln Hwy, Langhorne, PA 19047

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

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The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE is licensed in PA, NJ, & DE.

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