

**OFFERING MEMORANDUM**

# Goodnoe's Corner

## 2,900 SF± Sublease

**250-254 N. SYCAMORE ST**

Newtown , PA 18940

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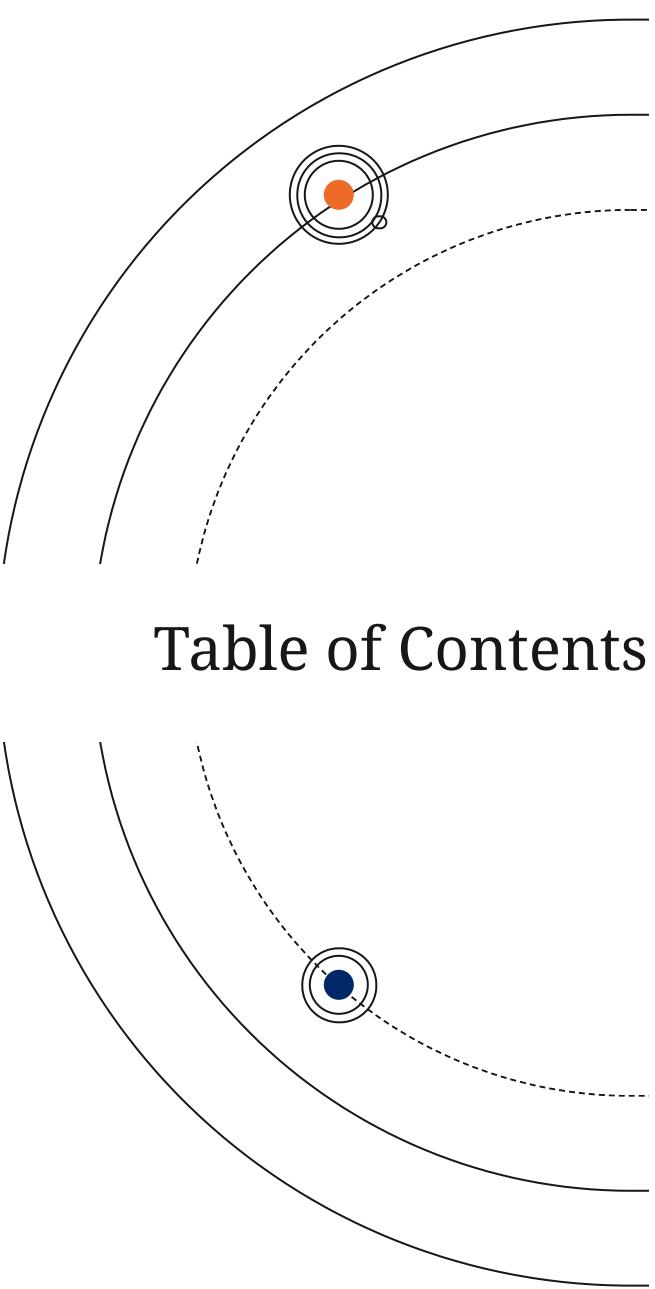
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

## The Property



N Sycamore St

**SVN**  
AHIA COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Subject to Offer
<b>AVAILABLE SF:</b>	2,900 SF±
<b>YEAR BUILT:</b>	2008
<b>ZONING:</b>	PC - Planned Commercial District
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>TRAFFIC COUNT:</b>	21,116 VPD
<b>CROSS STREET:</b>	Durham Rd

## PROPERTY OVERVIEW

SVN is pleased to present a rare opportunity to sublease 2,900 SF of luxurious, beautifully improved retail space currently operated as a recovery and wellness center. This free-standing building offers two floors of turnkey space featuring impressive double-story exposed ceilings, high-end finishes, and beautiful balconies on both levels. The property enjoys a dominant presence along Sycamore Street with direct street access, prominent building signage, and ample parking. Its striking architectural design and prime location create an ideal setting for a variety of upscale retail, wellness, or medical uses.

## LOCATION OVERVIEW

Goodnoe's Corner Shopping Center is situated in the heart of Newtown Township, PA, one of Bucks County's most desirable destinations. Exceptional visibility and accessibility along N. Sycamore Street and Durham Road, with a combined traffic count exceeding 25,000 VPD. The center is in immediate proximity to the Village at Newtown, a premier lifestyle destination featuring a strong lineup of national retailers and restaurants including ULTA Beauty, The Capital Grille, Lululemon, and Bath & Body Works. Surrounded by an affluent and educated residential population, the area boasts an average household income exceeding \$183,000 and 62% college-educated residents within a three-mile radius.

## PROPERTY DETAILS

LEASE RATE	SUBJECT TO OFFER
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### LOCATION INFORMATION

BUILDING NAME	Goodnoe's Corner
STREET ADDRESS	250-254 N. Sycamore St
CITY, STATE, ZIP	Newtown , PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Durham Rd
TOWNSHIP	Newtown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	PA-332 (0.8 Mi.)
NEAREST AIRPORT	Philadelphia Int' (PHL) - 40.2 Mi.

### PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Office / Medical
ZONING	PC - Planned Commercial District
LOT SIZE	3.96 AC±
APN #	29-003-024-002
TRAFFIC COUNT	21,116 VPD
TRAFFIC COUNT STREET	N. Sycamore St & Durham Rd

### BUILDING INFORMATION

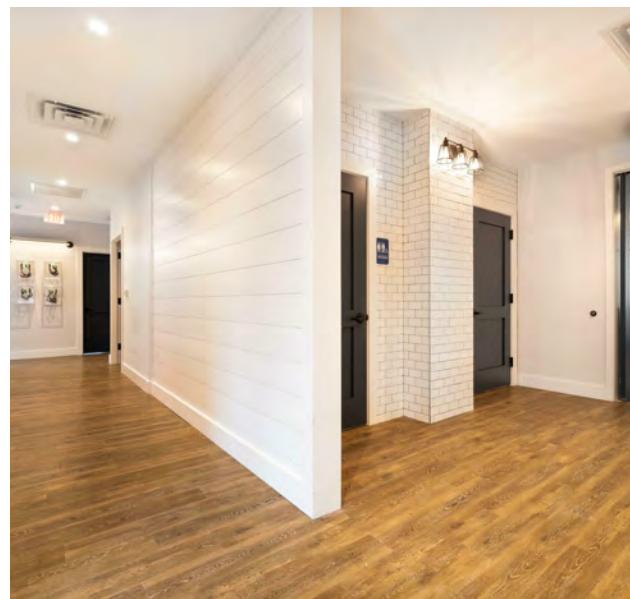
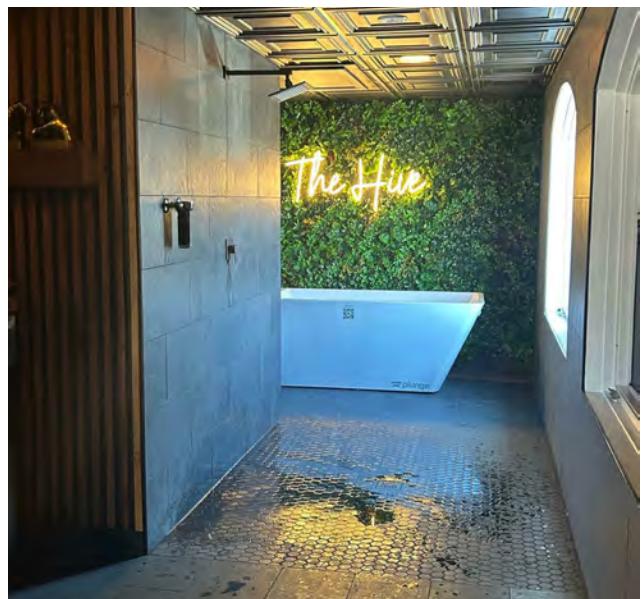
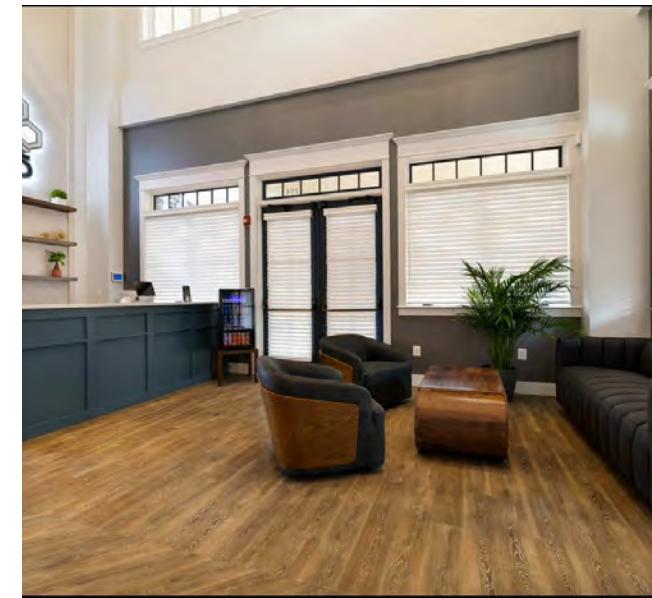
BUILDING SIZE	2,900 SF±
NUMBER OF FLOORS	2
YEAR BUILT	2008
YEAR LAST RENOVATED	2020
CONSTRUCTION STATUS	Existing

## PROPERTY HIGHLIGHTS

- Located within Goodnoe's Corner Shopping Center
- 2,900 SF± retail space available for sublease
- Luxurious build-out currently used as a wellness center
- High ceilings, modern finishes, and balconies on both levels
- Prominent signage and excellent visibility (20,000+ VPD)
- Direct street access with ample parking
- Immediate proximity to Villages at Newtown
- Surrounded by affluent demographics (\$183K+ avg. HH income)
- Convenient to area's connecting routes
- Easy access to PA-332, Durham Rd, and I-95

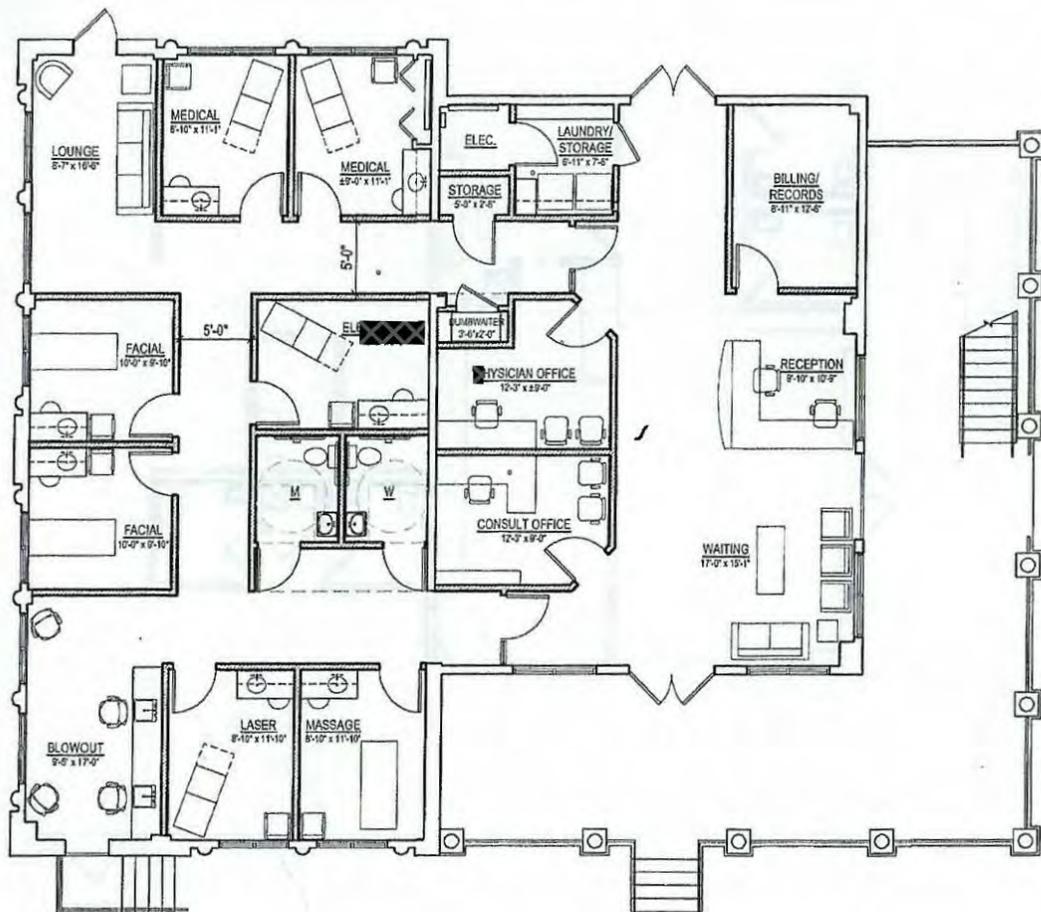


## ADDITIONAL PHOTOS

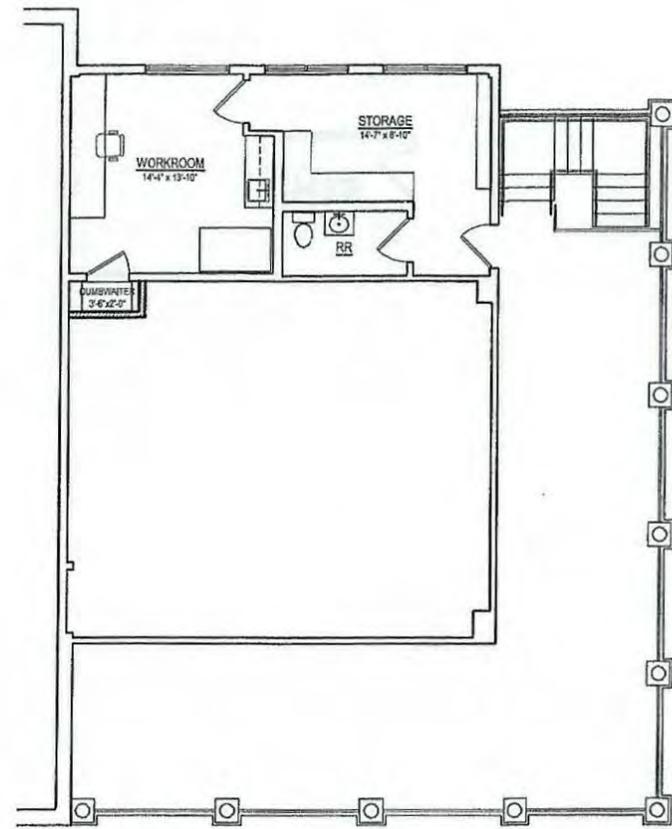




## FLOOR PLANS

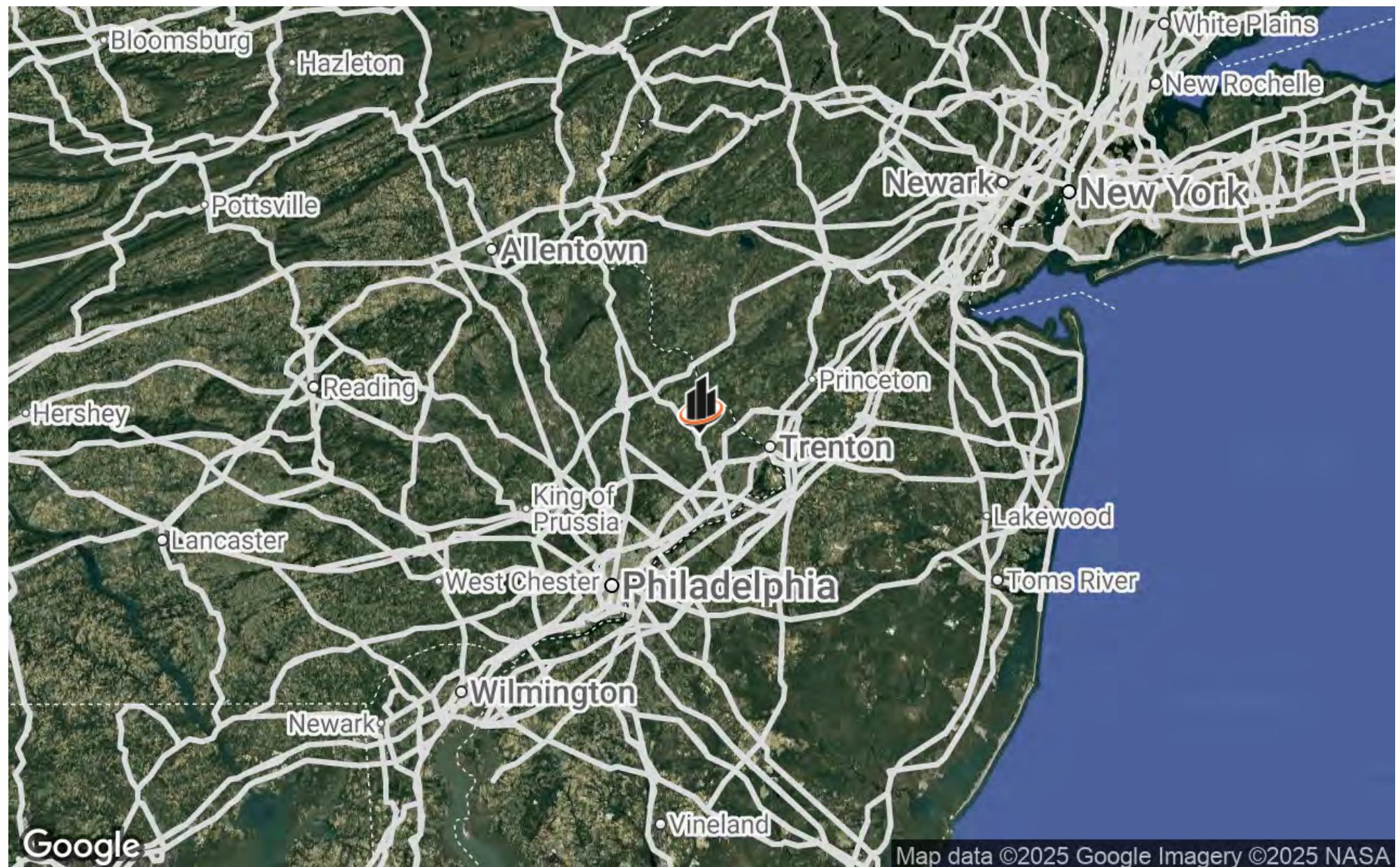


N 1 FIRST FLOOR PLAN  
SKL,0 SCALE: 1/8"=1'-0"



N 2 SECOND FLOOR PLAN  
SKL,0 SCALE: 1/8"=1'-0"

## REGIONAL MAP

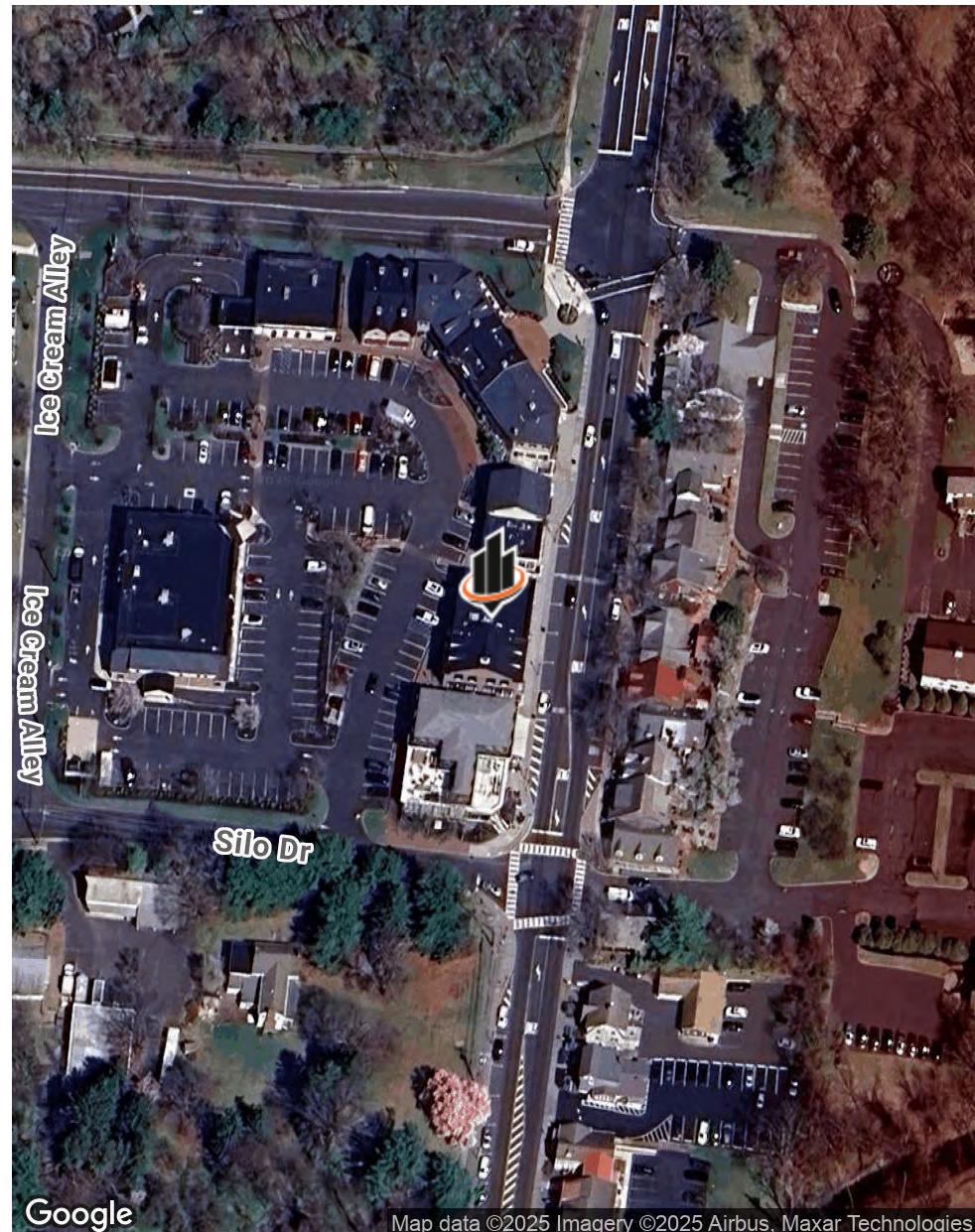




## SECTION 2

### The Location

## LOCATION MAP



## RETAILER MAP



## NEWTOWN, PA OVERVIEW



Nestled in the heart of Bucks County, Newtown, Pennsylvania is one of the region's most desirable and business-friendly communities. Steeped in history yet thriving with modern amenities, Newtown blends small-town charm with strong economic fundamentals. The borough sits just off the Newtown Bypass (Route 332), offering quick access to major thoroughfares including I-95, Route 1, and the PA Turnpike, connecting tenants easily to Philadelphia, Trenton, and Princeton markets.

Home to a population of over 20,000 residents within a 3-mile radius, Newtown boasts an affluent consumer base with a median household income exceeding \$135,000—one of the highest in Bucks County. The area attracts professionals, families, and business owners who value convenience, quality, and walkable amenities. Its vibrant downtown core features boutique retail, fine dining, wellness studios, and professional offices that draw steady daily traffic from residents and visitors alike.

The town's historic character and dynamic business environment make it a sought-after location for retailers, medical practices, and professional services. With strong local support for independent businesses, consistent foot traffic, and a balanced mix of national and regional tenants, Newtown offers the ideal setting for companies seeking visibility, stability, and growth potential in an established Bucks County market. Whether your business thrives on walk-in customers or professional clientele, leasing in Newtown positions you in one of southeastern Pennsylvania's most prosperous and enduring commercial destinations.

## BUCKS COUNTY OVERVIEW



Bucks County, Pennsylvania, is one of the region's most sought-after locations for commercial real estate investment, combining economic strength, affluent demographics, and exceptional accessibility. Situated just 15 miles north of Philadelphia and less than 90 miles from New York City, the county benefits from its strategic position in the heart of the Northeast Corridor. Home to more than 628,000 residents and a workforce of over 325,000, Bucks County ranks as the third wealthiest county in Pennsylvania with a median household income significantly above the national average. This combination of population density, disposable income, and growth makes the market particularly attractive for office, retail, industrial, and mixed-use opportunities.



The county's thriving economy is supported by a robust transportation network, with direct access to I-95, the Pennsylvania Turnpike, regional rail, and proximity to Philadelphia International Airport. This multimodal infrastructure not only connects businesses to local consumers but also provides efficient links to national and global markets. Bucks County has emerged as a hub for biotechnology, advanced manufacturing, and professional services while also maintaining a vibrant tourism sector that draws millions of visitors annually. With its strong economic fundamentals, high quality of life, and proven resilience, Bucks County offers investors a rare blend of stability and long-term growth potential in one of the most desirable suburban markets in the Philadelphia MSA.



### SECTION 3

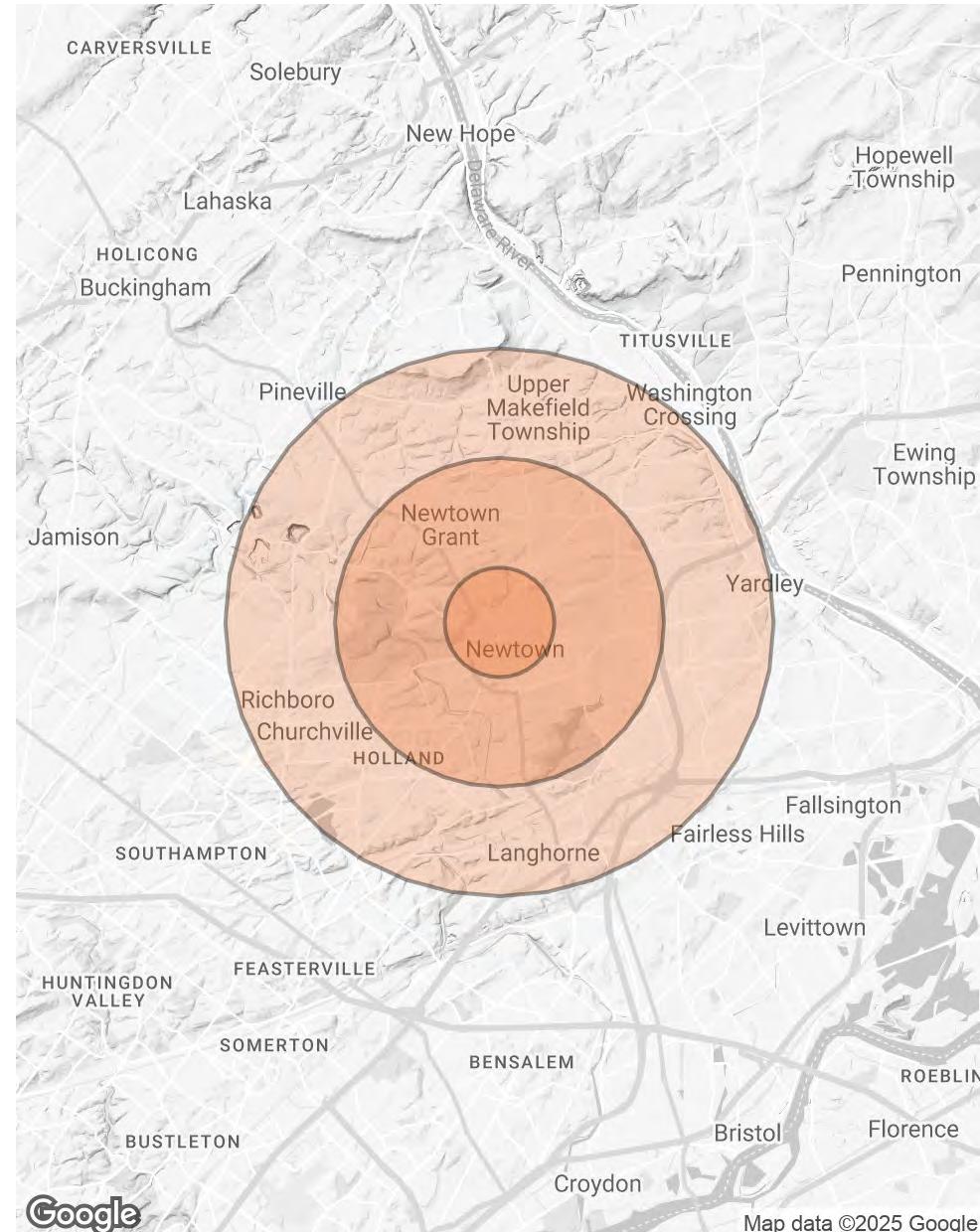
## The Demographics

N Sycamore St

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,673	41,343	100,438
<b>AVERAGE AGE</b>	45	45	45
<b>AVERAGE AGE (MALE)</b>	44	44	44
<b>AVERAGE AGE (FEMALE)</b>	46	47	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,666	16,148	37,696
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$193,680	\$183,654	\$188,453
<b>AVERAGE HOUSE VALUE</b>	\$728,335	\$629,074	\$626,392

Demographics data derived from AlphaMap





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