

FOR LEASE

3,000 SF± Flex Warehouse Space

921 WOODBINE AVE

Bensalem, PA 19020

○—————○
PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

MONIKA POLAKEVIC, CCIM

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



EXCLUSIVELY MARKETED BY:



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



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



Table of Contents

5	THE PROPERTY		
	Property Summary	6	
	Property Details	7	
	Property Highlights	8	
	Floor Plan	9	
	Interior Photos	10	
		12	THE LOCATION
			Regional Map 13
			Location Map 14
		15	THE ZONING
			LI - Light Industrial District 16
		27	THE DEMOGRAPHICS
			Demographics Map & Report 28

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

925

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (MG)
AVAILABLE SF:	3,000 SF±
LOT SIZE:	0.4 AC±
CEILING HEIGHT:	14 ft
ZONING:	L-I
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	13,091 VPD

PROPERTY OVERVIEW

A single-story, free-standing flex warehouse offering approximately 3,000 square feet of space, now available for immediate occupancy. This versatile property includes a 12-foot drive-in door, 14-foot ceilings, open warehouse space, and functional office areas, all maintained in excellent condition. Meticulously cared for, the property boasts a comprehensive list of recent improvements. It represents an outstanding opportunity for owner-users or investors, with its prime location providing immediate access to major area highways.

LOCATION OVERVIEW

Bensalem Township offers excellent accessibility, with key transportation routes such as I-95, the PA Turnpike, U.S. Route 1, Route 13, Woodhaven Road, Street Road, and Hulmeville Road, all passing through. Centrally located, it connects conveniently to the Philadelphia, New York, South and Central New Jersey. The property is ideally situated just 0.4 miles from the I-95 Street Road exit and 0.5 miles from Bristol Pike. The area boasts numerous amenities, including Parx Casino and Neshaminy Mall.

PROPERTY DETAILS

LEASE RATE	\$18.00 SF/YR (MG)
------------	---------------------------

AVAILABLE SF	3,000 SF±
--------------	------------------

LOCATION INFORMATION

STREET ADDRESS	921 Woodbine Ave
CITY, STATE, ZIP	Bensalem, PA 19020
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Route 13
TOWNSHIP	Bensalem
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 (0.4 Mi.)
NEAREST AIRPORT	Philadelphia Int'l (PHL - 25.3 Mi.)

PROPERTY INFORMATION

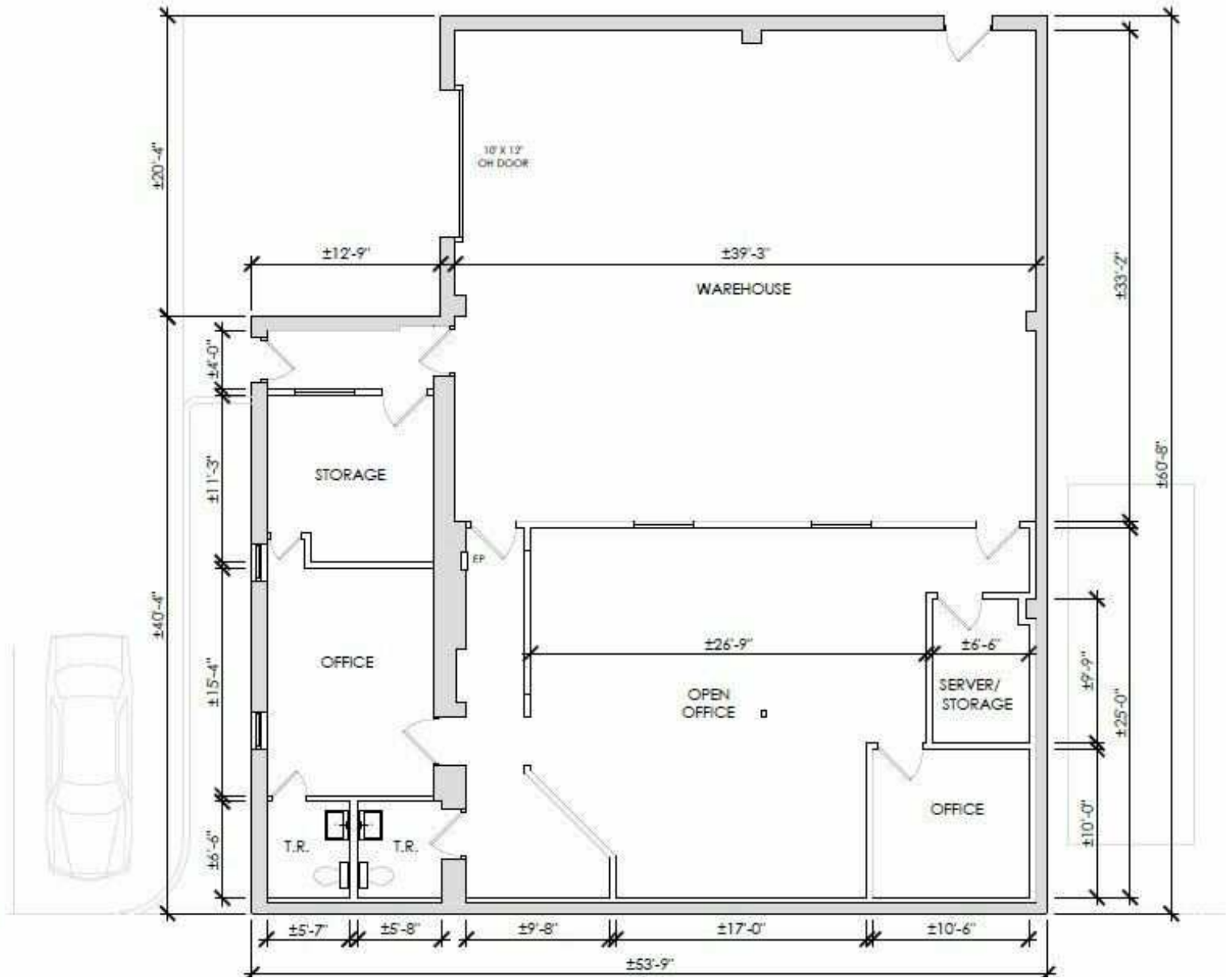
PROPERTY TYPE	Mixed-use
PROPERTY SUBTYPE	Flex/Warehouse
ZONING	L-I
LOT SIZE	0.4 AC±
APN #	02-062-512
LOT FRONTAGE	77 ft
LOT DEPTH	230 ft
TRAFFIC COUNT	13,091 VPD
TRAFFIC COUNT STREET	Bristol Pike

PROPERTY HIGHLIGHTS

- Flex warehouse space opportunity
- ±0.40 acre land area
- ±3,000 square feet of flex warehouse available
- One (1) drive-in door
- Excellent condition & well maintained
- Highly accessible
- Ideally positioned for business and consumer access
- Immediate access to Bristol Pike and Street Road
- Close commuting proximity to/from Philadelphia
- Amenities-rich area
- Commercial L1 zoning district allowing for abundant permitted uses



FLOOR PLAN



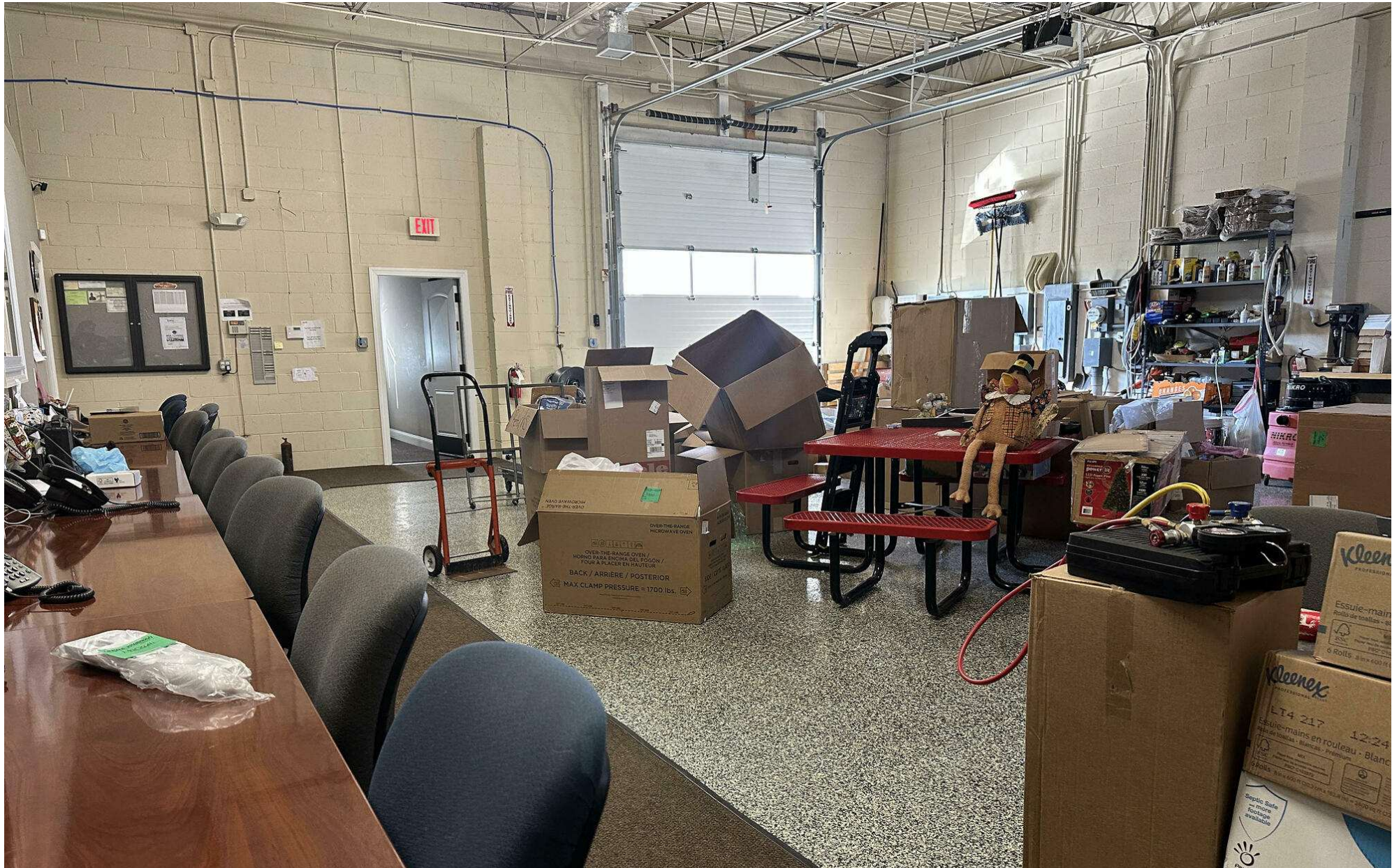
1

Ground Floor Plan

Scale: $1/8" = 1'-0"$

INTERIOR PHOTOS



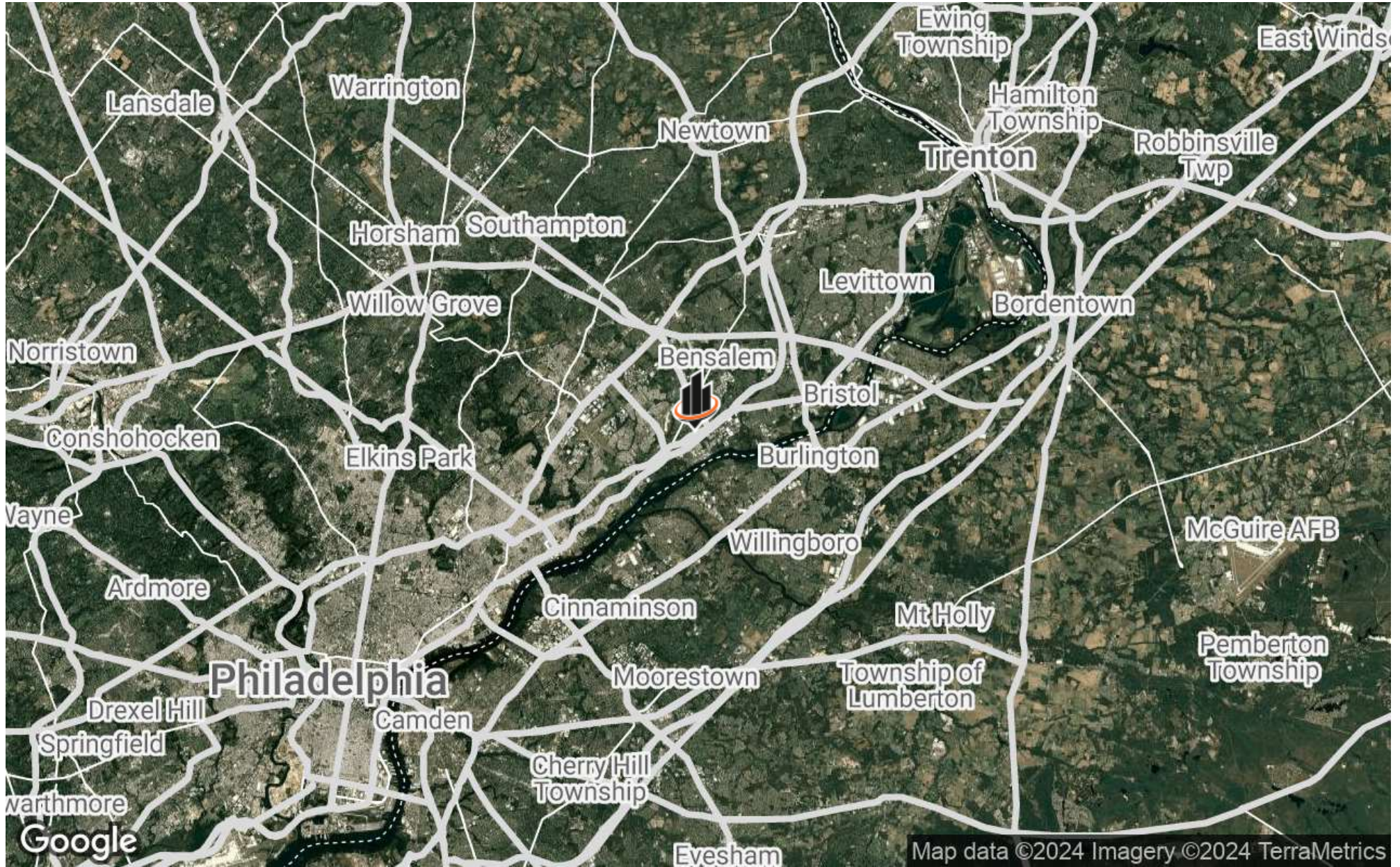




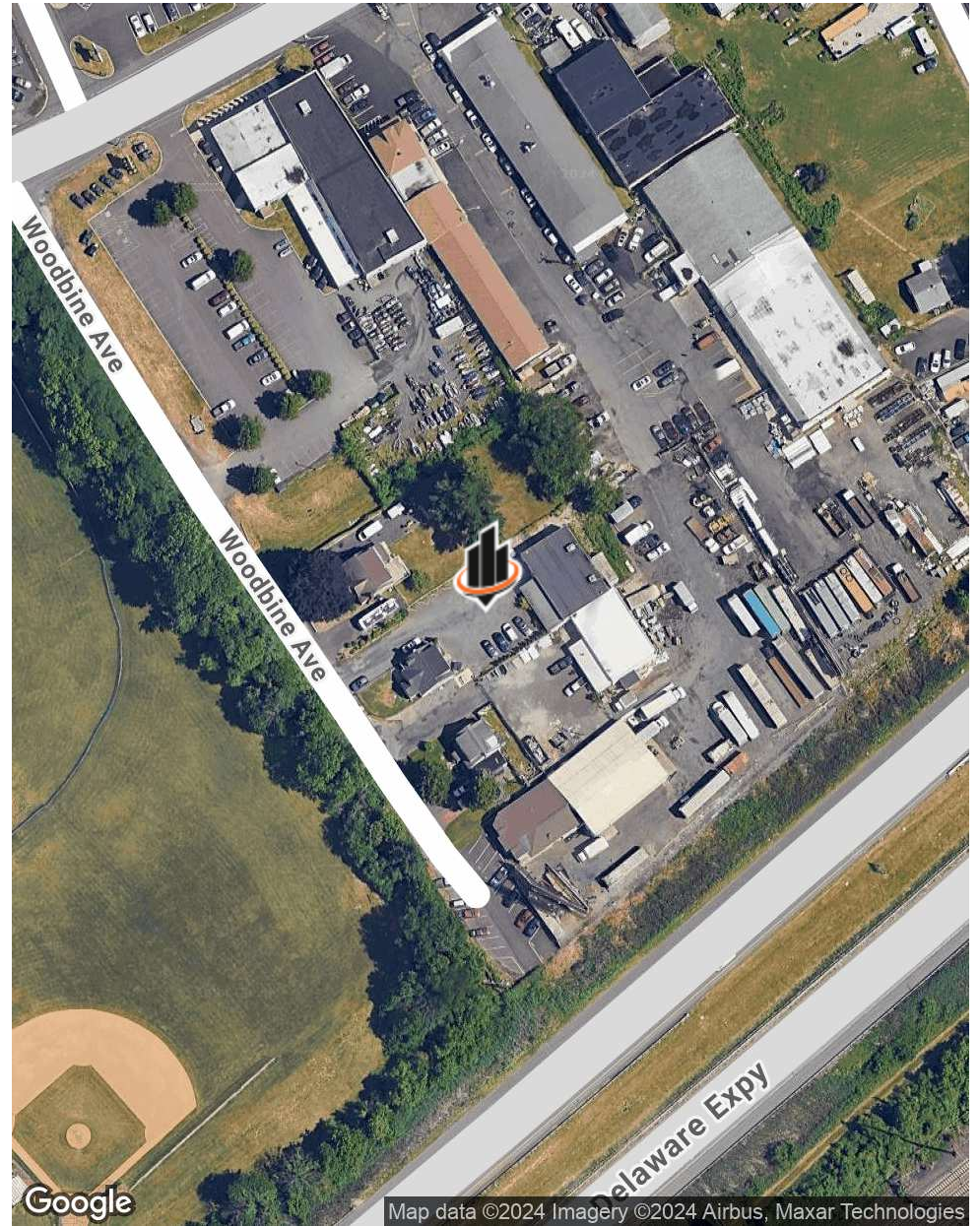
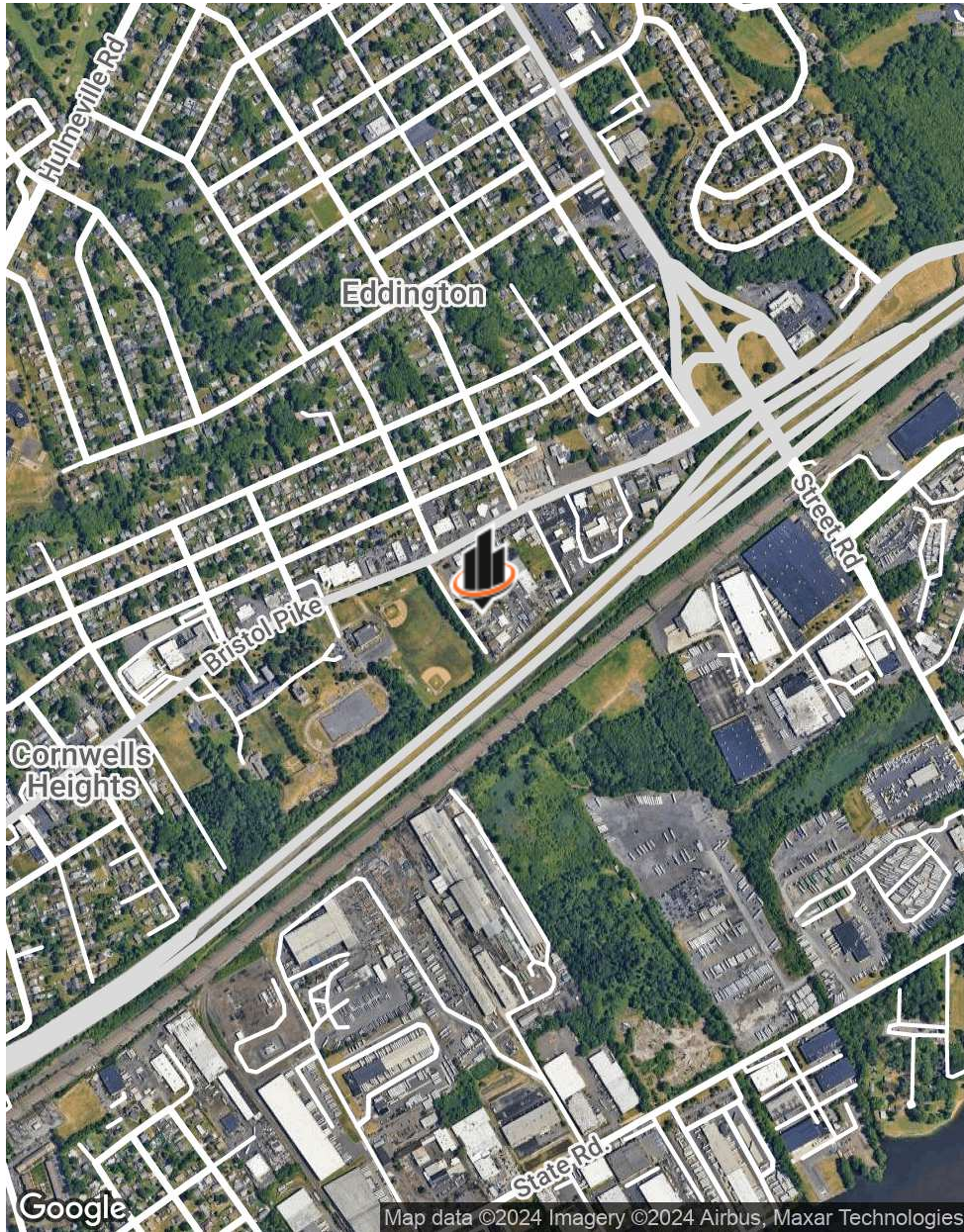
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The Zoning

ARTICLE XI. - INDUSTRIAL DISTRICT

DIVISION 1. - L-I LIGHT INDUSTRIAL DISTRICTS

Sec. 232-531. - Purpose.

L-I industrial districts are designed to provide for light, high-technology, or precision manufacturing uses and related activities that impose substantially less physical burdens on the community than traditional "smokestack" industrial uses. L-I districts are designed to provide a more complimentary interface between industrial and nonindustrial areas. In addition, L-I districts permit the integration of light industrial with commercial office uses, affording smaller enterprises the opportunity to consolidate their management and production facilities.

(Ord. No. 96-05, Art. XI(1100.0), 6-3-96)

Sec. 232-532. - Use regulations.

A building may be erected or used and a lot may be used or occupied in an L-I district, for any of the following purposes and no other:

- (1) Any use permitted in a H-C1 highway commercial district under article VIII, subsections 232-408(3), (5), (6), (7) and (8) only, except that the retail dispensing of gasoline shall be prohibited;
- (2) Uses permitted in a PCD district under article X, subsection 232-463(b)(1);
- (3) Light manufacturing, which shall be defined to include uses limited to the assembly and production of fully-processed materials and subassemblies, including the following previously processed and manufactured materials: pre-formed metal castings or forgings, pre-molded plastics, bone, canvas, ceramics, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, organic shells, rubber and wood;
- (4) Precision manufacturing, which shall be defined to include, and shall be limited to activities of a similar character as, the manufacturer of jewelry, clocks, watches, professional, scientific, electronic and optical instruments, and other products not requiring the large-scale processing of raw or semi-processed materials;
- (5) Laboratory for research and testing, not involving danger from fire or explosion;
- (6)

Scientific research facilities, including laboratories, for research, testing and experimental uses or similar establishment for research or product development, not involving danger from fire or explosion;

- (7) Dairy product processing, such as creamery, butter or cheese making, or a milk bottling establishment;
- (8) Soft drink or other premixed non-alcoholic beverage bottling facilities not requiring the processing of raw or semi-processed materials;
- (9) Monument production facilities not requiring metal casting or forging;
- (10) Wholesale business facilities;
- (11) Laundry, dry cleaning and/or clothes pressing plant, dyeing facilities, but not including the dyeing of fur or leather;
- (12) Warehousing and storage, in enclosed buildings, for retail, manufacturing, wholesale or distribution businesses or establishments, including showrooms and offices in connection with same;
- (13) Accessory uses on the same lot with and customarily incidental to any of the permitted uses of this section, including signs when erected and maintained in accordance with the provisions of article XIV of this chapter;
- (14) The following uses when authorized as a special exception by the Zoning Hearing Board and when located not less than 450 feet from a rural or residence district boundary line:
 - a. Manufacturer of beverages;
 - b. Manufacture of electrical appliances and supplies (including small equipment), silverware, tobacco products, toys;
 - c. Light metal processing as follows: Finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment, extrusion of small products, metal product fabrication and assembly, manufacture of light machinery, or other similar metal processes, none of which shall require the processing of semi-processed or raw materials or the utilization of blast furnaces, smelting, alloying, or other basic processes of metal processing;
 - d. Bulk processing of wood and lumber, not including pulp and fiber reduction and processing;
 - e.

Any use of the same general character as any of the above permitted uses of this section.

(Ord. No. 96-05, Art. XI(1100.1), 6-3-96; Ord. No. 2021-04, § 33, 8-23-21)

Sec. 232-533. - Area regulations.

Every structure erected or used in whole or in part in a L-I district shall comply with the following area and height regulations:

- (1) *Lot area and width.* A lot area sufficient in size to assure adequate facilities for disposal of industrial wastes shall be provided, but in no case shall a lot area less than 15,000 square feet with a minimum lot width at the building setback line of 75 feet be permitted.
- (2) *Building area.* Maximum building area shall not exceed 35 percent of the net lot area. Impervious surface coverage which shall be defined to include the building area, shall not exceed 55 percent of the net lot area. No less than 45 percent of the net lot area shall remain in a natural state, including grass, trees and shrubs. Net lot area shall be defined as in subsection 232-6(a).
- (3) *Yards.* Yards shall be provided as follows:
 - a. *Front yard.* One front yard shall be provided, not less than 75 feet in depth.
 - b. *Side yards.*
 1. Where a structure is used exclusively for manufacturing or for a nonmanufacturing use in whole or in part, two yards shall be provided, neither less than 20 feet in width, in order to properly provide for public safety.
 2. Where a structure is erected on a corner lot, the yard abutting a street shall be not less than 75 feet in width.
 3. Nothing in this section shall be construed to prohibit the erection of attached structure constructed as a unit.
 - c. *Rear yards.* One rear yard shall be provided, not less than thirty (30) feet in depth.
- (4) *Height regulations.* No building shall exceed 40 feet in height exclusive of necessary mechanical equipment, stacks, chimneys, power supply towers, water and cooling towers or other similar structures which are incidental to the principle use on the property.

(Ord. No. 96-05, Art. XI(1100.2), 6-3-96)

Sec. 232-534. - Planting regulations.

The bufferyard and planting strip requirements for this district are included in a general planting overlay found in this chapter at article XIII, section 232-592.

(Ord. No. 96-05, Art. XI(1100.3), 6-3-96)

Sec. 232-535. - Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art. XI(1100.4), 6-3-96)

Secs. 232-536—232-540. - Reserved.

DIVISION 2. - G-I GENERAL INDUSTRIAL DISTRICTS

Sec. 232-541. - Purpose.

G-I industrial districts are designed to provide for heavier industrial and related uses, and other permissible uses not provided for in other districts, that may impose significant physical burdens on the surrounding community. G-I districts are designed to permit such activities while alleviating their undesirable effects on surrounding areas.

(Ord. No. 96-05, Art. XI(1101.0), 6-3-96)

Sec. 232-542. - Use regulations.

A building may be erected or used and a lot may be used or occupied in a G-I district, for any of the following purposes, and any uses substantially similar, and no other, except that no use shall be permitted which is or creates a noxious, offensive or hazardous condition:

- (1) Any use permitted in an L-I district;
- (2) The processing and packing of food products, except for slaughtering;
- (3) The compounding and manufacturing of perfumes and cosmetics;

- (4) Ink manufacture;
- (5) Manufacture of:
 - a. Bulk paper products;
 - b. Textiles, excluding bleaching;
- (6) Stone processing and production, such as abrasive, sand and lime products, excluding asbestos;
- (7) Chemical processes, limited to adhesives, bleaching products, blueing, calcimine, or essential oils, and not involving noxious odors or danger from fire or explosion;
- (8) Metal and metal products treatment and processing, such as enameling, lacquering and electro-plating;
- (9) Casting and foundry production, alloying, reduction, refining and smelting of precious and rare metals;
- (10) Packing and crating; distributing station for milk and other beverages; express, carting, or hauling station; motor vehicle trucking yard or terminal; heavy equipment storage and/or repair facilities;
- (11) The following uses, or any uses substantially similar, when authorized as a special exception by the Zoning Hearing Board:
 - a. Manufacture of jute, hemp, sisal and oakum products,
 - b. Manufacturer of machinery, machine and hand tools, electrical equipment, motors, and railroad equipment,
 - c. Rubber products, including tires and tubes,
 - d. Metal stamping.
 - e. Tobacco shop or smoke shop, subject to the conditions and criteria set forth in section 232-601 of the Bensalem Code of Ordinances.
- (12) The following uses, or any uses substantially similar, when approved as a conditional use by the Bensalem Township Council:
 - a. Abattoir and stock yard; piggery or the slaughtering or processing of livestock or poultry,
 - b. Chemical manufacture as follows: calcium carbide, cellulose, carbon and bone black, nitrating of cotton, rayon, or any other chemical process which, under modern manufacturing processes, ordinarily involve noxious odors or danger from fire or explosion,

- c. Manufacture of iron, steel or other non-precious, non-rare metals,
- d. Coke oven operation,
- e. Incineration or reduction of garbage offal and dead animals, except by municipal agencies or municipally owned lots, fat rendering,
- f. Junk, salvage, or scrap yard or automobile wrecking yard,
- g. Leather and fur tanning, curing, finishing, and dying,
- h. Magnesium foundry,
- i. Manufacture of asphalt, cement, caoutchouc and gutta percha, charcoal and lampblack, organic fertilizer, animal glue, size and gelatine, linoleum, oil cloth, starch, shoddy and waste synthetic liquid fuel from coal,
- j. Petroleum refining,
- k. Wood and bones distillation,
- l. Wood pulp and fiber reduction and processing,
- m. Power and steam generating plant,
- n. Any use not permitted in any other district, provided such use is not offensive, noxious, or hazardous as provided by article XIII, section 232-585.
- o. Fireworks.
 - 1. Facilities engaged in the sale of fireworks and related apparatus, when approved as a conditional use by the Township Council, subject, however, to all of the following conditions:
 - A. The facility shall be licensed by the department of agriculture in accordance with licensing requirements as set forth by the Commonwealth of Pennsylvania;
 - B. The facility shall be in a stand-alone building and shall be no larger than 12,000 square feet, from which no other uses shall be permitted;
 - C. Storage areas shall be separated by appropriately rated fire separation from wholesale or retail sales areas to which a purchaser may be admitted;
 - D. The facility shall be located no closer than 250 feet from any facility selling or dispensing gasoline, propane or other such flammable products;

- E. The facility shall be located no closer than 250 feet from any other facility licensed to sell consumer fireworks;
 - F. The facility shall have a monitored burglar and fire alarm system;
 - G. The hours of operation shall be no earlier than 9:00 a.m. and no later than 10:00 p.m. prevailing time;
 - H. The facility shall be served by public water and sewer;
 - I. Off-street parking shall be provided in accordance with section 232-586;
 - J. The proposed facility shall otherwise comply in all respects with the requirements and standards more fully set forth in the "Fireworks Law," the "Pennsylvania Construction Code Act" and the "Pennsylvania Uniform Construction Code Act" as enacted by the General Assembly of the Commonwealth of Pennsylvania; and
 - K. Such other conditions as the Township Council may impose.
2. Violations. Any person who shall violate any provision of the ordinance from which this subsection derives commits a summary offense and shall, upon conviction thereof, be sentenced to pay a fine or penalty not to exceed \$600.00 for each and every offense, along with the cost of prosecution thereof. Each and every day on which a violation of the ordinance from which this subsection derives continues shall be deemed a separate offense.

(13) Accessory use on the same lot with and customarily incidental to any of the above uses when permitted, provided that no such accessory use shall be offensive, noxious or hazardous, and signs erected and maintained in accordance with the provisions of article XIV of this chapter.

(Ord. No. 96-05, Art. XI(1101.1), 6-3-96; Ord. No. 2006-05, § I, 3-27-06; Ord. No. 2022-07, § I, 11-28-22)

Sec. 232-543. - Area regulations.

Every building erected or used in whole or in part in a G-I district shall comply with the following area and height regulations:

(1)

Lot area and width. A lot area sufficient in size to assure adequate facilities for disposal of industrial waste shall be provided, but in no case shall a lot area less than five acres with a minimum lot width of 250 feet at the building setback line be permitted.

- (2) *Building area.* Maximum building area shall not exceed 25 percent of the net lot area. Maximum impervious coverage, which shall include the maximum building area, shall not exceed 65 percent of the net lot area (a minimum of 35 percent of the net lot area shall remain in a natural green state, including grass, trees and shrubs).
- (3) *Yards.* Yards shall be provided as follows:
 - a. *Front yard.* One front yard shall be provided, not less than 150 feet in depth.
 - b. *Side yards.*
 1. Where a structure is used exclusively for manufacturing or for a non-manufacturing use in whole or in part, two yards shall be provided, neither less than 50 feet in width, in order to properly provide for public safety;
 2. Where a structure is erected on a corner lot, the yard abutting a street shall be not less than 150 feet in width;
 3. Nothing in this section shall be construed to prohibit the erection of attached structure constructed as a unit.
 - c. *Rear yards.* One rear yard shall be provided, not less than 30 feet in depth.
- (4) *Height regulations.* No structure shall exceed 85 feet in height exclusive of necessary mechanical equipment, stacks, chimneys, power supply towers, water and cooling towers or other similar structures which are incidental to the principle use on the property.

(Ord. No. 96-05, Art. XI(1101.2), 6-3-96)

Sec. 232-544. - Planting regulations.

The bufferyard and planting strip requirements for this district are included in a general planting overlay found in this chapter at article XIII, section 232-592.

(Ord. No. 96-05, Art. XI(1101.3), 6-3-96)

Sec. 232-545. - Fire lanes.

Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance No. 93-15.

(Ord. No. 96-05, Art XI(1101.4), 6-3-96)

Sec. 232-546. - Conditional use regulations.

Conditional use regulations in the G-1 District: The following conditional uses may be permitted or denied by the Bensalem Township Council, subject to the provisions of section 232-595 and any other applicable section of this Code, and subject to each specific conditional use requirement listed herein:

(1) Medical marijuana grower/processor:

- a. A medical marijuana grower/processor shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up to date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall become void immediately. A medical marijuana grower/processor may not operate on the same site as a facility used for dispensing medical marijuana.
- b. A medical marijuana grower/processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
- c. A medical marijuana grower/processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a residentially zoned property or a parcel containing a public, private or parochial school, day-care center, place of worship, public park, library or community center.
- d. A medical marijuana grower/processor shall not be operated or maintained on a parcel within 2,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility.
- e. It shall be the responsibility of the applicant to identify on the plan submitted other nearby land uses, as identified in (c) and (d) above, within a half mile radius of the proposed medical marijuana grower/processor. Failure to properly identify uses surrounding the application site shall result in immediate denial of the application.

- f. A medical marijuana grower/processor must operate entirely within an indoor, enclosed, and secure facility. No exterior sales or sidewalk displays shall be permitted. No drive-thru services shall be permitted. No outdoor seating areas shall be permitted. The use cannot be advertised on radio or television.
- g. Deliveries to, or shipments from a medical marijuana grower/processor shall be limited to the hours of operation not earlier than 7:00 a.m. and not later than 10:00 p.m.
- h. A medical marijuana grower/processor shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
- i. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where the medical marijuana grower/processor is located.
- j. No one under the age of eighteen shall be permitted in a medical marijuana grower/processor.
- k. No medical marijuana shall be dispensed, sold or otherwise transferred on the premises of a medical marijuana grower/processor. In addition, no medical marijuana grown or processed on the premises of a medical marijuana grower/processor shall be consumed on the premises unless properly prescribed by a physician to a patient and properly obtained through a dispensary consistent with the laws of the Commonwealth of Pennsylvania and otherwise consistent with the laws of the Commonwealth of Pennsylvania and any rules imposed by the medical marijuana grower/processor, the Pennsylvania Department of Health, or other authority, agency or body having jurisdiction. It is the specific intent of this section that medical marijuana shall not be transferred directly from a medical marijuana grower/processor facility to a consumer, user or medical marijuana patient for immediate consumption.
- l. A medical marijuana grower/processor shall submit a security plan to the Township, demonstrating how the plan will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized

in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

- m. Any building used for medical marijuana growing/processing shall be completely surrounded by an eight-foot high chain link fence, or any other type of open link fencing that allows the building to be seen from outside the fence. Such fencing shall be secured during all times that the facility is not open and operating.
- n. A medical marijuana grower/processor must be located in a building as defined in § 232-6 of this Code, and shall not be located in a trailer, cargo container, modular unit, mobile home, recreational vehicle or any other vehicle or structure capable of being moved.

(Ord. No. 2017-3, § I(C), 2-13-17)

Secs. 232-547—232-560. - Reserved.



SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

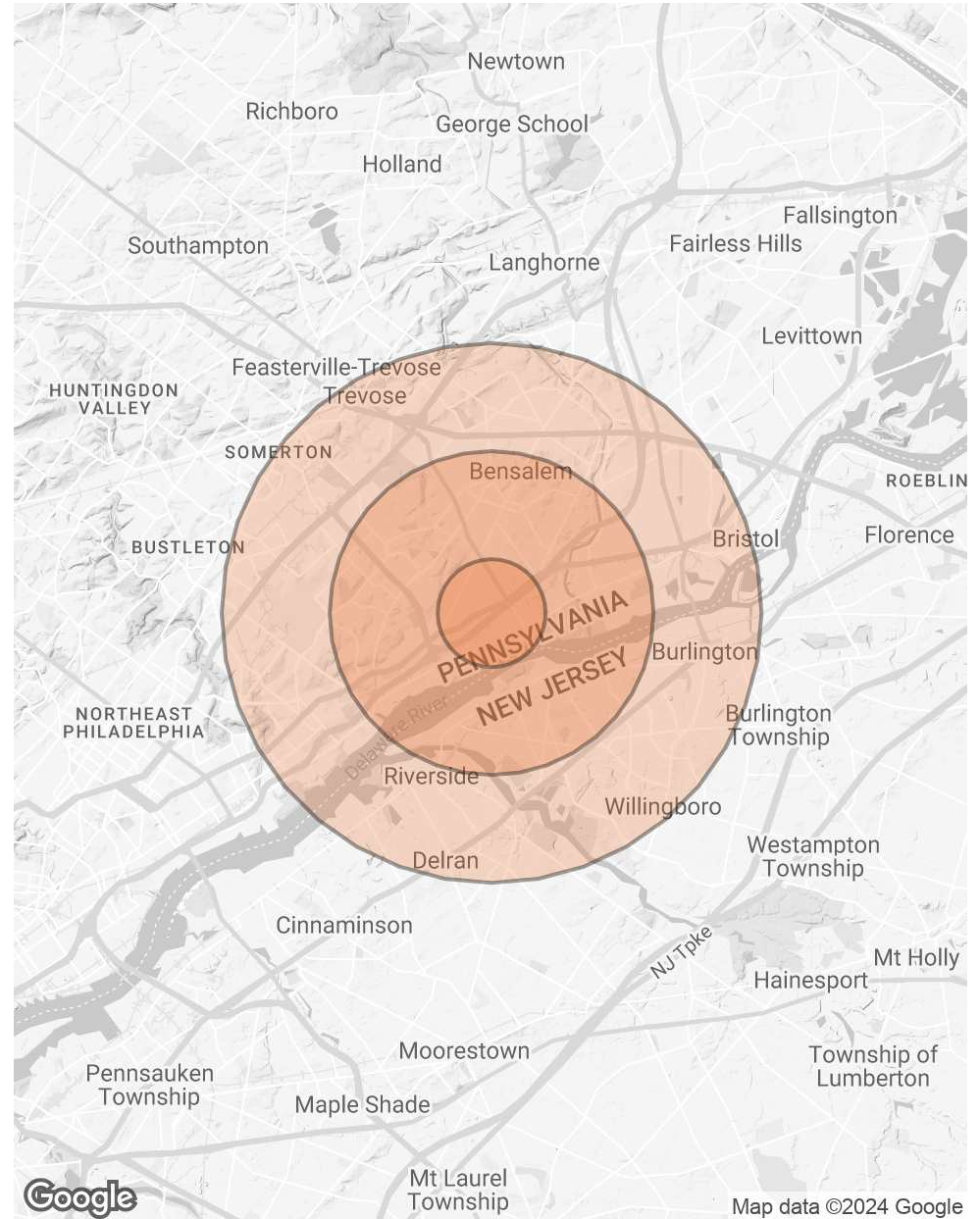
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,989	102,506	284,388
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,609	40,052	111,573
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$119,301	\$101,441	\$101,041
AVERAGE HOUSE VALUE	\$474,905	\$329,266	\$315,452

Demographics data derived from AlphaMap





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com