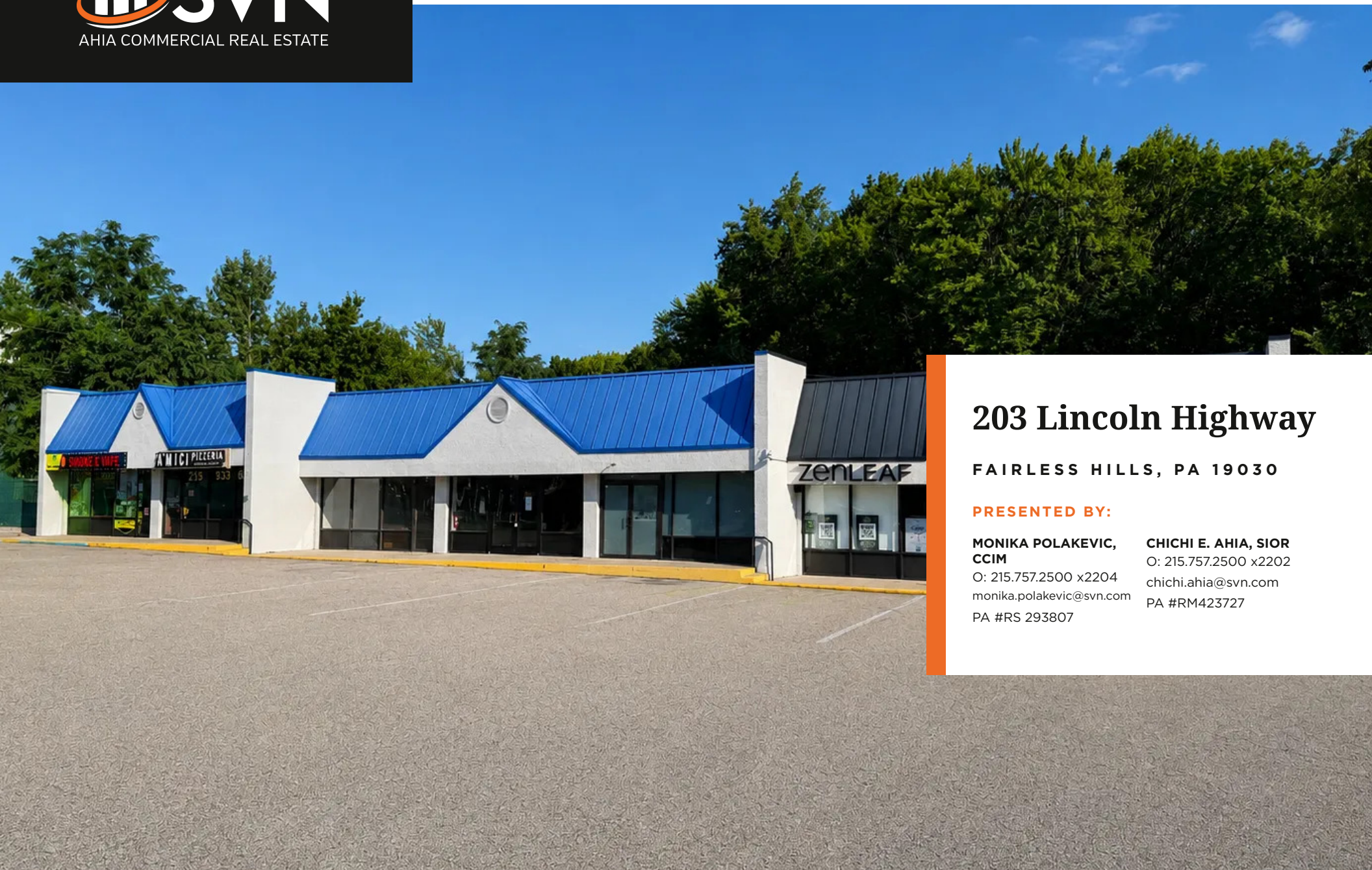




4,700± SF High-Visibility Retail Space



203 Lincoln Highway

FAIRLESS HILLS, PA 19030

PRESENTED BY:

MONIKA POLAKEVIC,
CCIM

O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the lease 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 Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal 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 Proposal 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 Proposal, 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.

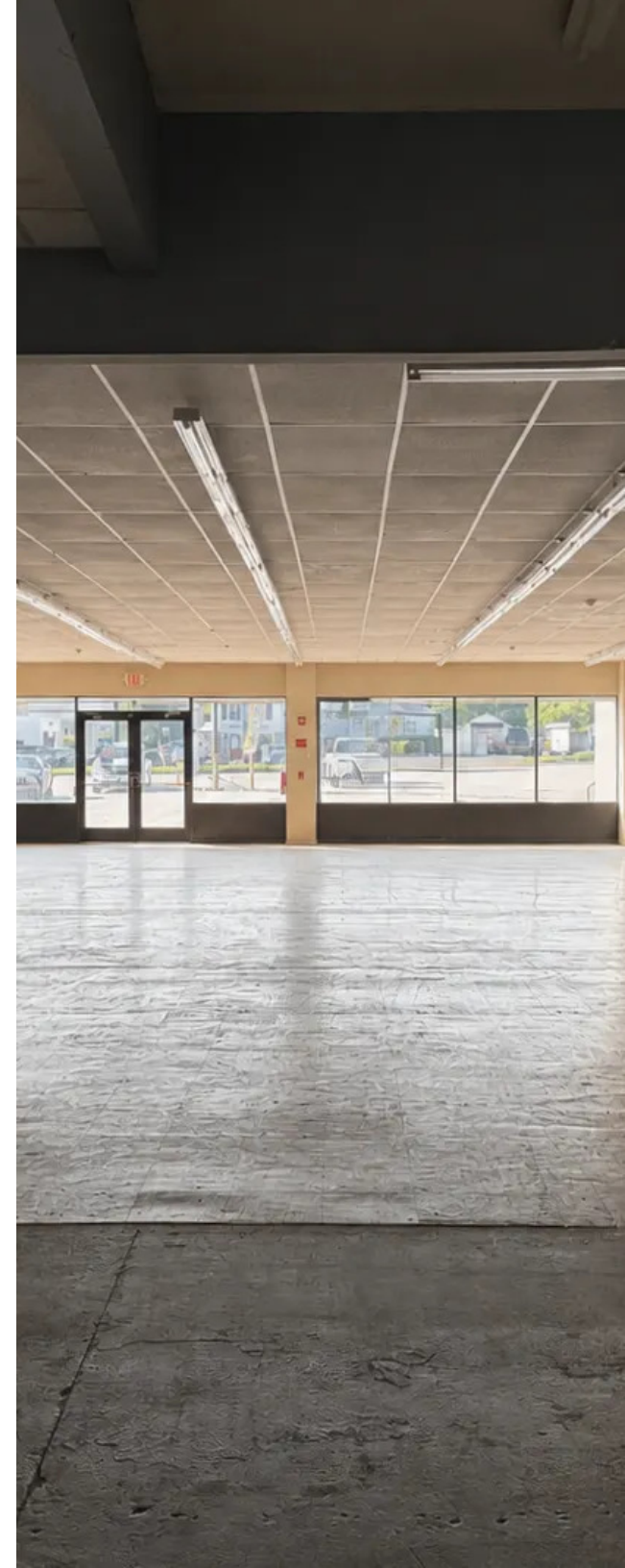
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this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

This Proposal 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 Proposal 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.

TABLE OF CONTENTS

Disclaimer	2
Exclusively Marketed By	4
THE PROPERTY	5
Property Summary	6
Property Highlights	7
Property Details	8
Additional Photos	9
Interior Photos	10
THE LOCATION	11
Location Description	12
Regional Map	13
Aerial Map	14
Retailer Map	15
THE DEMOGRAPHICS	16
Demographics Map & Report	17



EXCLUSIVELY MARKETING BY



Monika Polakevic, CCIM

O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807



Chichi E. Ahia, SIOR

O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

4 4,700± SF HIGH VISIBILITY RETAIL SPACE | 203 LINCOLN HIGHWAY, FAIRLESS HILLS, PA 19030





The Property

PROPERTY SUMMARY

4,700± SF PRIME RETAIL SPACE

203 LINCOLN HIGHWAY
FAIRLESS HILLS, PA 19030

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	10,836 SF±
AVAILABLE SF:	4,700 SF±
UNITS:	3,4 & 5
ZONING:	HC
PARKING SPACES:	52
TRAFFIC COUNT:	19,782 VPD



PROPERTY OVERVIEW

SVN is pleased to present a 4,700± SF high-visibility retail opportunity located along the heavily traveled Lincoln Highway in Fairless Hills, PA. The space serves as the anchor unit within a 10,836± SF neighborhood shopping center and benefits from prominent roadway exposure, excellent building and pylon signage, and ample on-site parking. The space features a mostly open floor plan, high ceilings, providing a flexible layout suitable for a variety of retail, showroom, service, or other commercial uses. Two existing drive-in doors at the rear of the space provide convenient loading and added functionality. The property is surrounded by dense residential neighborhoods and commercial trade areas with excellent visibility, accessibility, signage, and a strong presence along one of the area's primary commercial corridors.

PROPERTY HIGHLIGHTS

- 4,700± SF prime retail space
- Anchor space in 10,836± SF center
- High-visibility Lincoln Highway frontage
- Excellent building & pylon signage
- Open floor plan with high ceilings
- Two rear drive-in doors
- 52 on-site parking spaces
- Dense residential & commercial trade area



**PROMINENT PYLON
SIGNAGE**



**OPEN FLOOR
PLAN**



**HIGH TRAFFIC
LOCATION**

PROPERTY DETAILS

LEASE RATE

\$22.00 SF/YR (NNN)

LOCATION INFORMATION

STREET ADDRESS 203 Lincoln Highway

UNIT(S) 3,4,5

CITY, STATE, ZIP Fairless Hills, PA 19030

COUNTY Bucks

MARKET Philadelphia

SUB-MARKET Lower Bucks County

CROSS-STREETS Commerce Blvd.

TOWNSHIP Falls

ROAD TYPE Highway

MARKET TYPE Medium

NEAREST HIGHWAY U.S. 1 - 1.8 Mi.

NEAREST AIRPORT Trenton Mercer [TTN] - 14.2 Mi.

Philadelphia Int'l [PHL] - 35.2 Mi.

PARKING & TRANSPORTATION

PARKING RATIO 4 / 1,000 SF

NUMBER OF PARKING SPACES 52

PROPERTY INFORMATION

PROPERTY TYPE Retail

PROPERTY SUBTYPE Strip Center

ZONING HC - Highway Commercial

LOT SIZE 0.95 AC±

APN # 13-003-018

LOT FRONTAGE 150 ft

LOT DEPTH 275 ft

TRAFFIC COUNT 19,782 VPD

TRAFFIC COUNT STREET Lincoln Hwy

BUILDING INFORMATION

BUILDING SIZE 10,836 SF

TENANCY Multiple

YEAR BUILT 1976

ADDITIONAL PHOTOS



INTERIOR PHOTOS



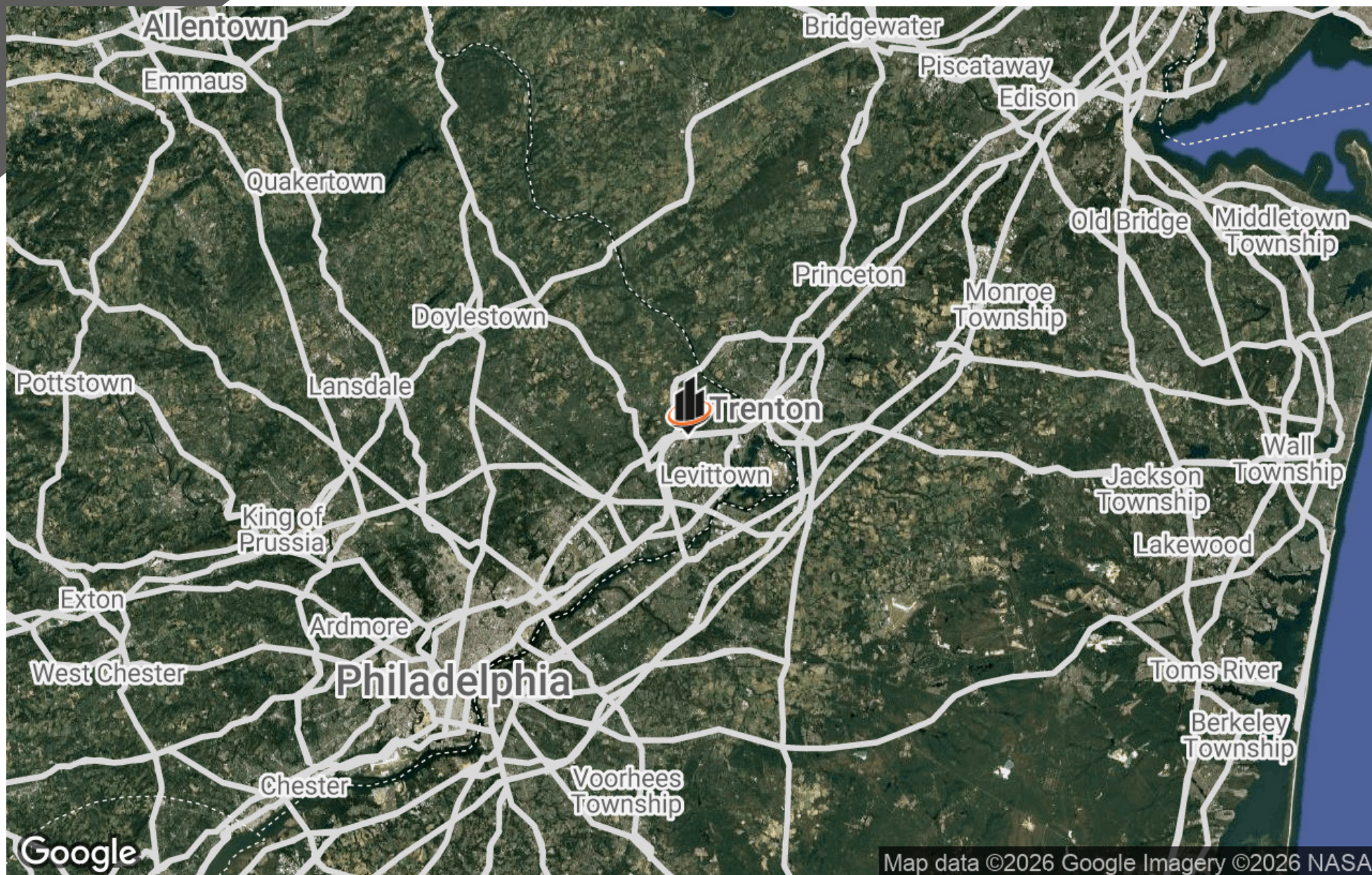


The Location

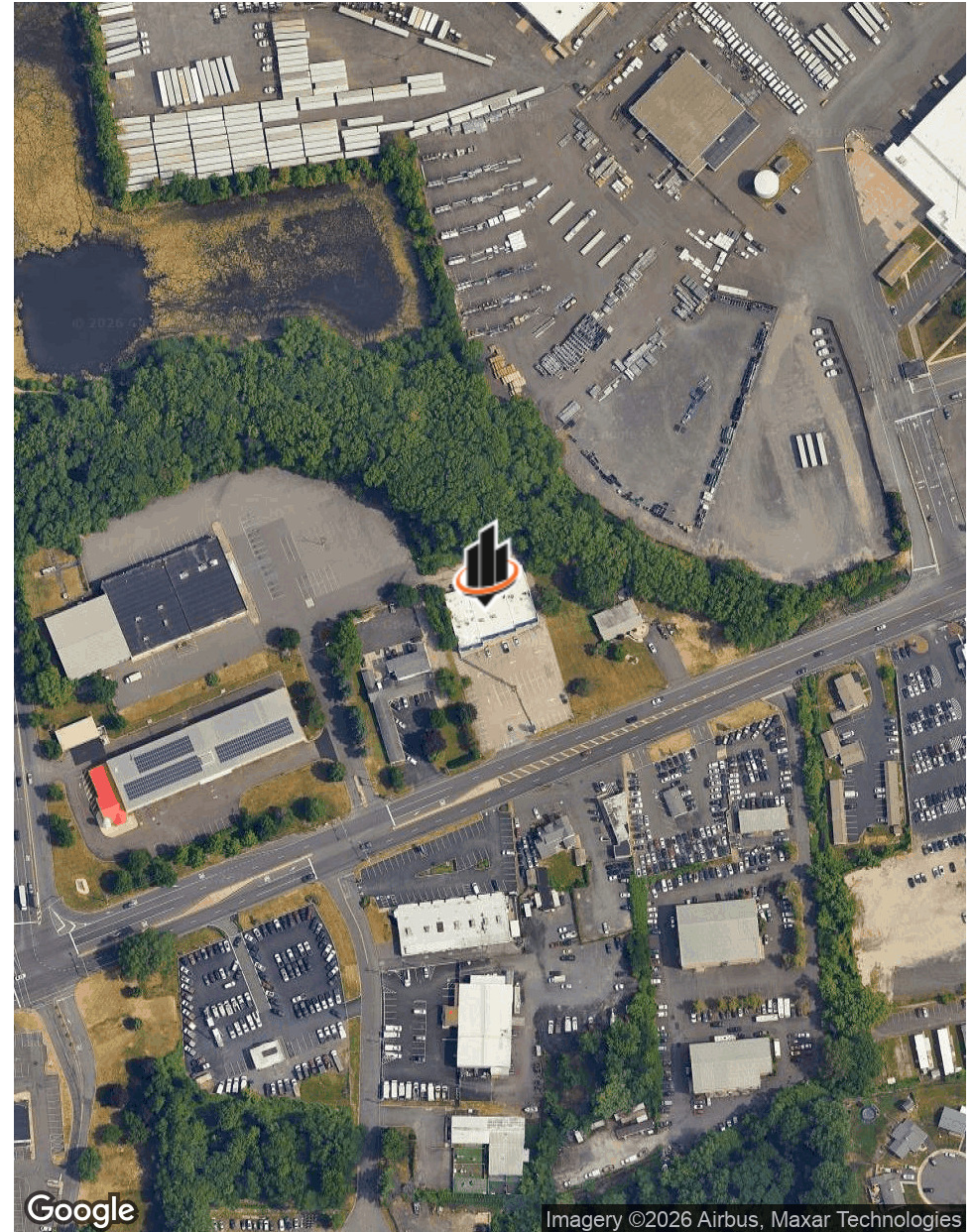
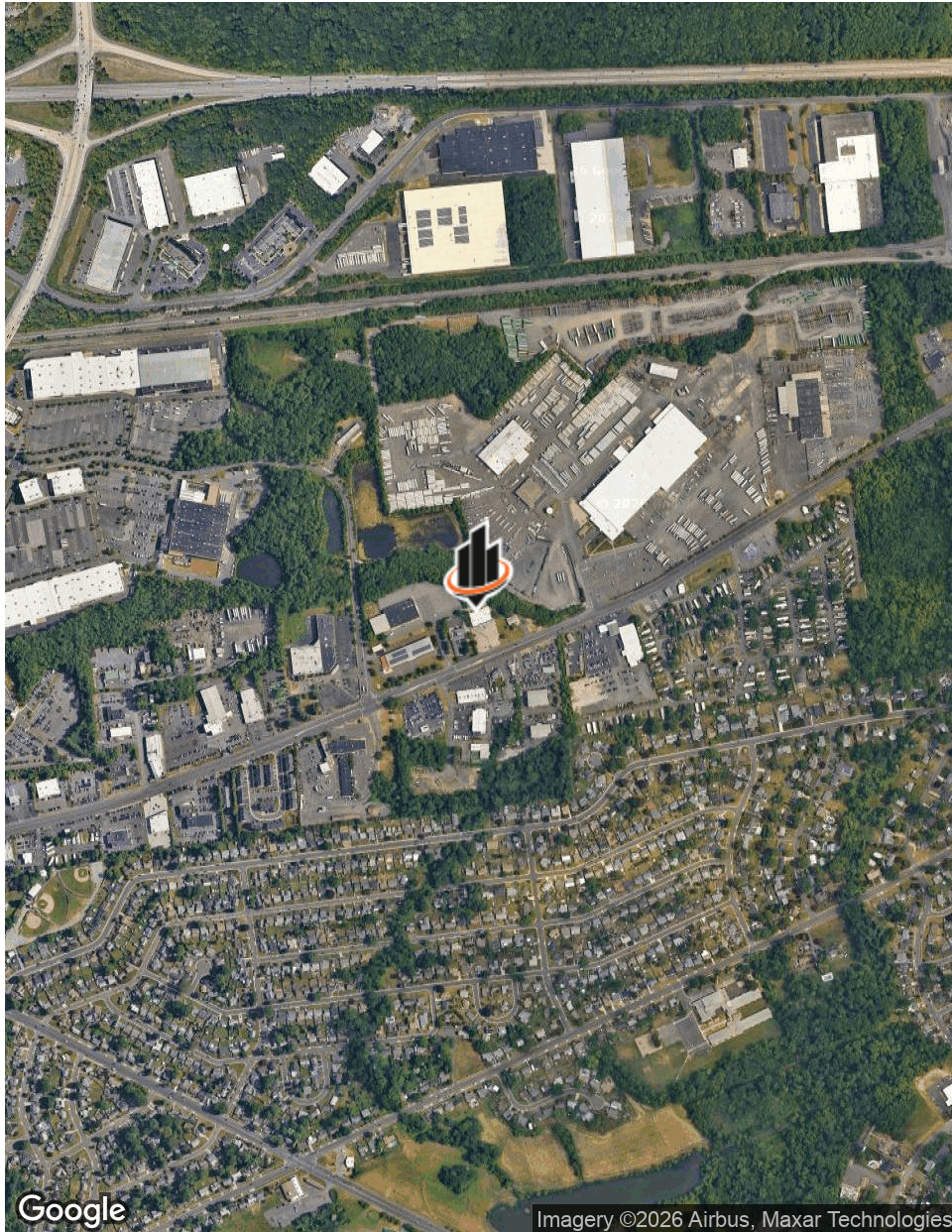
LOCATION DESCRIPTION

Located along the well-traveled Lincoln Highway in the heart of the Oxford Valley commercial corridor, the property is near Oxford Valley Mall, Sesame Place, Jefferson Bucks Hospital, numerous hotels, national retailers, restaurants, and local businesses. The location offers convenient access to US Route 1, I-95/I-295, and the Pennsylvania Turnpike (I-276), with excellent connectivity to Philadelphia, Princeton, and New York City.

REGIONAL MAP



AERIAL MAP



RETAILER MAP





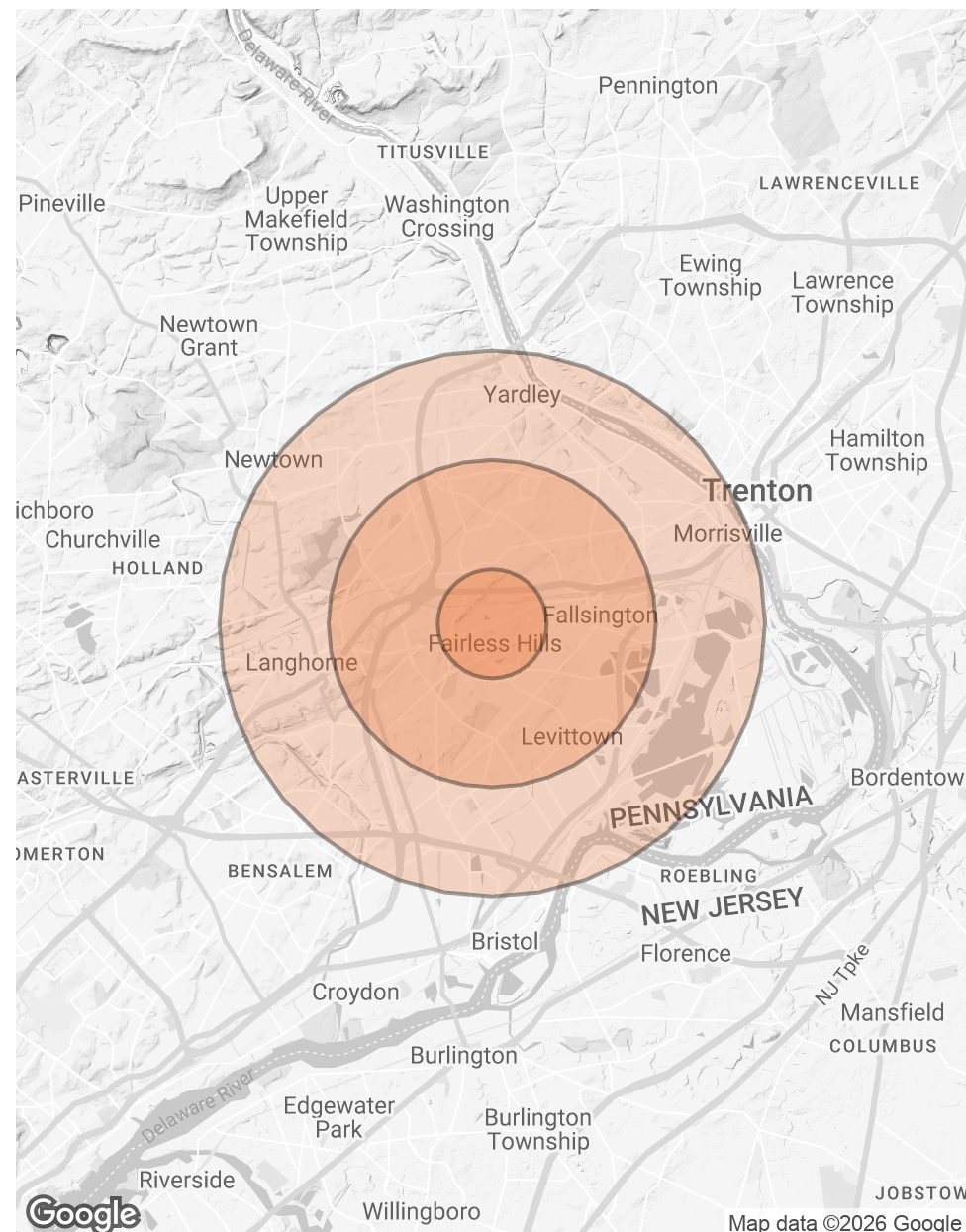
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,142	88,635	195,172
AVERAGE AGE	41.3	43.1	42.7
AVERAGE AGE (MALE)	37.8	41.5	41
AVERAGE AGE (FEMALE)	43.9	43.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,070	32,863	74,336
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$114,724	\$136,003	\$131,424
AVERAGE HOUSE VALUE	\$382,882	\$405,864	\$404,435

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

125 PHEASANT RUN, STE 102
NEWTOWN, PA 18940



SVNAHIA.COM