

OFFERING MEMORANDUM

Washington Crossing Retail Space

1075 - 1077 RIVER ROAD

Washington Crossing, PA 18977

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



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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.

An aerial photograph of a commercial property featuring two long, single-story buildings with grey roofs and red accents. A parking lot with several vehicles is in front of the buildings. The property is surrounded by dense green trees, and a road runs along the bottom edge. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr MG
BUILDING SIZE:	7,838 SF±
UNITS AVAILABLE:	3
UNIT SIZE:	700 SF±
LOT SIZE:	1.36 AC±
ZONING:	VC-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease prime retail space in a U.S. Post Office-anchored strip center in the highly desirable Washington Crossing, Bucks County, PA. Multiple units are available, each offering approximately 700 SF of gross leasable area, making them ideal for a variety of retail uses. Immediate occupancy is available. A superior location with easy access to the Washington Crossing Bridge, General Washington Memorial Blvd., I-295/95 and other major commuter routes.

LOCATION OVERVIEW

Located on River Road in Washington Crossing, in immediate proximity to Washington Crossing Historic Park and Washington Crossing Bridge. Convenient location along the New Jersey state border with easy access to Lambertville, New Hope, Newtown, Pennington, and Hopewell. Commutable distance to Philadelphia, South and Central New Jersey, and New York City.

PROPERTY DETAILS

LEASE RATE	\$25.00 SF/YR MG
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LOCATION INFORMATION

STREET ADDRESS	1075-1077 River Rd
CITY, STATE, ZIP	Washington Crossing, PA 18977
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Lord Sterling Road
TOWNSHIP	Upper Makefield
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295 - 2.9 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 5.1 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4.2/1,000
NUMBER OF PARKING SPACES	33±

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	VC-1, Village Commercial 1 District
LOT SIZE	1.36 AC±
APN #	47-022-186-001
LOT FRONTAGE	304 ft
LOT DEPTH	315 ft
TRAFFIC COUNT	5,771 VPD
TRAFFIC COUNT STREET	River Rd & General Washington Memorial Blvd.

BUILDING INFORMATION

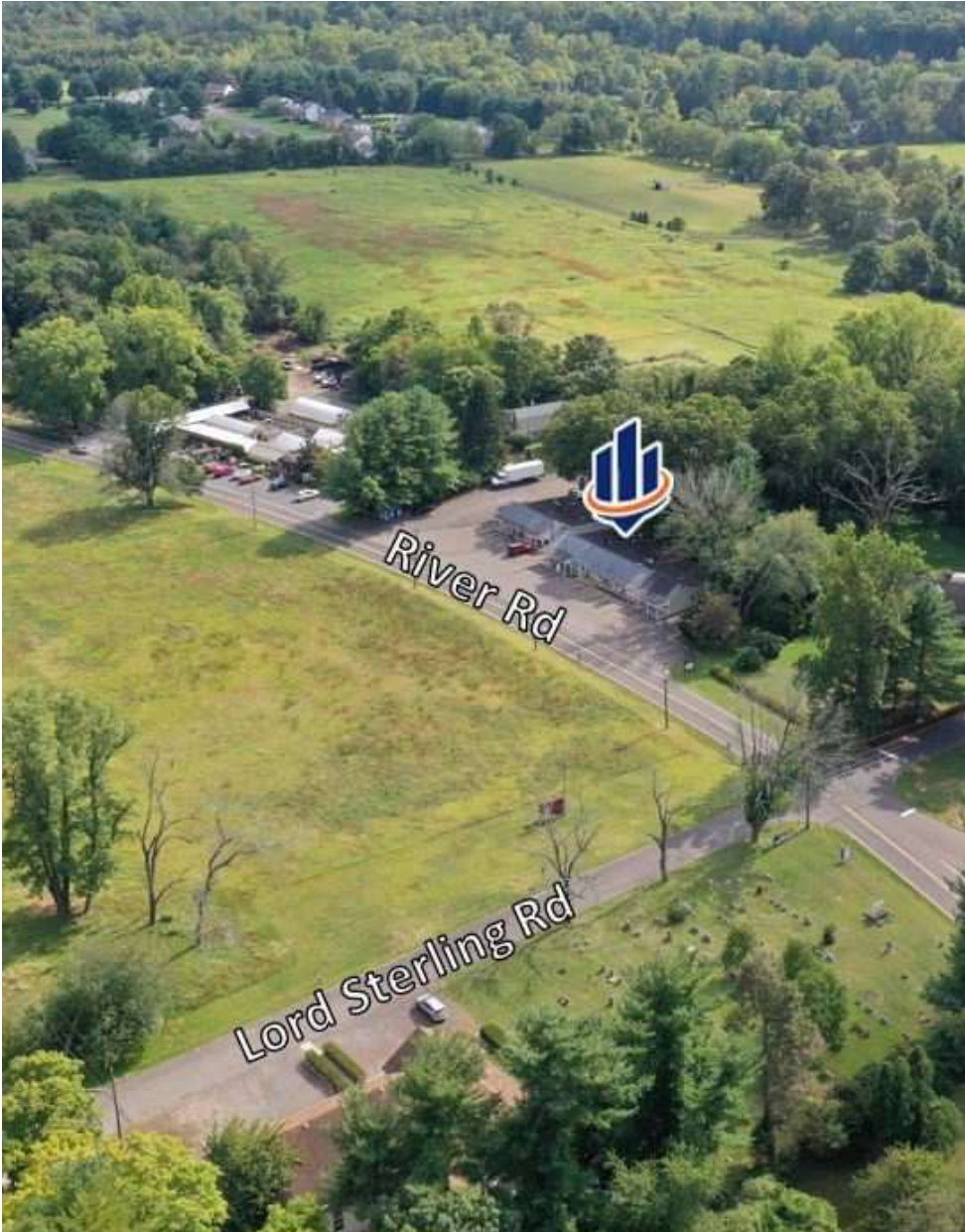
BUILDING SIZE	7,838 SF±
YEAR BUILT	1962
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- Premier retail space
- Anchored by U.S. Postal Service
- Multiple units available
- 700 SF± each
- Turn-key set up
- 24-hour access
- Excellent monument signage
- Ample parking
- Creative space / adaptive reuse opportunities
- Excellent location
- Convenient access to region's highway systems
- Close proximity to the New Jersey border
- Strong demographic profile



ADDITIONAL PHOTOS

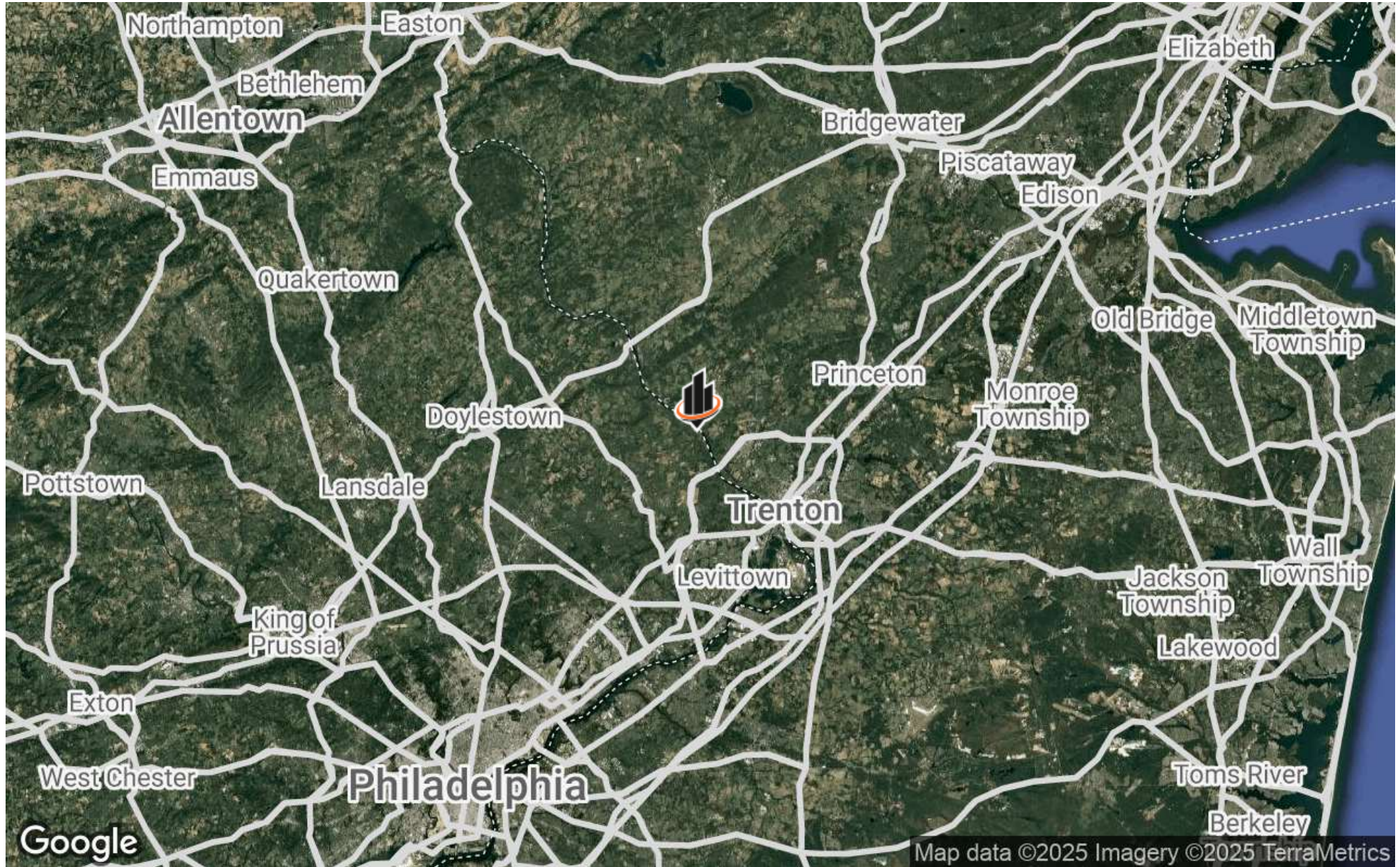




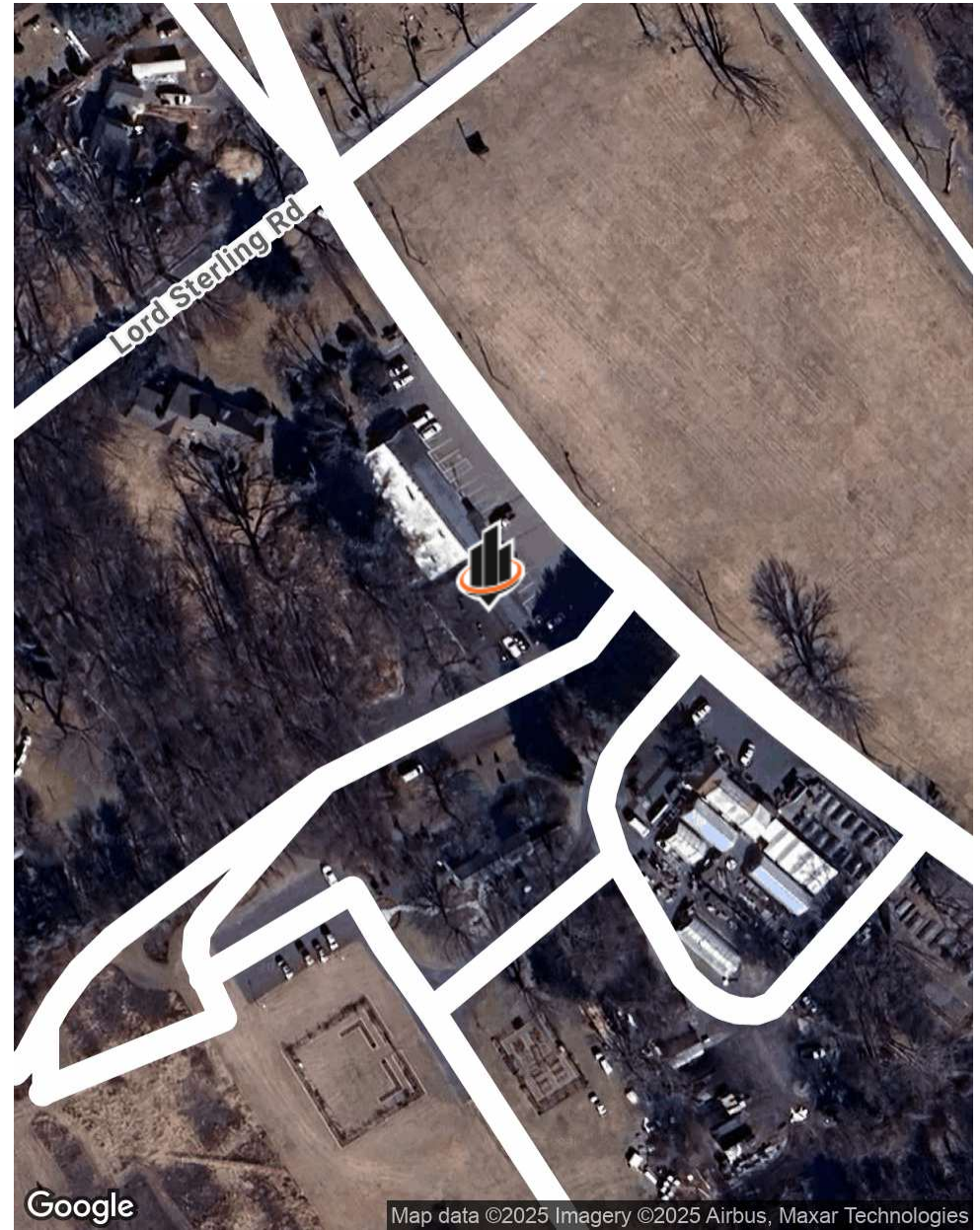
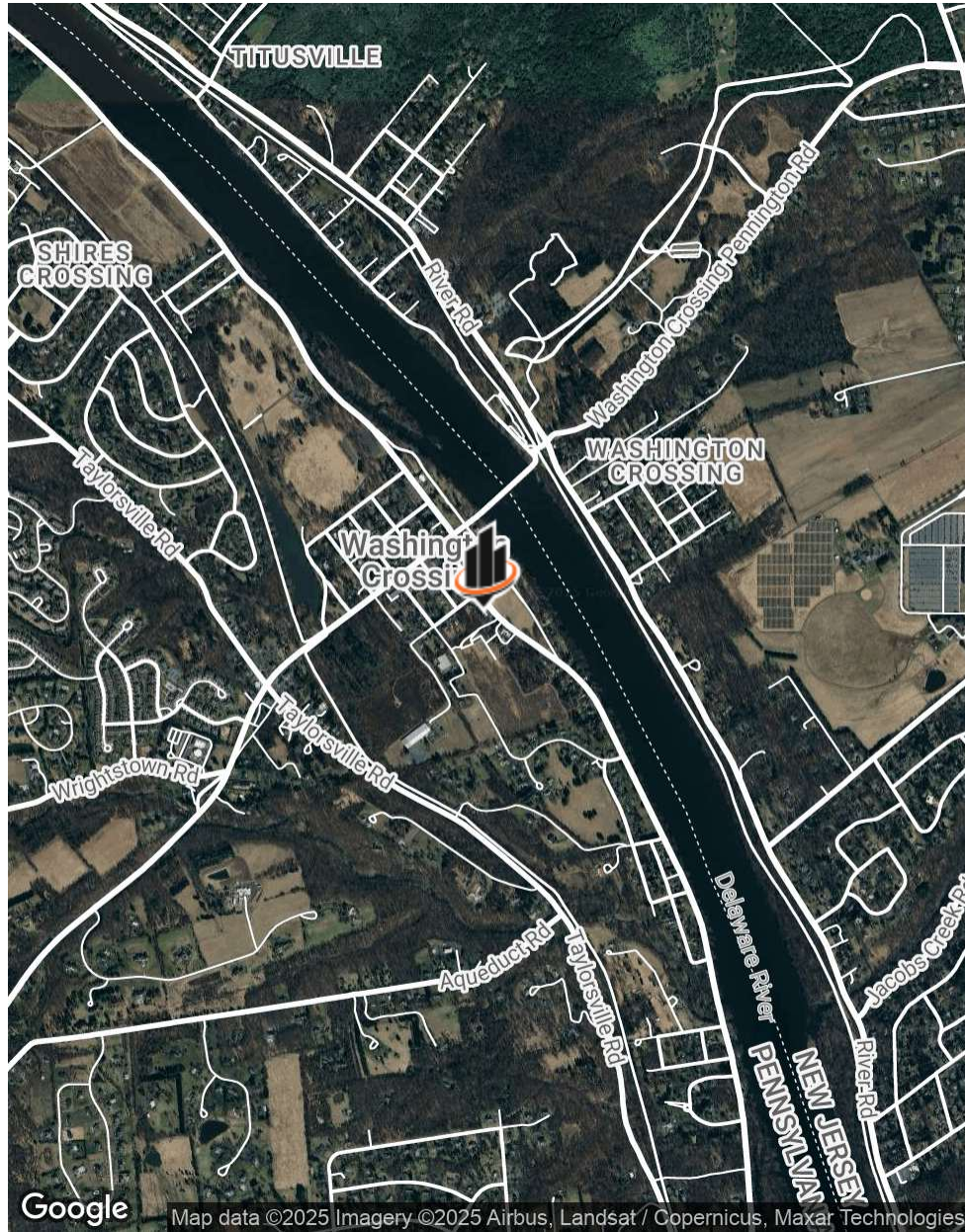


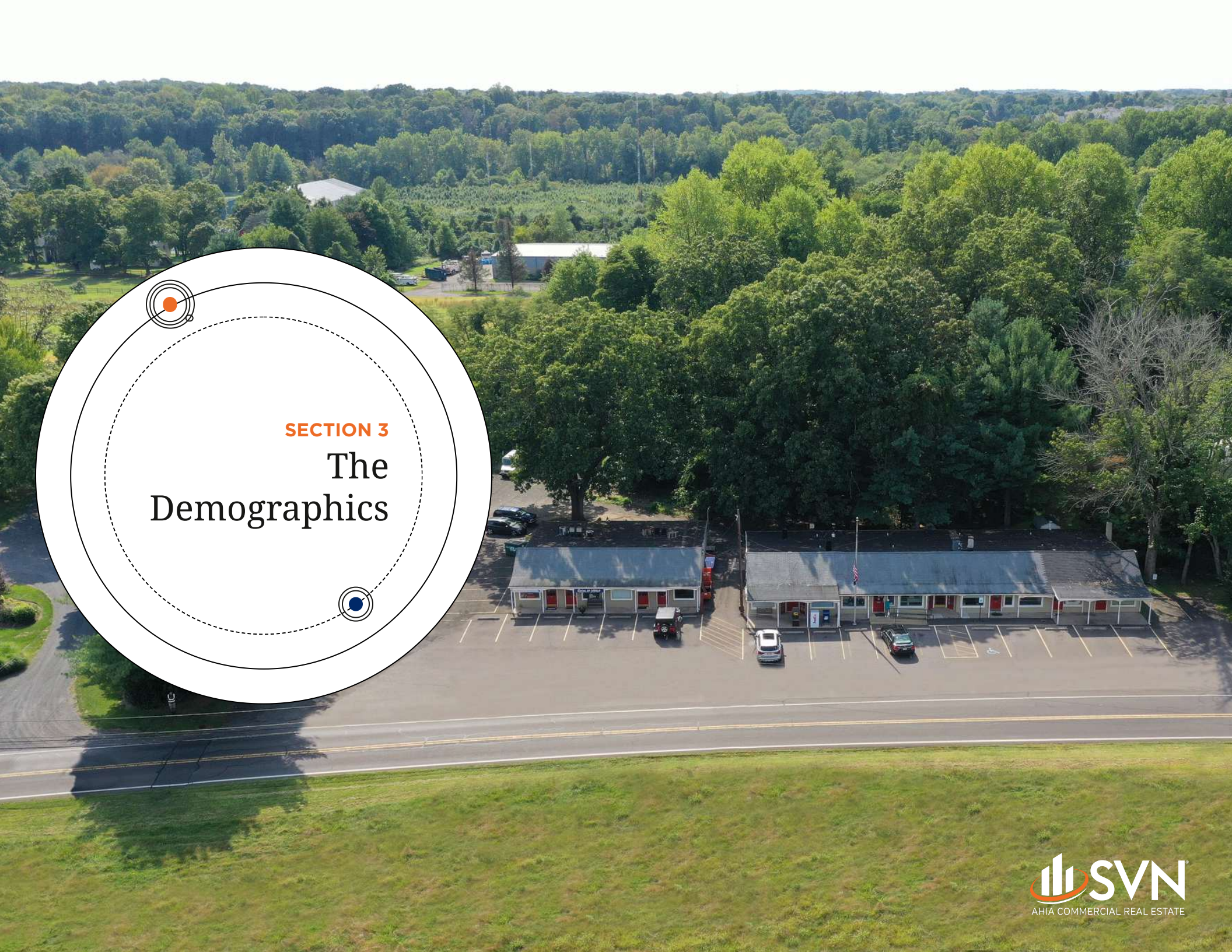
SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

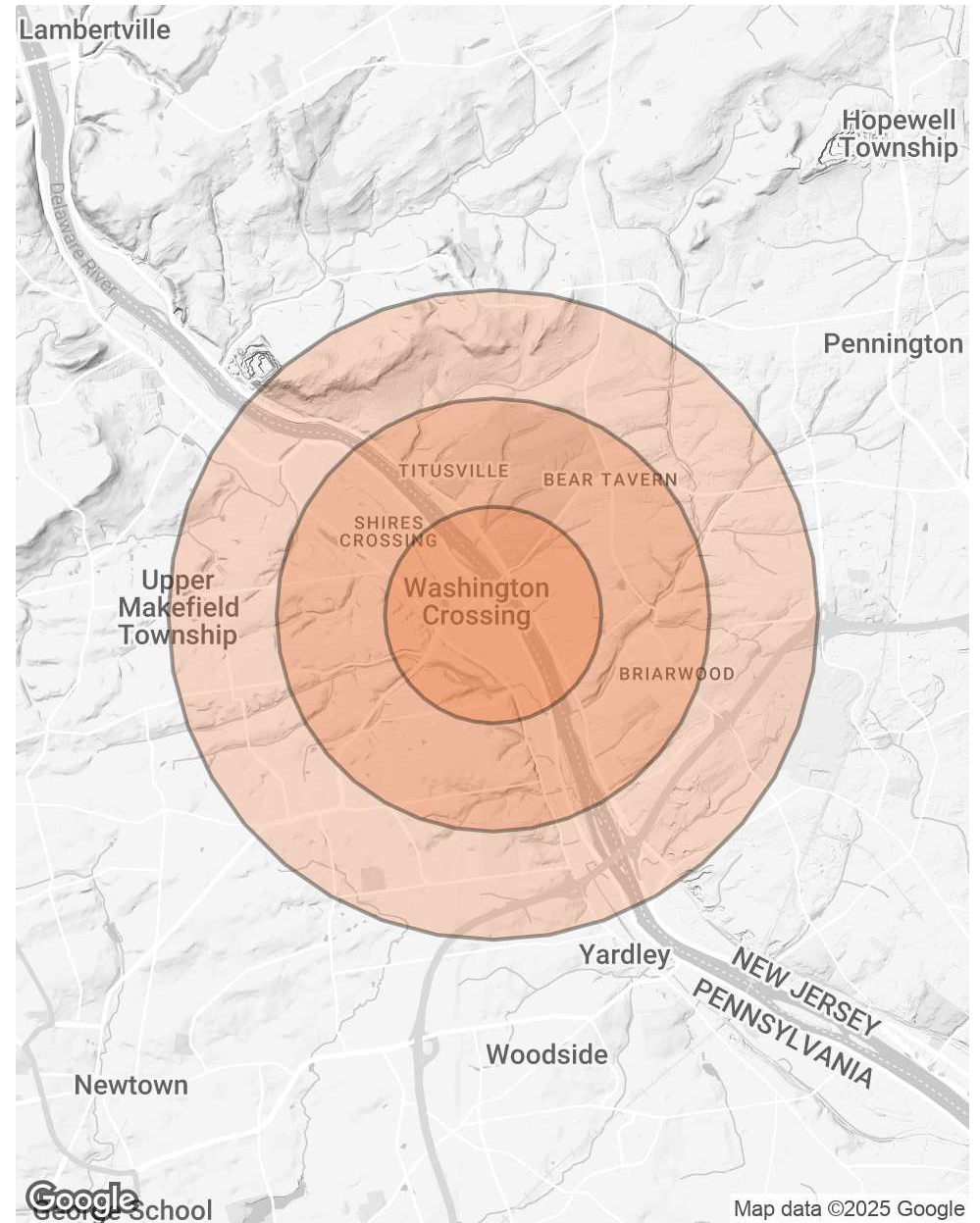
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,927	8,943	16,645
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	46	46	45
AVERAGE AGE (FEMALE)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	715	3,440	6,366
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$254,853	\$214,997	\$211,632
AVERAGE HOUSE VALUE	\$916,367	\$781,673	\$742,572

* Demographic data derived from 2020 ACS - US Census





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