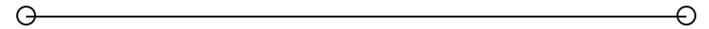


**OFFERING MEMORANDUM**

# Exceptional Washington Crossing Retail / Office Space

**1118 GENERAL WASHINGTON MEMORIAL BLVD**

Washington Crossing, PA 18977



**PRESENTED BY:**

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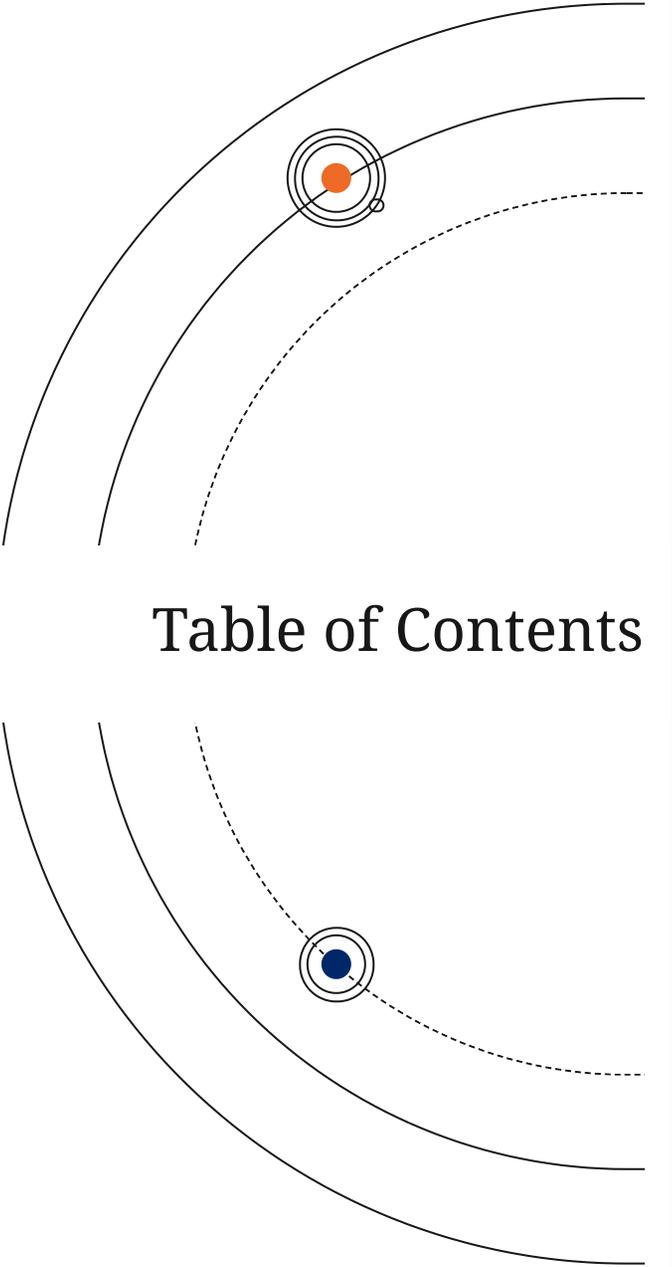


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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



SECTION 1

# The Property

Kogga Park



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.50 SF/yr (MG)
<b>BUILDING SIZE:</b>	9,700 SF±
<b>AVAILABLE SF:</b>	2,650 SF±
<b>LOT SIZE:</b>	0.84 AC±
<b>ZONING:</b>	VC1
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS-STREET:</b>	Taylorsville Rd

### PROPERTY OVERVIEW

SVN is pleased to present one of Washington Crossing's most premier retail spaces, ideally positioned between Taylorsville Road and River Road, the area's two primary throughways. This multi-tenant property, anchored by Dunkin', is located in close proximity to Washington Crossing Historic Park. The building offers a stately presentation in an uncompromising environment and demonstrates the ideal cross section of historic significance and modern relevance. The available space is currently built out as office and spans two floors, featuring modern finishes, glass windows and doors, and dramatic high vaulted ceilings with abundant natural light. The layout is both functional and versatile, accommodating a variety of retail or office uses. The property also offers excellent visibility, prominent signage, convenient access, and ample parking.

### LOCATION OVERVIEW

Located in Washington Crossing, PA within Upper Makefield Township, the property is surrounded by some of the area's most notable amenities, including Washington Crossing Historic Park, Washington Crossing Inn, and Delaware Canal State Park. With its strong appeal to both tourists and local residents, the area offers an exceptional opportunity for retail or office use in a vibrant, historic setting.

## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>\$21.50 SF/YR</b>
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### LOCATION INFORMATION

<b>STREET ADDRESS</b>	1118 General Washington Memorial Blvd
<b>CITY, STATE, ZIP</b>	Washington Crossing, PA 18977
<b>COUNTY</b>	Bucks
<b>MARKET</b>	Philadelphia
<b>SUB-MARKET</b>	Lower Bucks County
<b>CROSS-STREETS</b>	Taylorsville Rd
<b>TOWNSHIP</b>	Upper Makefield
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	I-95 (2.8 Mi.)
<b>NEAREST AIRPORT</b>	Trenton Mercer Airport (TTN) - 6.3 Mi. Philadelphia Int'l (PHL) - 41.8 Mi.

### PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	4 / 1,000
<b>NUMBER OF PARKING SPACES</b>	39+

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Retail / Office
<b>ZONING</b>	VC1- Village Commercial 1
<b>LOT SIZE</b>	0.84 AC±
<b>APN #</b>	47-021-011-001
<b>TRAFFIC COUNT</b>	7532
<b>TRAFFIC COUNT STREET</b>	General Washington Memorial Blvd

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	9,700 SF±
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1976
<b>CONSTRUCTION STATUS</b>	Existing

## PROPERTY HIGHLIGHTS

- Excellent retail / office opportunity
- 2,650 SF+ available
- Two-story configuration
- Abundant natural light
- Modern finishes with glass-front offices
- Versatile floor plan
- Includes private offices, conference room, and open space
- Located near a signalized intersection
- Diverse mix of regional, local, and specialty retailers in close proximity
- Ideally positioned for both business and consumer access
- Close to affluent and densely populated residential neighborhoods
- Strong demographic profile
- Convenient access to major connecting routes
- Zoned VC-1 (Village Commercial 1 District) - wide range of permitted uses



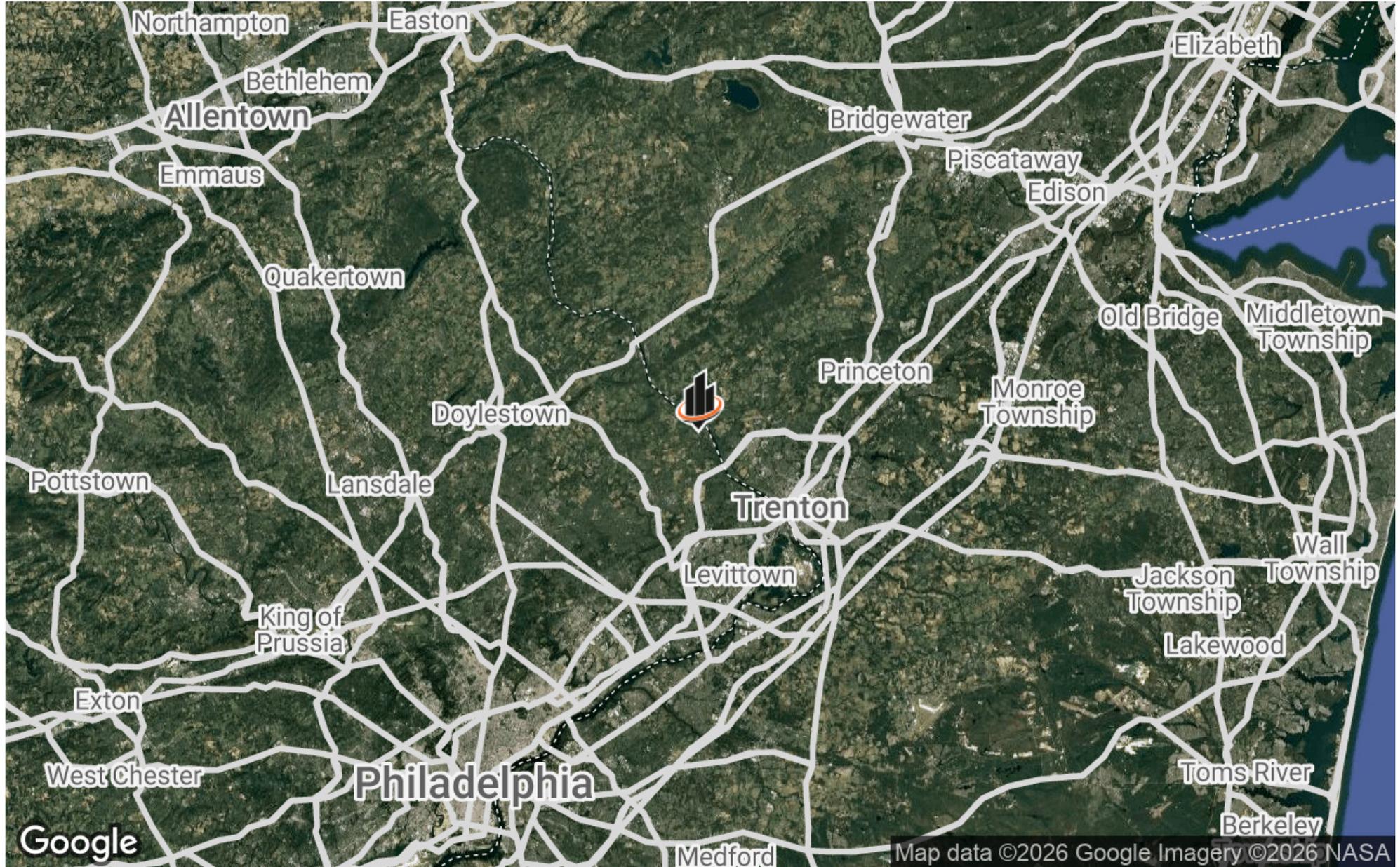
**INTERIOR PHOTOS**



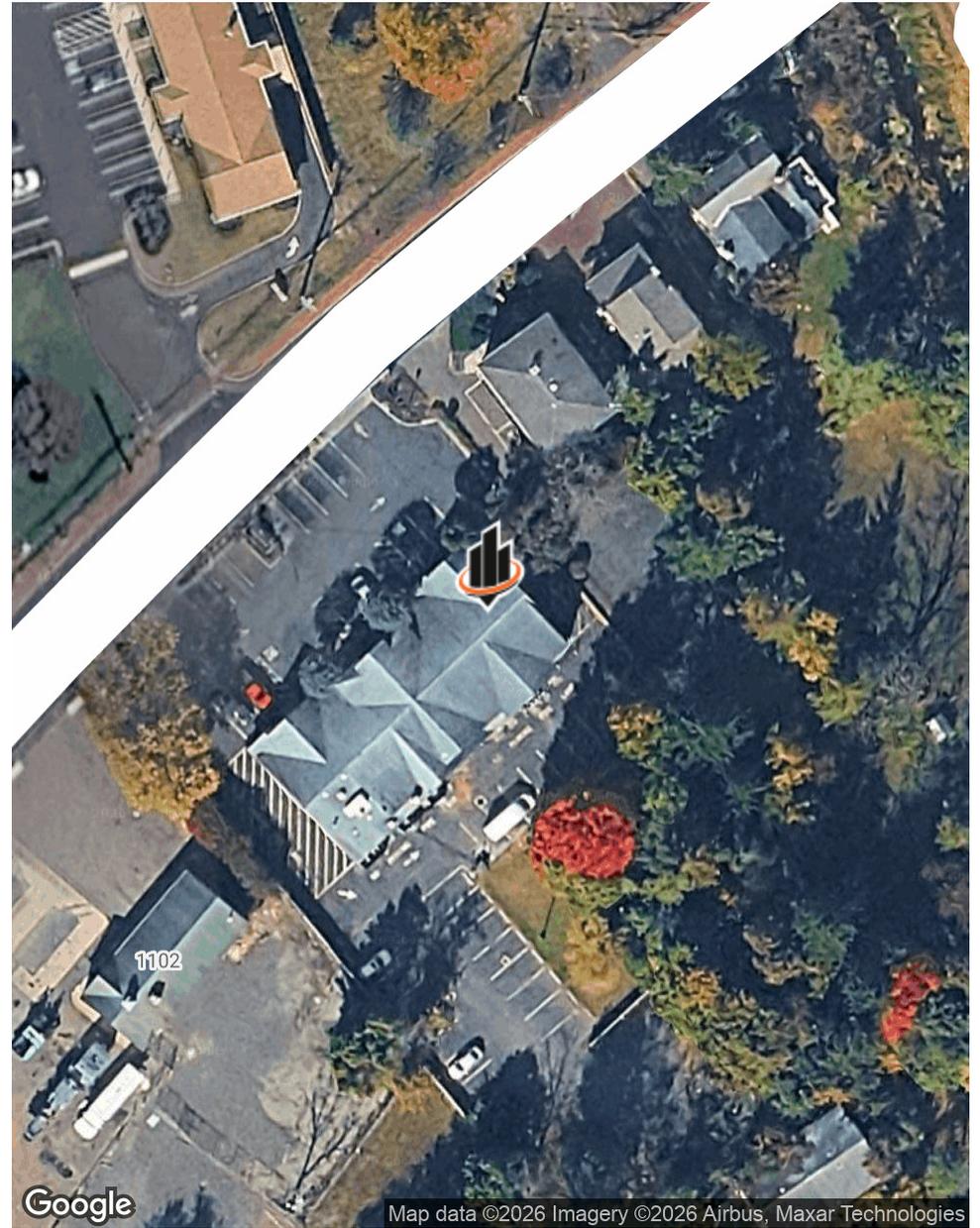
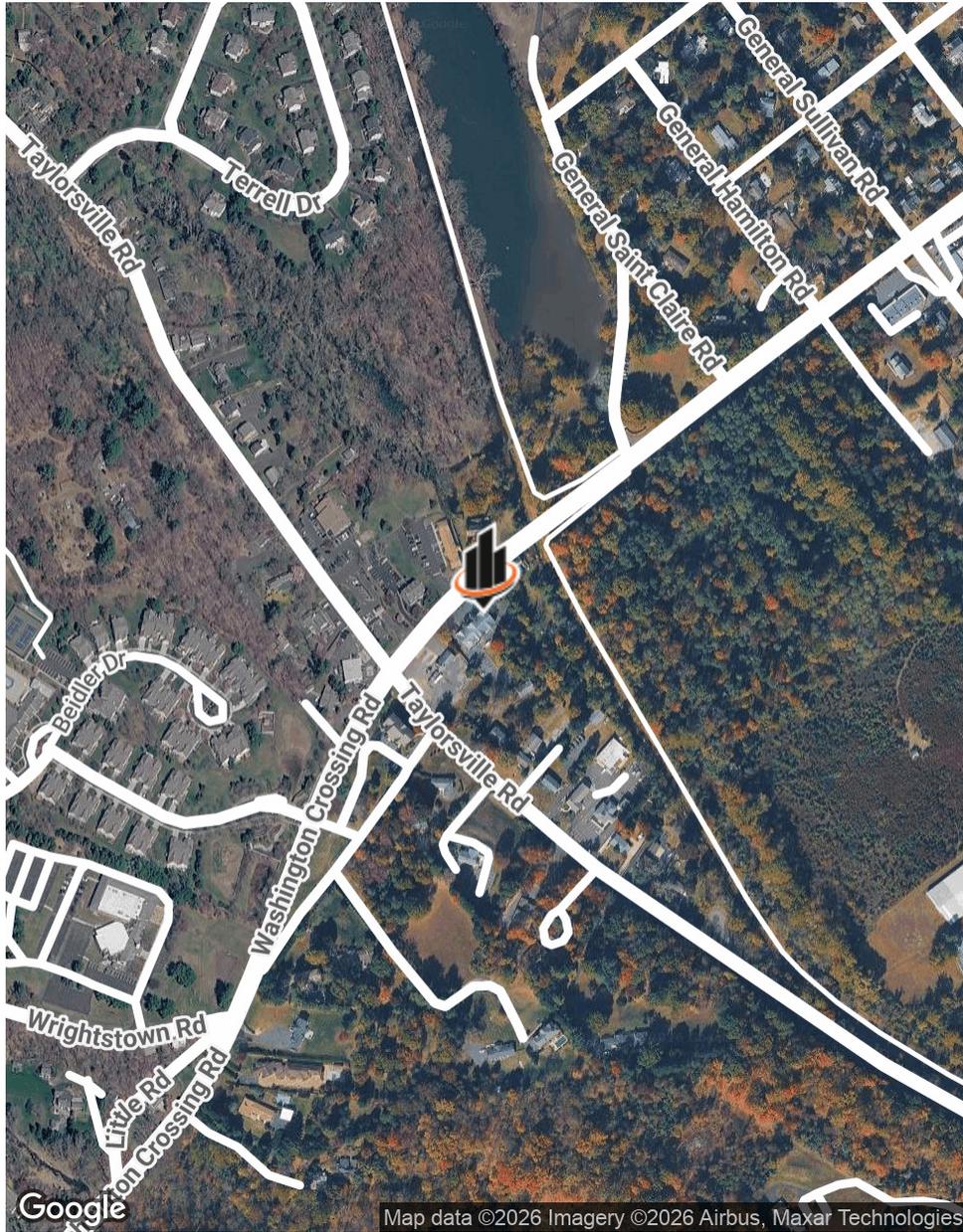


**SECTION 2**  
**The Location**

# REGIONAL MAP



# LOCATION MAP





SECTION 3  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

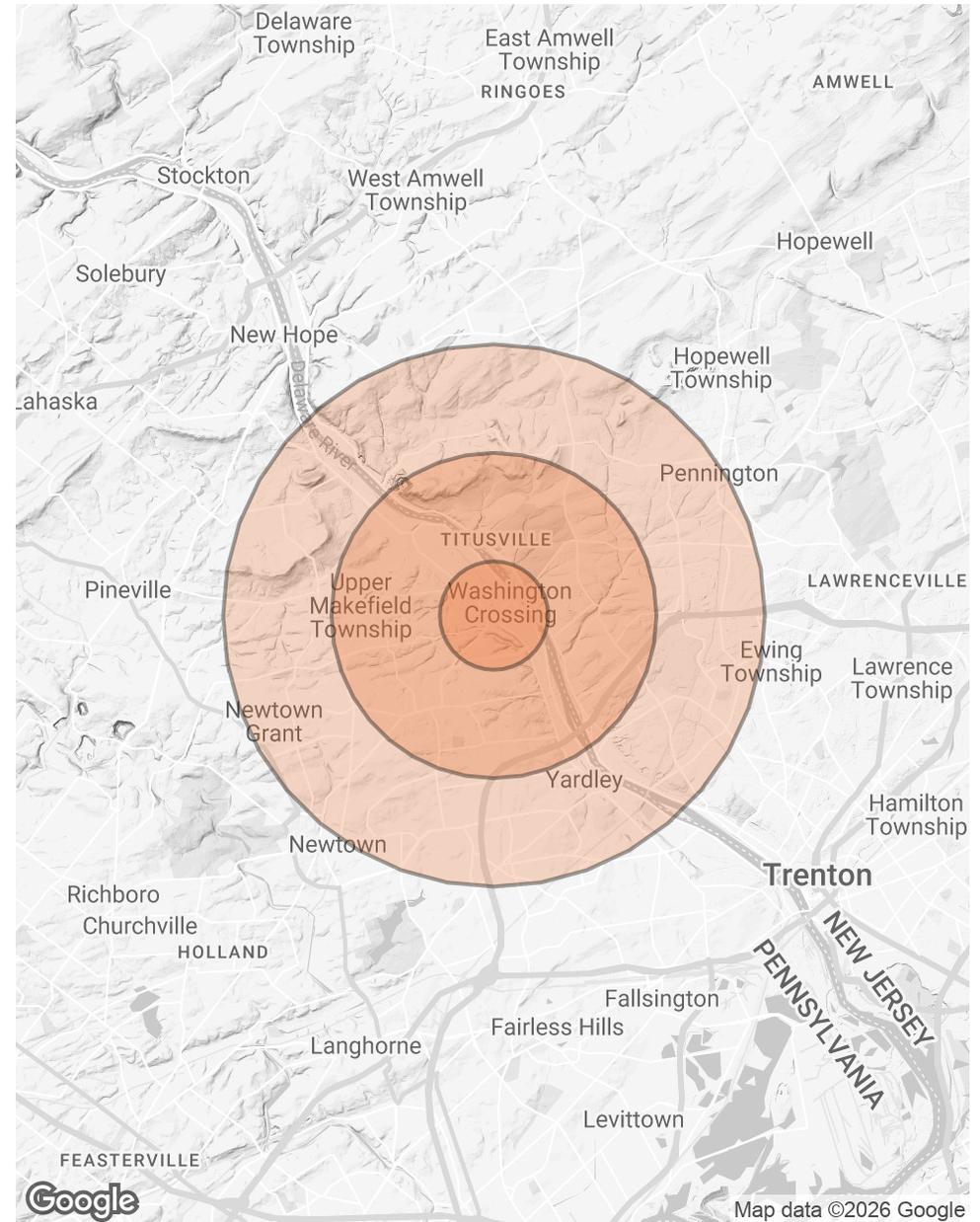
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,671	17,053	54,521
<b>AVERAGE AGE</b>	47	45	45
<b>AVERAGE AGE (MALE)</b>	47	45	44
<b>AVERAGE AGE (FEMALE)</b>	47	46	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,000	6,443	21,026
<b># OF PERSONS PER HH</b>	2.7	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$259,651	\$220,664	\$202,150
<b>AVERAGE HOUSE VALUE</b>	\$970,350	\$773,390	\$676,331

Demographics data derived from AlphaMap





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