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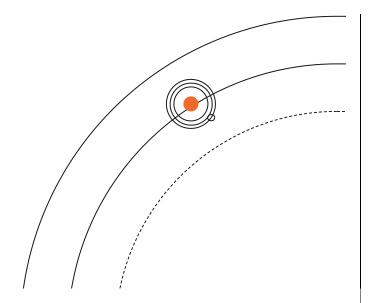
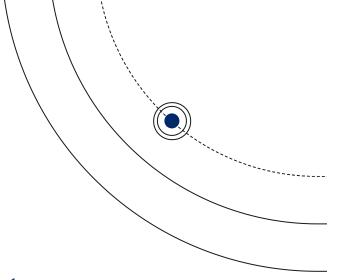


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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves 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.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
BUILDING SIZE:	5,350 SF± (combined)
LOT SIZE:	0.73 AC±
NOI:	\$75,048
YEAR BUILT:	1881 & 1900
RENOVATED:	2024
ZONING:	VC-2
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County

OPPORTUNITY OVERVIEW

Exceptional and rare mixed-use retail/residential investment opportunity located in a highly desirable corridor in close proximity to Peddler's Village in New Hope, Pennsylvania. The offering consists of two freestanding buildings with five (5) income-producing units totaling approximately 5,350 square feet of gross rentable area, occupied by three commercial tenants and two residential tenants with a strong rental history. The property is conveniently situated within a dense retail trade area, offering an amenity-rich environment and a strong surrounding demographic profile.

LOCATION OVERVIEW

Prime commercial location in near proximity to Peddler's Village, a vibrant and highly visited destination with a mix of specialty shops, dining, and year-round events. Just off the intersection of Routes 202 & 263, the property is ideally positioned between New Hope (5 miles) and Doylestown (6 miles). Excellent visibility and accessibility for both local and regional traffic.

PROPERTY DETAILS

SALE PRICE	\$1,150,000
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LOCATION INFORMATION

STREET ADDRESS	5761 Lower York Rd (Rte 202)
CITY, STATE, ZIP	New Hope, PA 18938
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Street Rd
TOWNSHIP	Buckingham
MARKET TYPE	Medium
NEAREST HIGHWAY	I -95 - 12.8 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 51.8 Mi.

UTILITIES

HVAC - BLDG A	Gas Fired Heat, Central AC
HVAC - BLDG B	Electric Baseboard Heat, Window AC
WATER	Private
SEWER	Public

PROPERTY INFORMATION

PROPERTY TYPE	Mixed Use
PROPERTY SUBTYPE	Retail / Residential
ZONING	VC-2, Village Center District
LOT SIZE	0.73 AC±
APN#	06-016-010
RE TAXES (2025)	\$9,418

BUILDING INFORMATION

BUILDING SIZE	5,350 SF± (combined)
NOI	\$75,048.20
OCCUPANCY %	100%
TENANCY	Multiple
NUMBER OF FLOORS	2
CONSTRUCTION STATUS	Existing

PARKING & TRANSPORTATION

PARKING TYPE	Surface / Paved Lot
PARKING SPACES	15 +

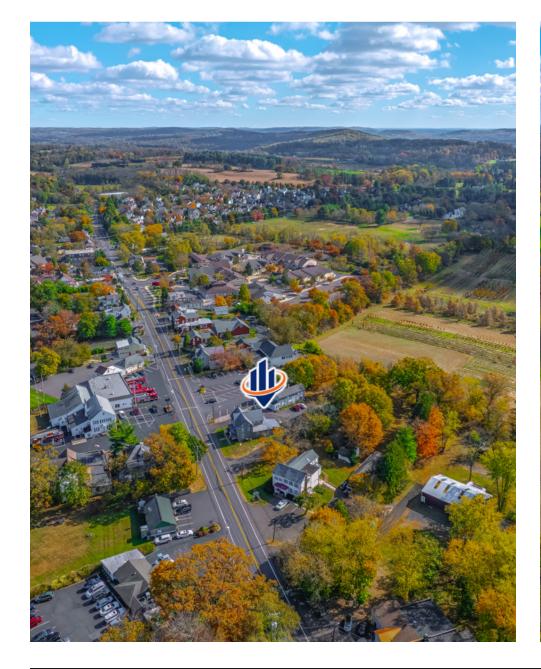
OPPORTUNITY HIGHLIGHTS

- · Multi-tenant investment opportunity
- Two (2) freestanding buildings
- Building A 2,826 SF±
- Building B 2,524 SF±
- 100% leased
- Three (3) commercial units
- Two (2) residential apartments (1BR/1 BA & 2BR/1 BA)
- · Quality tenant mix
- · Ample on-site parking
- · Dominant retail corridor
- · Excellent business and consumer access
- Close to affluent, densely populated neighborhoods
- Near Peddler's Village, Doylestown, and Lambertville
- Convenient to Route 202, Route 413, and Route 27





ADDITIONAL PHOTOS

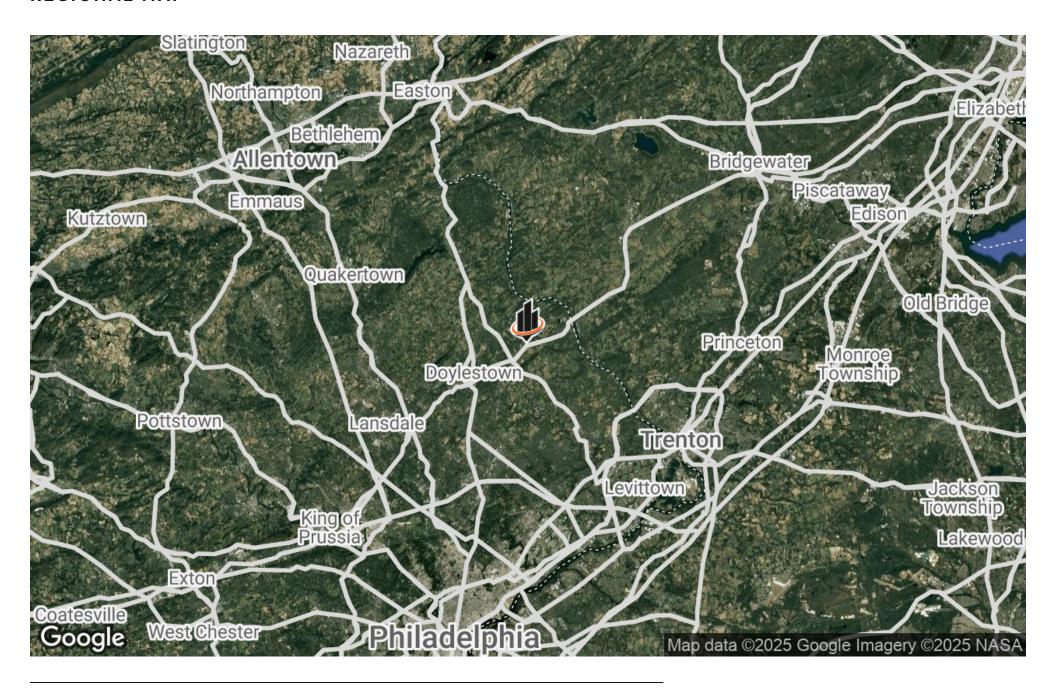




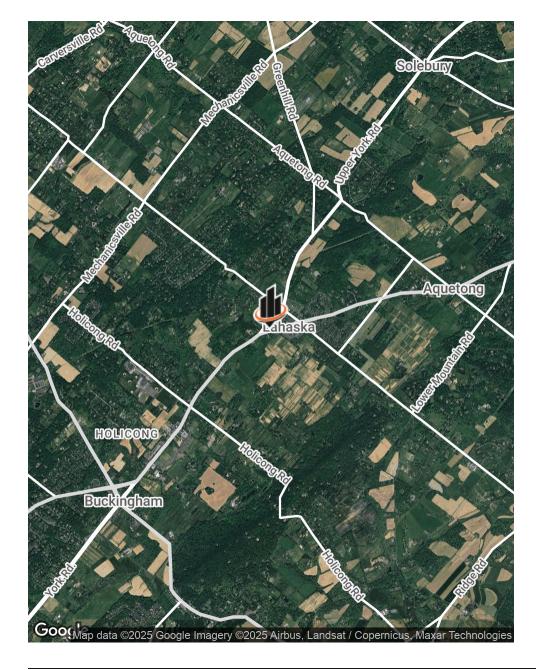




REGIONAL MAP



LOCATION MAP





PARCEL MAP



PEDDLERS VILLAGE OVERVIEW





Peddler's Village in Lahaska, PA, is one of Bucks County's premier destinations, attracting more than 1.6 million visitors annually with its unique blend of charm, culture, and commerce. Spanning 42 acres of beautifully landscaped grounds, the Village offers a vibrant mix of over 60 specialty shops, boutiques, and galleries alongside acclaimed dining establishments, casual eateries, and year-round festivals. With its winding brick pathways, award-winning gardens, and historic-inspired architecture, Peddler's Village combines a guintessential smalltown atmosphere with the energy of a thriving retail and entertainment hub. Guests can enjoy seasonal events, craft fairs, live performances, and themed festivals that keep foot traffic steady throughout the year.

Located just minutes from New Hope and Doylestown, Peddler's Village benefits from its prime position along Route 202 and proximity to major highways that connect to Philadelphia, Princeton, and New York City. Visitors enjoy ample free parking, family-friendly attractions like Giggleberry Fair (featuring the region's largest indoor obstacle course), and overnight accommodations at the Golden Plough Inn, making the Village both a day-trip destination and an extended-stay attraction. For property owners, Peddler's Village presents a unique investment opportunity in a proven destination that blends retail, dining, entertainment, and hospitality-offering unmatched visibility, high visitor traffic, and a location in the heart of one of Pennsylvania's most affluent and desirable regions.

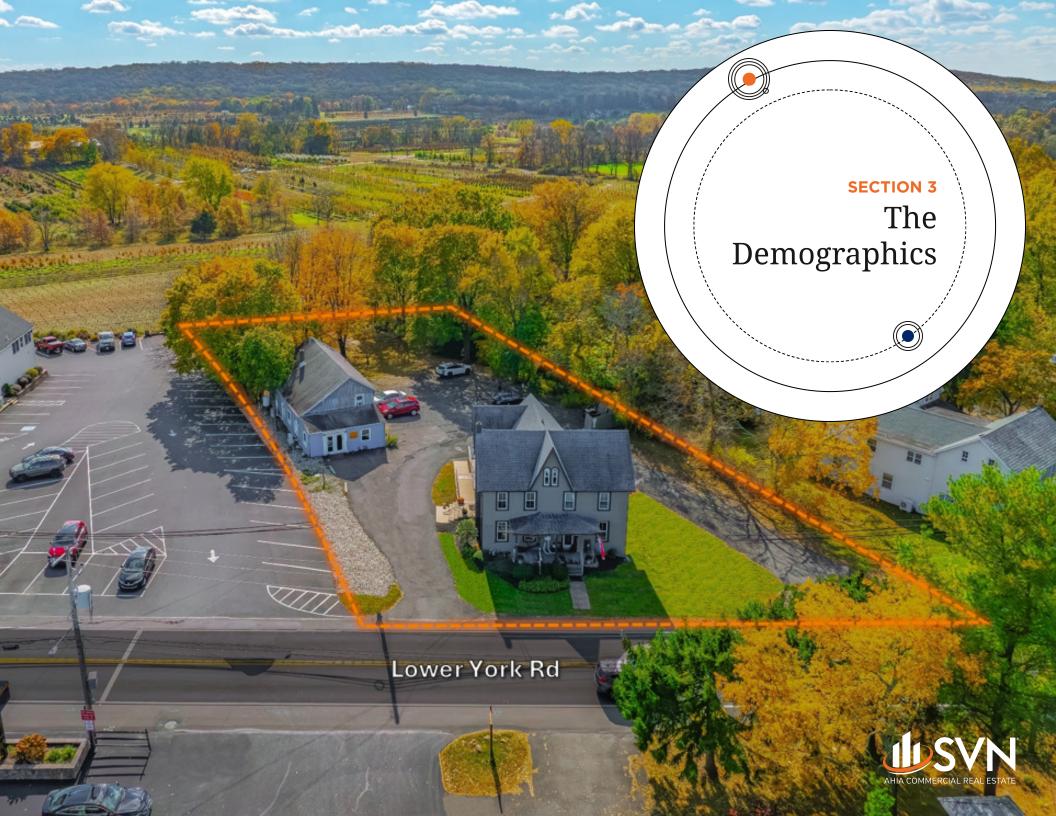
BUCKS COUNTY OVERVIEW





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.



DEMOGRAPHICS MAP & REPORT

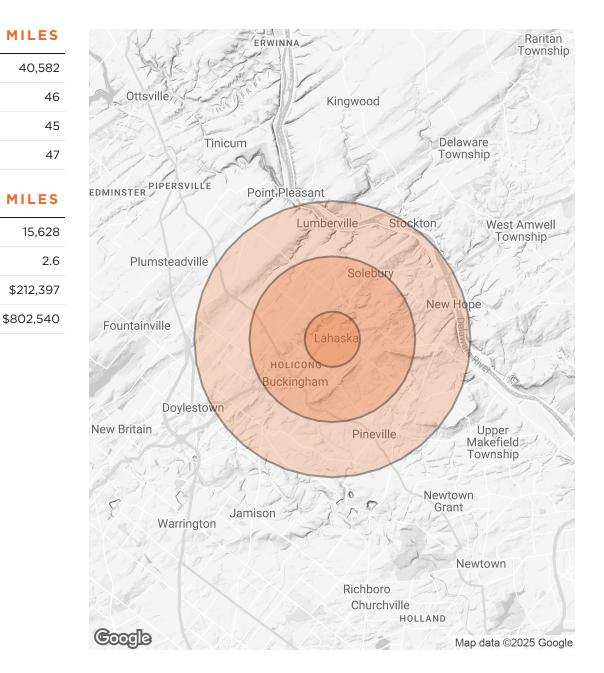
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,403	10,918	40,582
AVERAGE AGE	48	46	46
AVERAGE AGE (MALE)	47	46	45
AVERAGE AGE (FEMALE)	48	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
			o miles
TOTAL HOUSEHOLDS	563	4,163	15,628
TOTAL HOUSEHOLDS # OF PERSONS PER HH			
	563	4,163	15,628

\$869,562

\$870,354

Demographics data derived from AlphaMap

AVERAGE HOUSE VALUE





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