



## PROPERTY DESCRIPTION

Available for immediate occupancy. The Landmark is a Class A mixed use suburban town-center project offering 78 luxury apartments and ~15,000 sf of prime commercial space. Situated in the heart of Bucks County on Route 313, this high exposure property boasts heavy foot, commuter, and vehicular activity. With direct access to 17k+ VPD and a highly affluent and dense marketplace, the space is ideal for a variety of users including general retail, restaurant / bar, salon, coffee shop, service oriented, or many others.

## PROPERTY HIGHLIGHTS

- Class A luxury mixed use apartment community
- Ground floor destination retail space for lease
- 182 Parking spots available
- Situated at a signalized intersection
- Located on a commuter corridor with high traffic counts
- Downtown setting offering ample private building parking
- Unique opportunity for retail, restaurant, entertainment, fitness, service-oriented

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | Inquire with broker |
| Available SF:  | 1,267 - 2,379 SF    |
| Lot Size:      | 3.8 Acres           |
| Building Size: | 15,000 SF           |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE    | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households  | 836       | 1,513     | 2,227     |
| Total Population  | 1,810     | 3,599     | 5,625     |
| Average HH Income | \$88,042  | \$104,261 | \$115,575 |

Presented By

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## LEASE INFORMATION

|              |                  |             |                     |
|--------------|------------------|-------------|---------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable          |
| Total Space: | 1,267 - 2,379 SF | Lease Rate: | Inquire with broker |

## AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE |
|---------|-----------|-----------|------------|
| Unit 1  | -         | 1,403 SF  | NNN        |
| Unit 2A | Available | 1,351 SF  | NNN        |
| Unit 3A | Available | 2,051 SF  | NNN        |
| Unit 4A | Available | 2,379 SF  | NNN        |
| Unit 1B | -         | 1,396 SF  | NNN        |
| Unit 2B | Available | 1,267 SF  | NNN        |
| Unit 3B | Available | 2,320 SF  | NNN        |
| Unit 4B | Available | 2,371 SF  | NNN        |



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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,810     | 3,599  | 5,625     |
| Average Age          | 42.8      | 42.3   | 42.2      |
| Average Age (Male)   | 39.3      | 39.0   | 39.2      |
| Average Age (Female) | 45.8      | 43.7   | 42.1      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 836       | 1,513     | 2,227     |
| # of Persons per HH | 2.2       | 2.4       | 2.5       |
| Average HH Income   | \$88,042  | \$104,261 | \$115,575 |
| Average House Value | \$277,156 | \$302,922 | \$327,578 |

2020 American Community Survey (ACS)

