

**OFFERING MEMORANDUM**

# Prime Lahaska Retail Opportunity

**5667 YORK ROAD**

Lahaska, PA 18931

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SECTION 1

# The Property

PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE:	Retail
UNITS AVAILABLE:	2
AVAILABLE SF:	1,020 SF± / unit
BUILDING SIZE:	5,232 SF±
YEAR BUILT:	1981
ZONING:	VC-2
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County

PROPERTY OVERVIEW

Exceptional opportunity to lease premium retail, office, or salon space in a vibrant multi-tenant strip shopping center in the heart of Lahaska, PA. Meticulously maintained, these spaces boast functional floor plans, inviting a multitude of potential uses. Enjoy high visibility and accessibility, with the option for prominent signage. Nestled in a neighborhood with many amenities and boasting a diverse tenant mix, this location offers ample parking and endless possibilities for business.

LOCATION OVERVIEW

Located in Holly Berry Square, a dominant community of unique shops, located near the intersection of Routes 202 and 263 in Lahaska, PA. It is located directly across from the Buckingham Friends School and in immediate proximity to Peddler’s Village. The center is located just between the two popular towns – five miles from New Hope and six miles from Doylestown.

PROPERTY DETAILS

LEASE RATE	UNIT 4 -\$2,400/MO(MG) UNIT 6 -\$2,400/MO(MG)
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LOCATION INFORMATION

PROPERTY NAME	Holly Berry Square
ADDRESS	5667 York Rd.
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	Rt. 263 (York Rd)
TOWNSHIP	Buckingham
NEAREST HIGHWAY	Street Rd - 0.4 Mi.
NEAREST AIRPORT	Doylestown (DYL) - 6.5 Mi. Philadelphia Int'l (PHL) - 52 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	5.0 / 1,000
NUMBER OF PARKING SPACES	30

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	VC-2
LOT SIZE	8.04 AC±
APN #	06-015-008
TRAFFIC COUNT	22,174 VPD
TRAFFIC COUNT STREET	Rt. 202 & Rt.263

BUILDING INFORMATION

BUILDING SIZE	5,232 SF±
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1981
CONSTRUCTION STATUS	Existing

## PROPERTY HIGHLIGHTS

- Prime retail, office or salon space
- Located in Holly Berry Square
- Two (2) 1,020 SF± units available
- Prominent signage
- Available for immediate occupancy
- Diverse platform of local and specialty retailers nearby
- Minutes to Peddler's Village
- Proximate to populated residential neighborhoods
- Quality demographic profile



ADDITIONAL PHOTOS

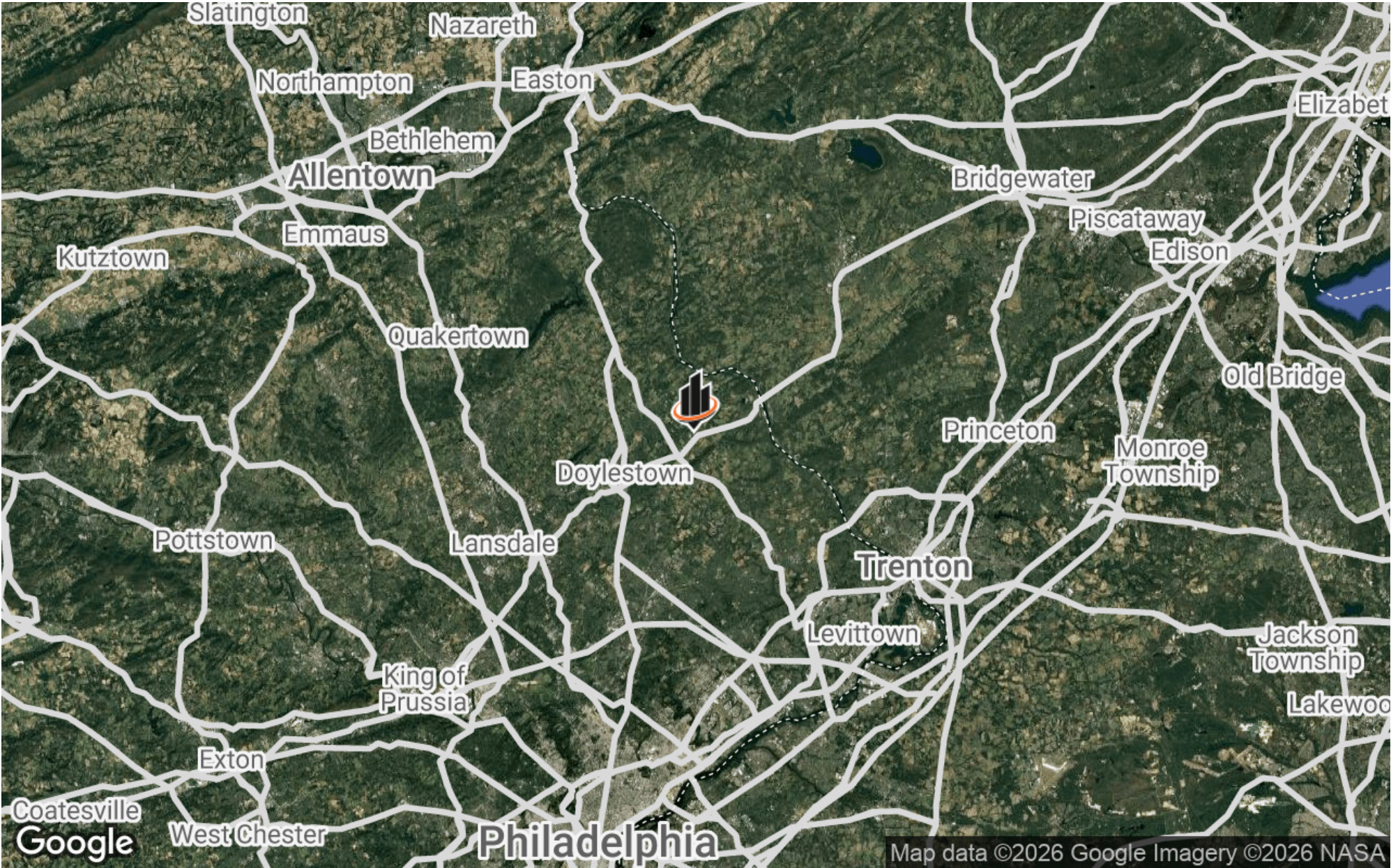


An aerial photograph of a single-story commercial building with a dark brown roof and maroon siding. The building is divided into several units. Two units, located in the center and towards the right, are outlined with a thick orange border. In front of the building is a large asphalt parking lot with several cars parked. The background consists of a dense forest of bare trees under a clear blue sky. A large white circular graphic with concentric circles and a dashed line is overlaid on the top left of the image.

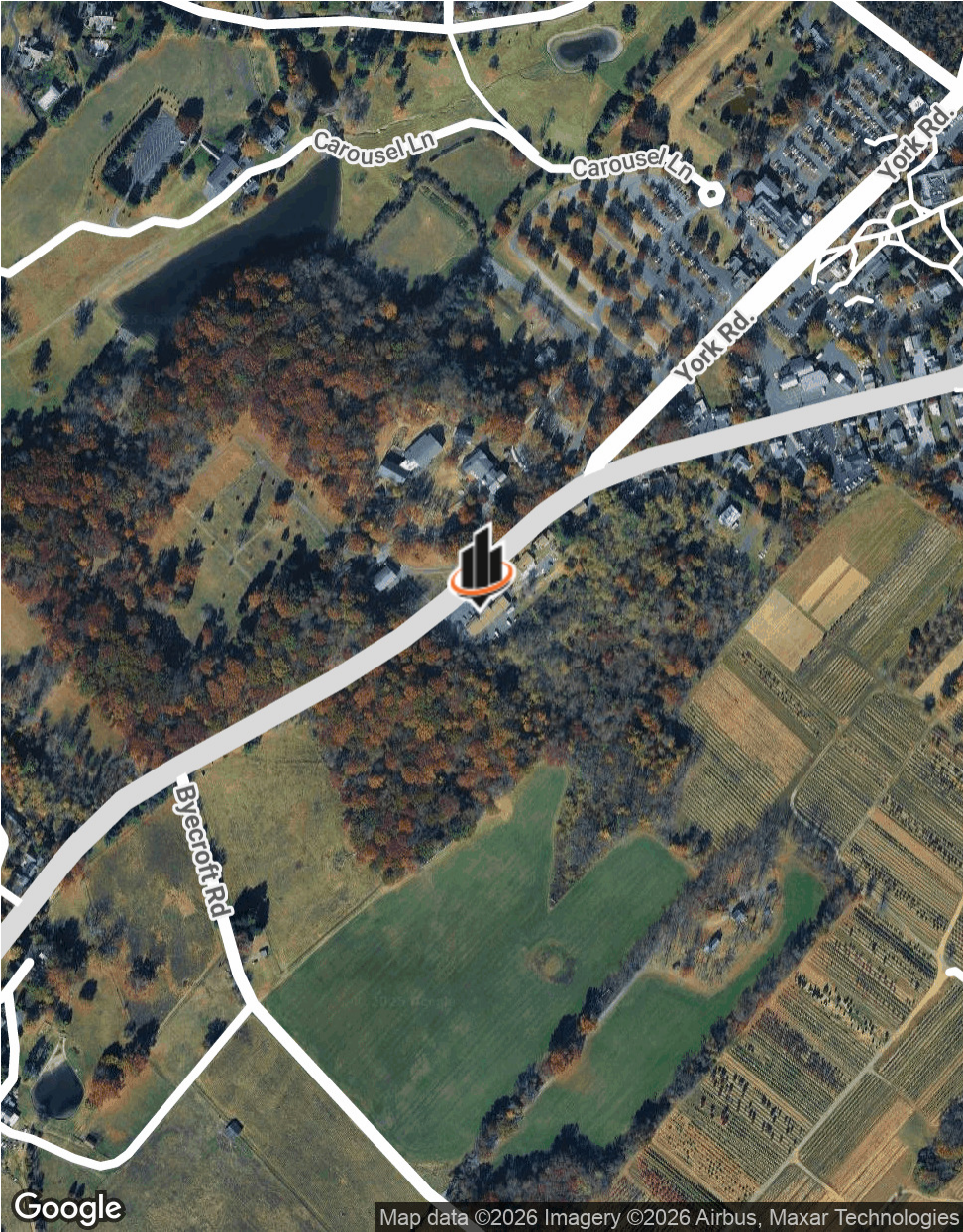
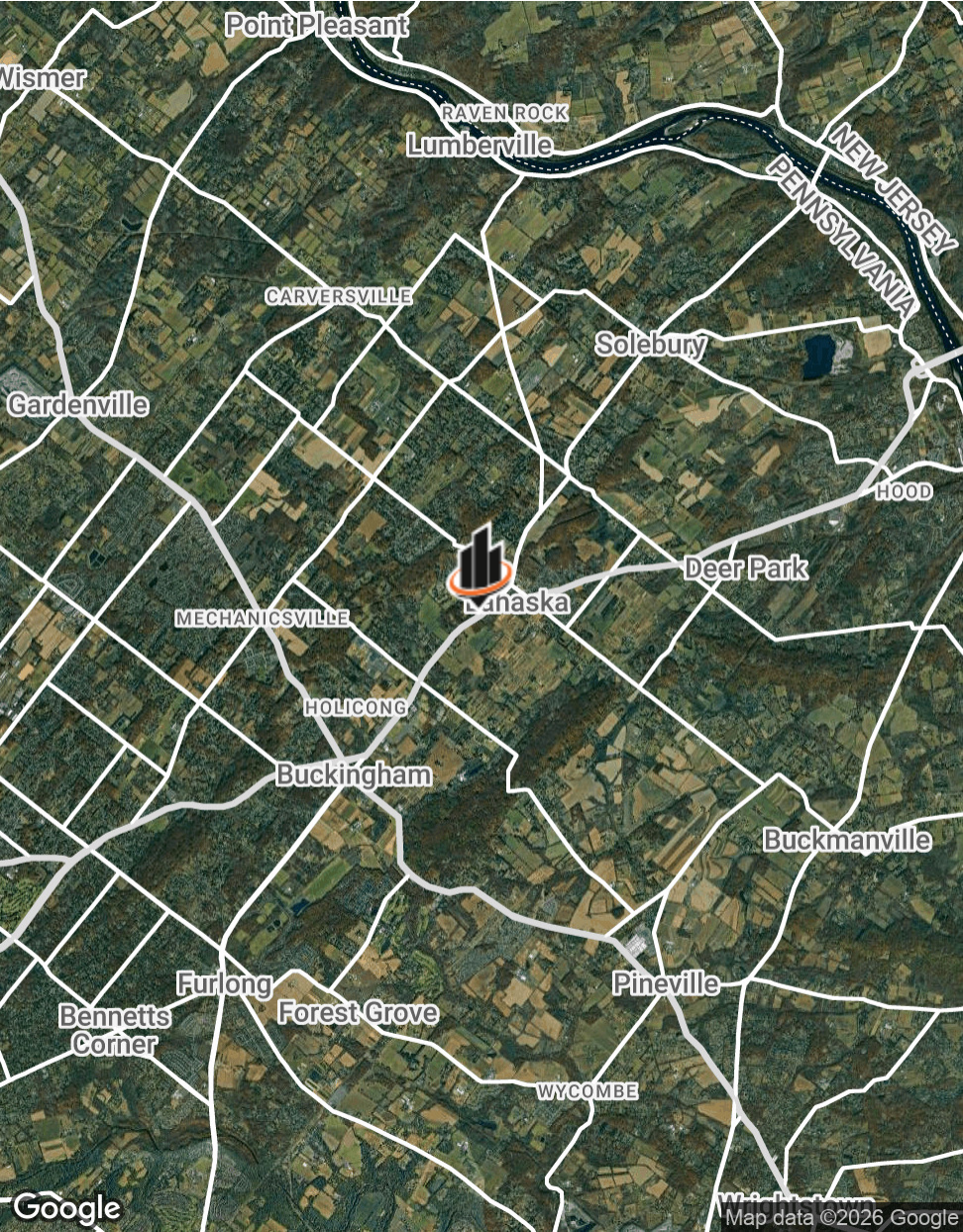
SECTION 2

# The Location

REGIONAL MAP



LOCATION MAP





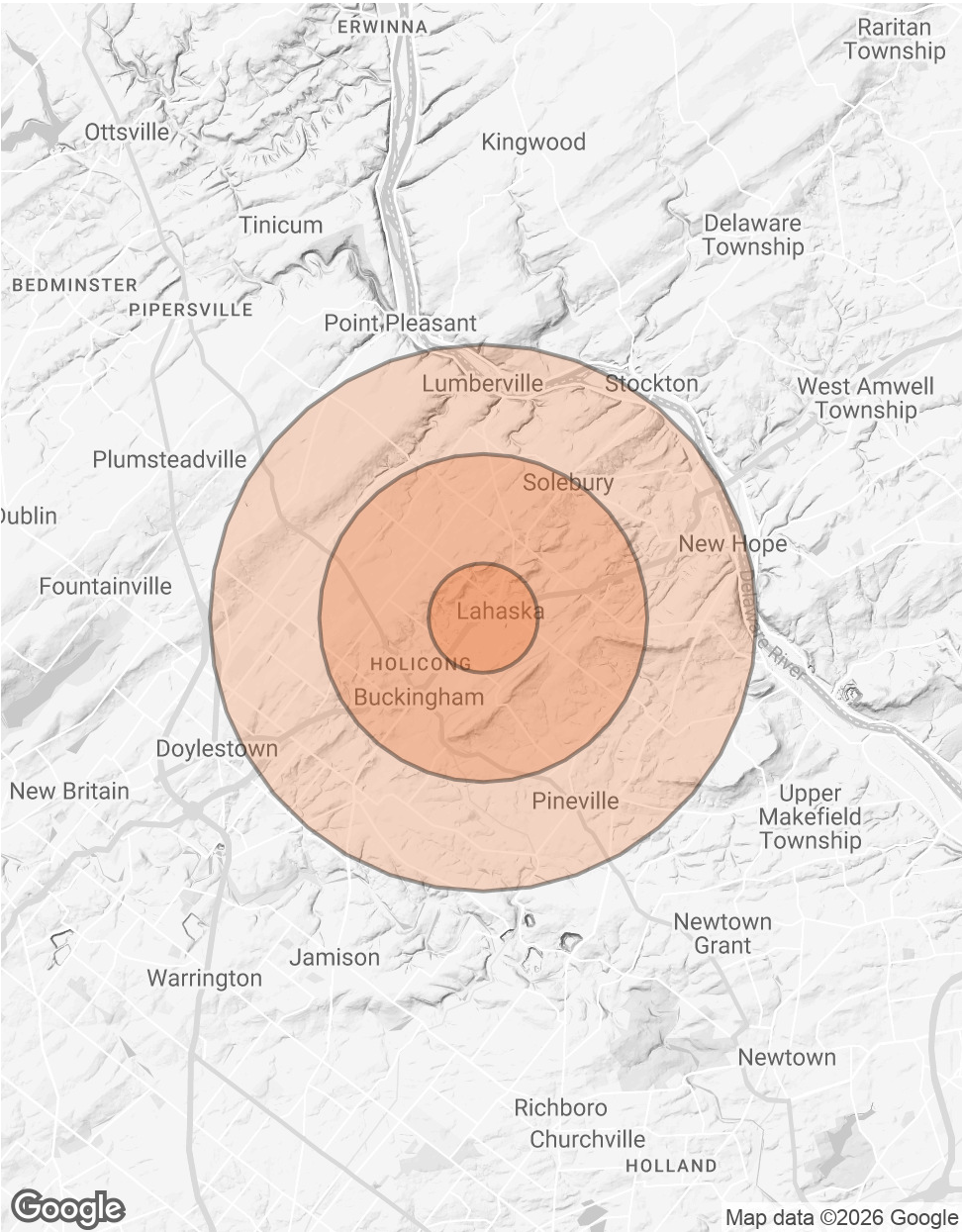
SECTION 3  
The  
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,390	12,236	47,070
AVERAGE AGE	48	46	45
AVERAGE AGE (MALE)	47	46	44
AVERAGE AGE (FEMALE)	48	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	553	4,656	17,916
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$215,255	\$220,587	\$210,592
AVERAGE HOUSE VALUE	\$882,731	\$849,801	\$778,909

Demographics data derived from AlphaMap





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