

OFFERING MEMORANDUM

Prime Lahaska Retail Opportunity

5667 YORK ROAD

Lahaska, PA 18931

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807

PRESENTED BY:
CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

GINA SHAUGHNESSY
O: 215.757.2500 x2215
gina.shaughnessy@svn.com
PA #RS379944



EXCLUSIVELY MARKETED BY:



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204 **Cell:** 609.577.7538
monika.polakevic@svn.com
PA #RS 293807 // NJ #0789312



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202 **Cell:** 267.981.9110
chichi.ahia@svn.com
PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

EXCLUSIVELY MARKETED BY:



GINA SHAUGHNESSY

Associate Advisor

Direct: 215.757.2500 x2215

gina.shaughnessy@svn.com

PA #**RS379944** // NJ #2564638 NY #10401399008

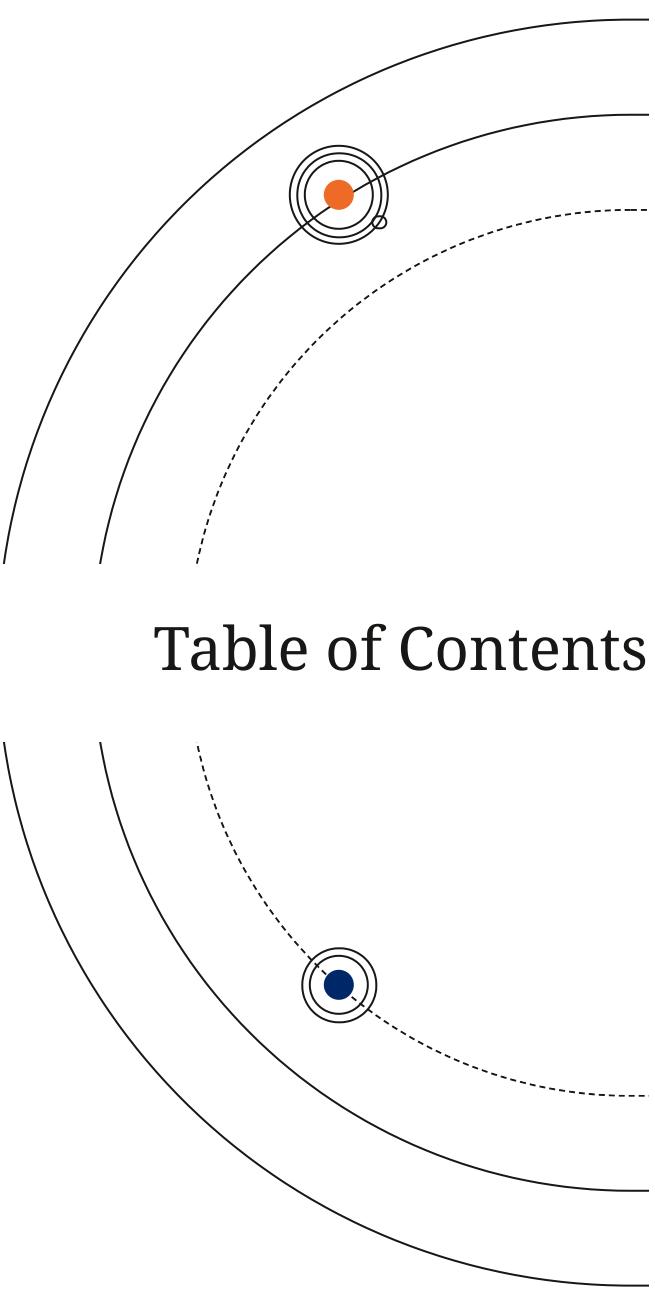


Table of Contents

6

THE PROPERTY

- Property Summary
- Property Details
- Property Highlights
- Additional Photos

11

14

THE LOCATION

- Regional Map
- Location Map

12
13

THE DEMOGRAPHICS

- Demographics Map & Report

15

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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.

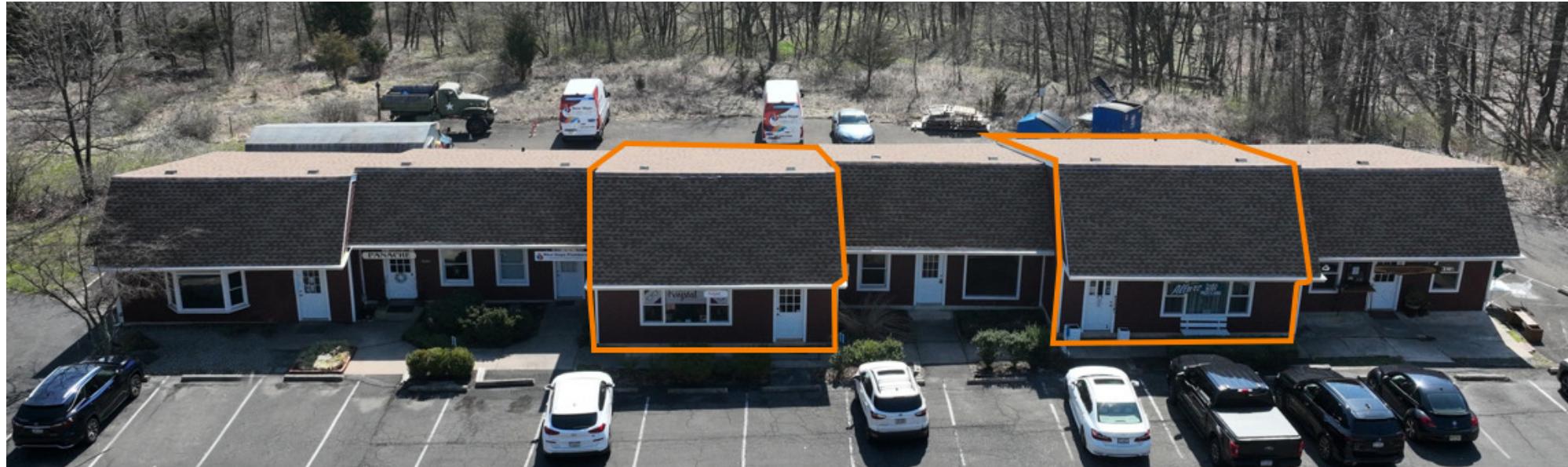


SECTION 1

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)
-------------------	--

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

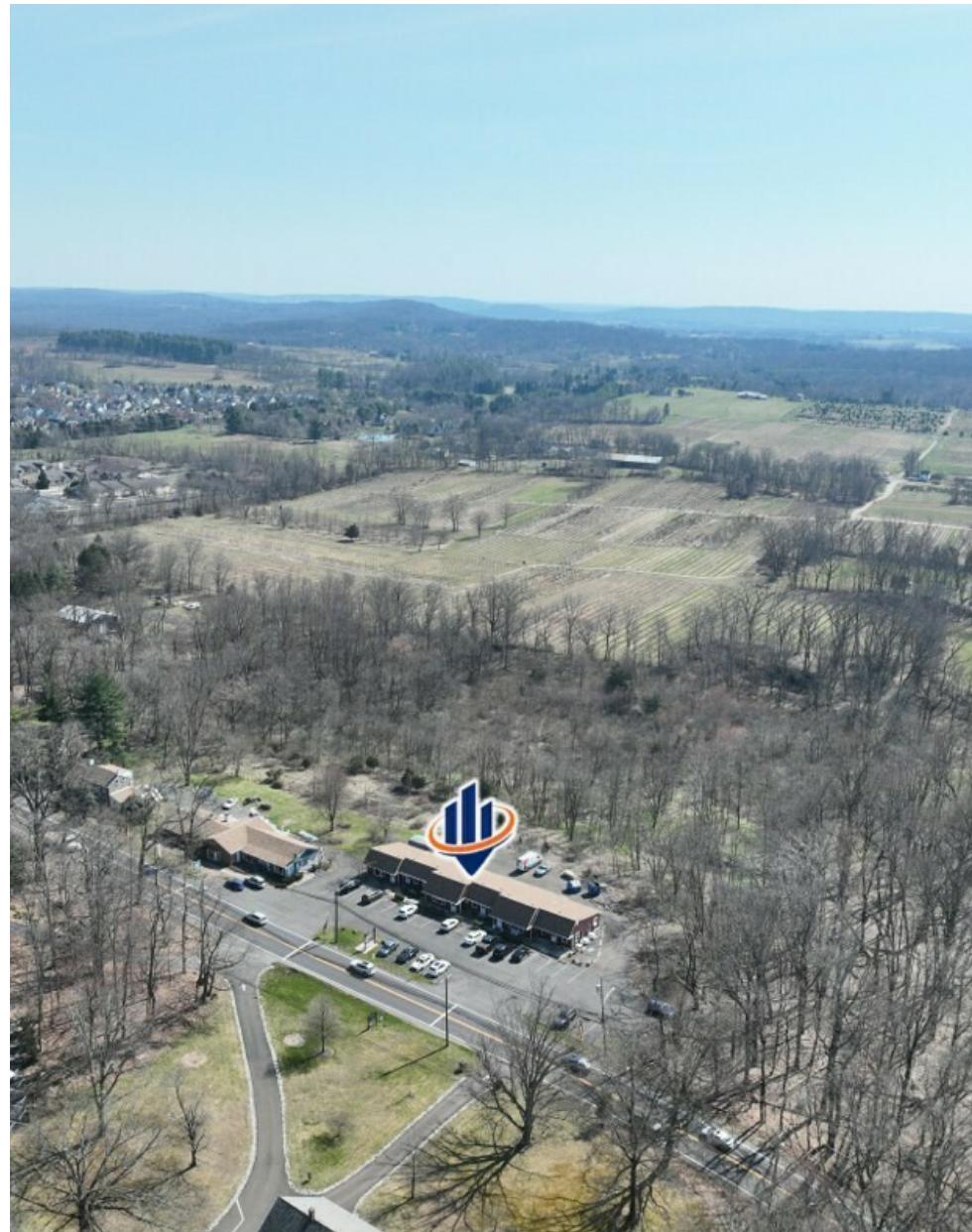
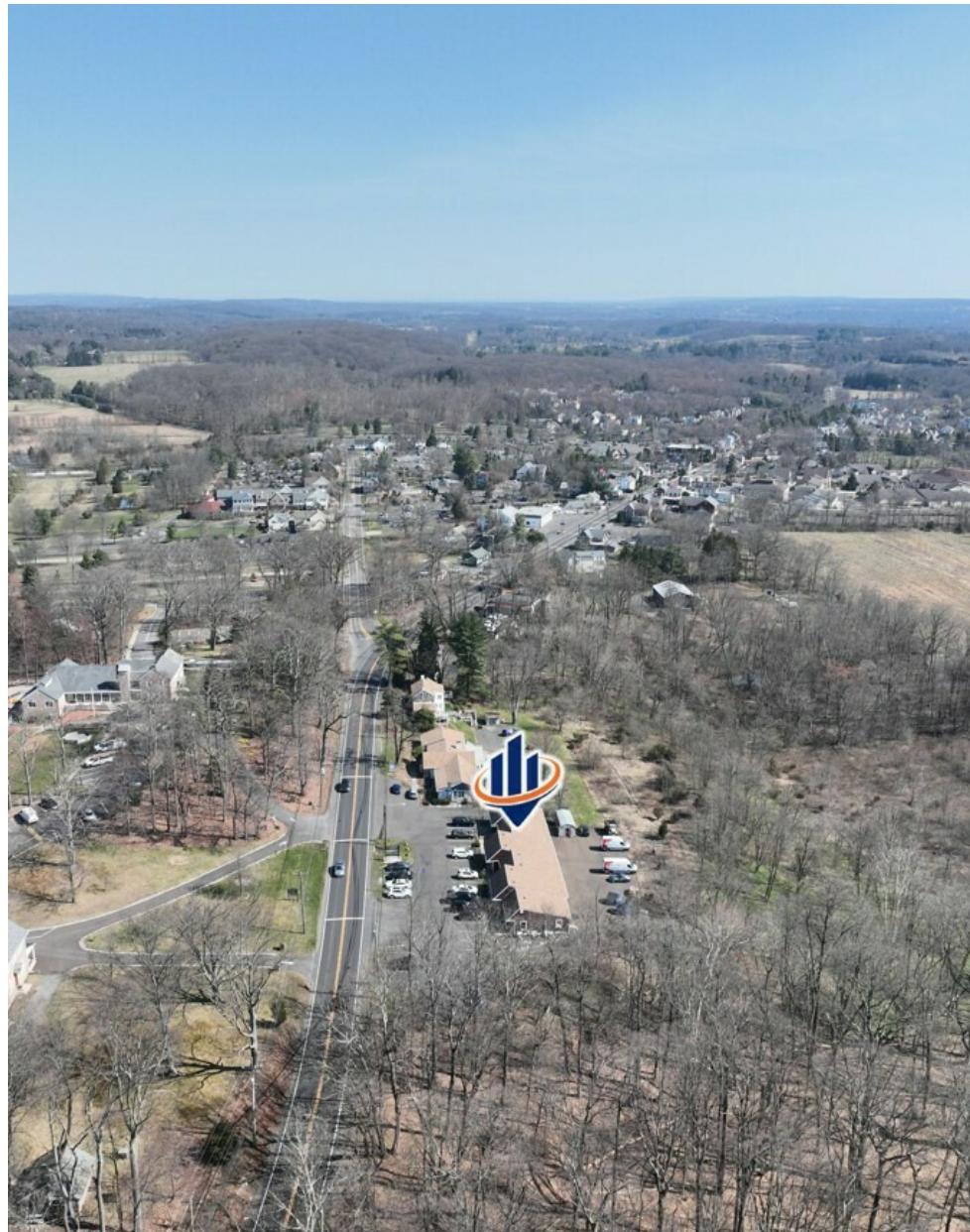
- Prime retail, office or salon space
- Located in Holly Berry Square
- Two (2) 1,020 SF \pm units available
- Prominent signage
- Available for immediate occupancy
- Diverse platform of local and specialty retailers

nearby

- Minutes to Peddler's Village
- Proximate to populated residential neighborhoods
- Quality demographic profile



ADDITIONAL PHOTOS



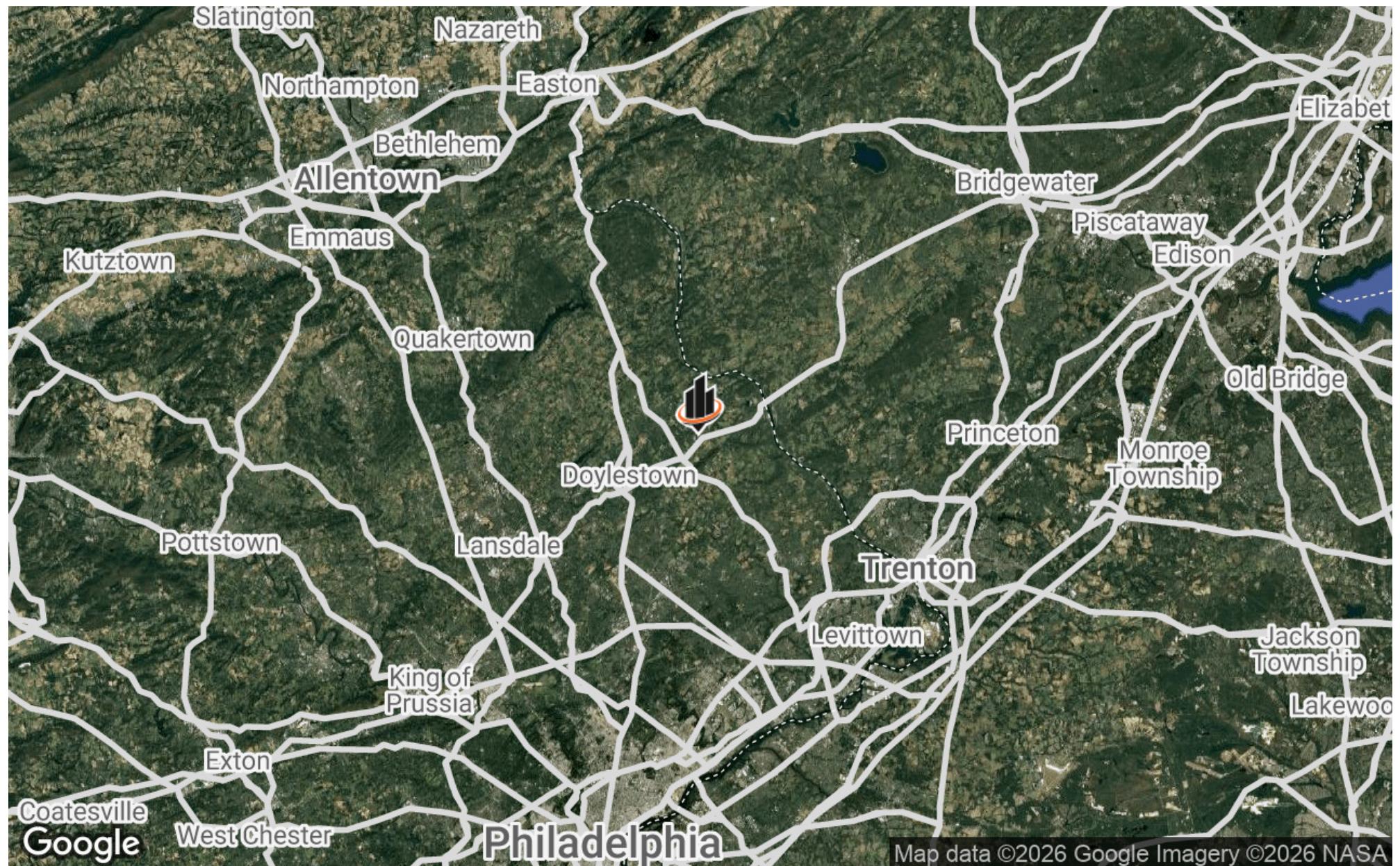


SECTION 2

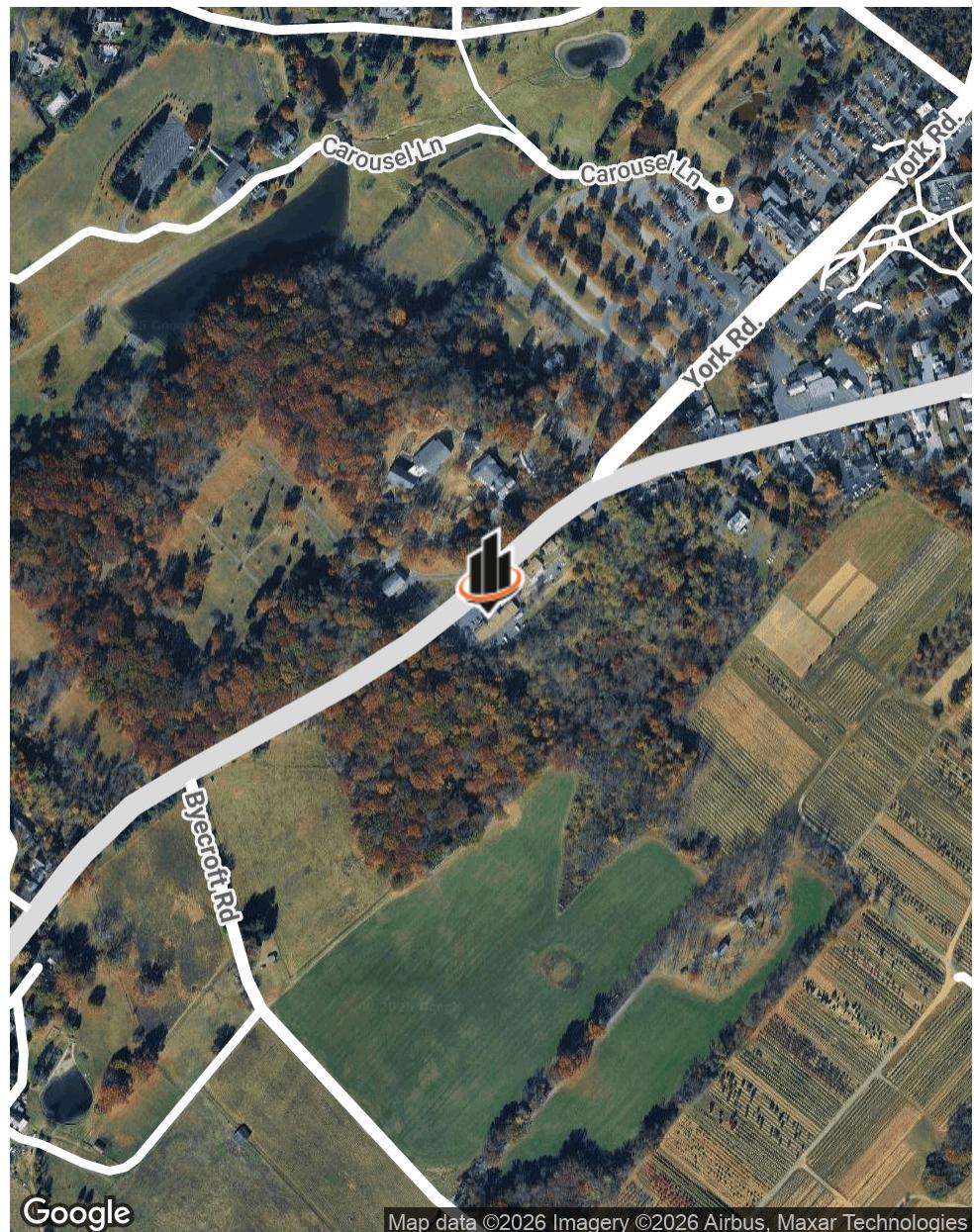
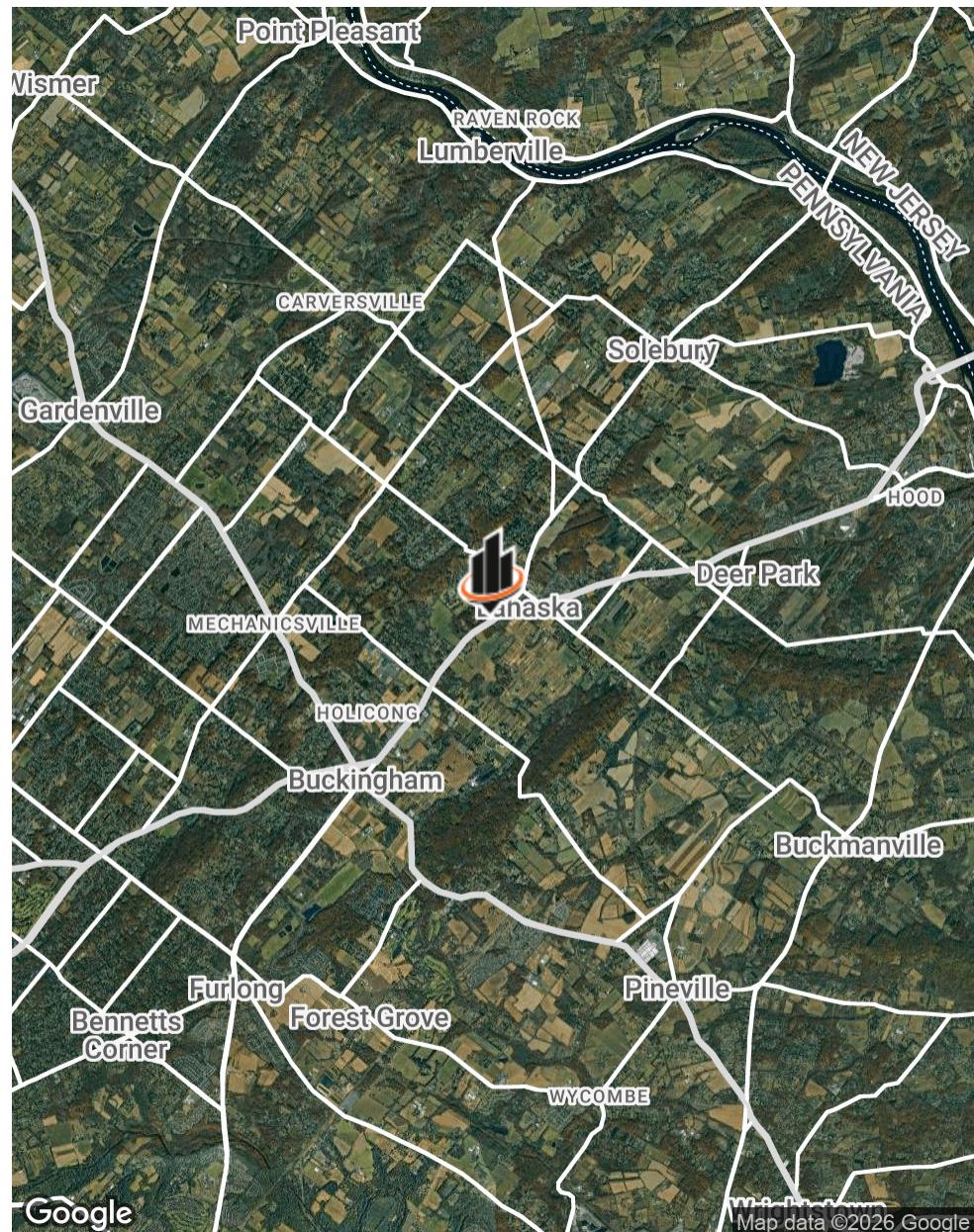
The Location

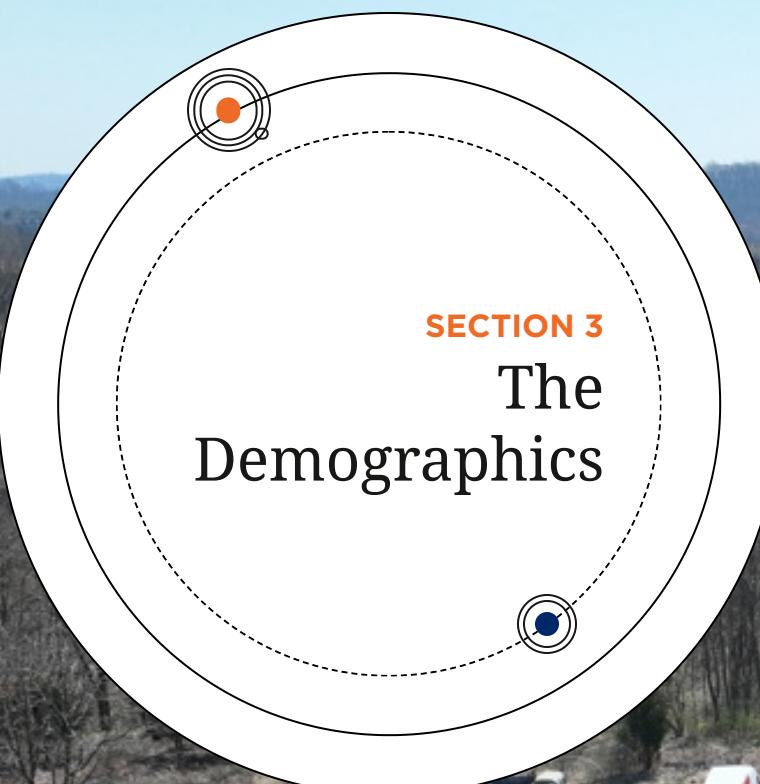


REGIONAL MAP



LOCATION MAP





SECTION 3

The Demographics



DEMOGRAPHICS MAP & REPORT

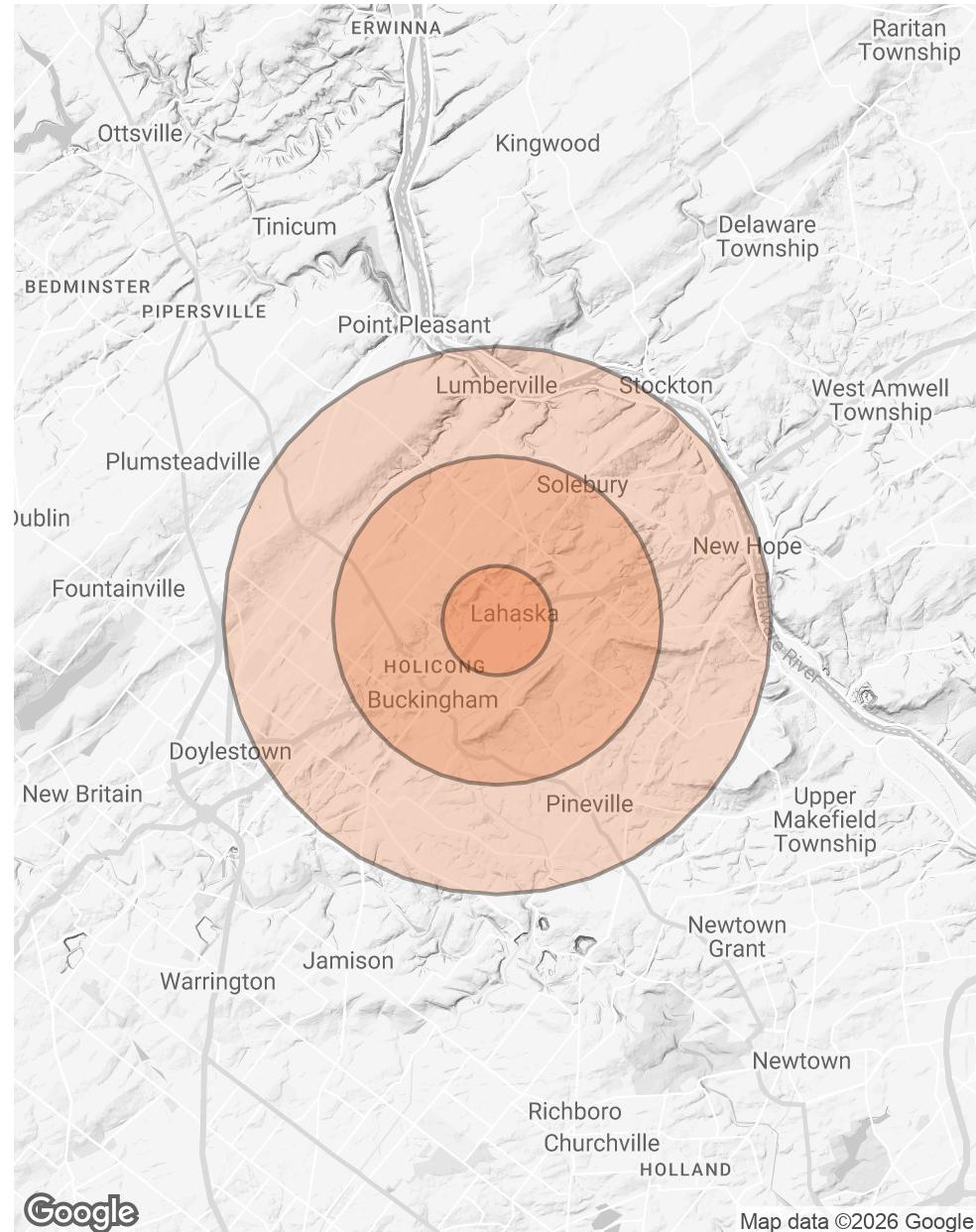
POPULATION

	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





125 Pheasant Run, Ste 102
Newtown, PA 18940
215.757.2500
SVNAhia.com