

# 826 - 828

## Newtown Yardley Road

Newtown, PA



## Investment Summary

118,946 SF Value-Add, Mixed-Use Opportunity with Stable In-Place Tenancy  
Additional Development Component with Frontage on Route 332 and Newtown Yardley Road

# Executive Summary

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## PROPERTY OVERVIEW

Avison Young (“Advisor”) is pleased to present to qualified investors the opportunity to purchase 826-828 Newtown Yardley Road (“Property”). The 118,946 square-foot property is 88.7% leased to six tenants, with rental rates 21.3% below those of comparable properties in the Newtown submarket, offering a significant value-add opportunity. The 20.88-acre site includes a 6.4-acre outparcel that was previously approved for a 32,000-square-foot medical office building, providing additional upside potential.

Originally built in 1968 and fully renovated in 1999, the property has received ongoing capital investment, preserving its desirable campus-like setting. The property is ideally located off Exit 8 of I-295 in prestigious Newtown, Pennsylvania, offering convenient access to major highways and a wide range of amenities. Its prominent position at the intersection of Newtown Yardley Road and the Newtown Bypass provides excellent visibility and signage, with combined traffic count exceeding 34,000 vehicles per day. The property’s current LI – Light Industrial zoning also allows for various redevelopment possibilities, including medical office, manufacturing, distribution, and car dealerships.

Overview	
Address	826-828 Newtown Yardley Road Newtown, PA
Building Type	Office
Location	Newtown, PA
Acreage	20.88
Year Built/Renov.	1968 / 1999
Stories	826 Bldg - Two Stories 828 Bldg - Single Story
Rentable Area	118,946
% Occupied	88.7%
Weighted Average Lease Term	3.93
Parking Ratio	5.0/1,000 SF



## INVESTMENT HIGHLIGHTS

### **Low Cost Alternative to Surrounding Market**

826-828 Newtown Yardley Road offers a highly competitive leasing option, significantly undercutting comparable properties in the surrounding market. Within a three-mile radius, Class A and Class B office buildings' average rental rates are 51.9% and 21.3% higher, respectively, than the in-place rental rates at 826-828 Newtown Yardley Road. This substantial disparity highlights the property's potential for rental rate growth while maintaining its position as a cost-effective and attractive leasing option in the market.

### **Value-Add Through Lease-Up**

In addition to its below-market in-place rental rates, 826-828 Newtown Yardley Road presents investors with immediate upside potential through the lease-up of its 13,414 square foot vacancy. This vacancy represents 11.3% of the property's total square footage and is projected to generate approximately \$300,000 in gross annual revenue.

### **Strength of Long-Term Tenants**

826-828 Newtown Yardley Road is currently 88.7% occupied. Anchored by reputable long-term tenants such as St. Christopher Pediatrics and CenTrak, which together account for 40% of the building's gross leasable area, the property offers a stable income stream and a strong foundation for future tenant retention. CenTrak's current lease term is their third lease term in the building. Long-term, due to St. Christopher's lease and the property's access and exposure, Avison Young believes the building is better served as a medical office building.

### **Discount to Replacement Cost**

826-828 Newtown Yardley Road presents a unique and versatile investment opportunity for value-add investors. This offering includes a 6.4-acre development site with prior approvals for a 32,000-square-foot medical office building, featuring prime frontage along the Newtown Bypass. Additionally, the property includes a 118,946-square-foot office building priced competitively at less than half of its estimated replacement cost. The current ownership group, which has owned the property since 2000, has spent \$4 million in building improvements over the past 10 years, allowing for a low capital expense allocation for the future owner.

### **Accessibility & Location**

826-828 Newtown Yardley Road comprises two multi-tenant office buildings strategically located in the Newtown submarket of Bucks County. Situated at the intersection of Newtown Yardley Road and the Newtown Bypass, the property is just one mile from I-295. As the primary highway in the area, I-295 offers seamless access to key regional roadways, including Route 1, I-95, I-276, and I-476, providing convenient connectivity to major metropolitan areas such as New York City, Washington D.C., and Baltimore.

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## CENTRALIZED LOCATION



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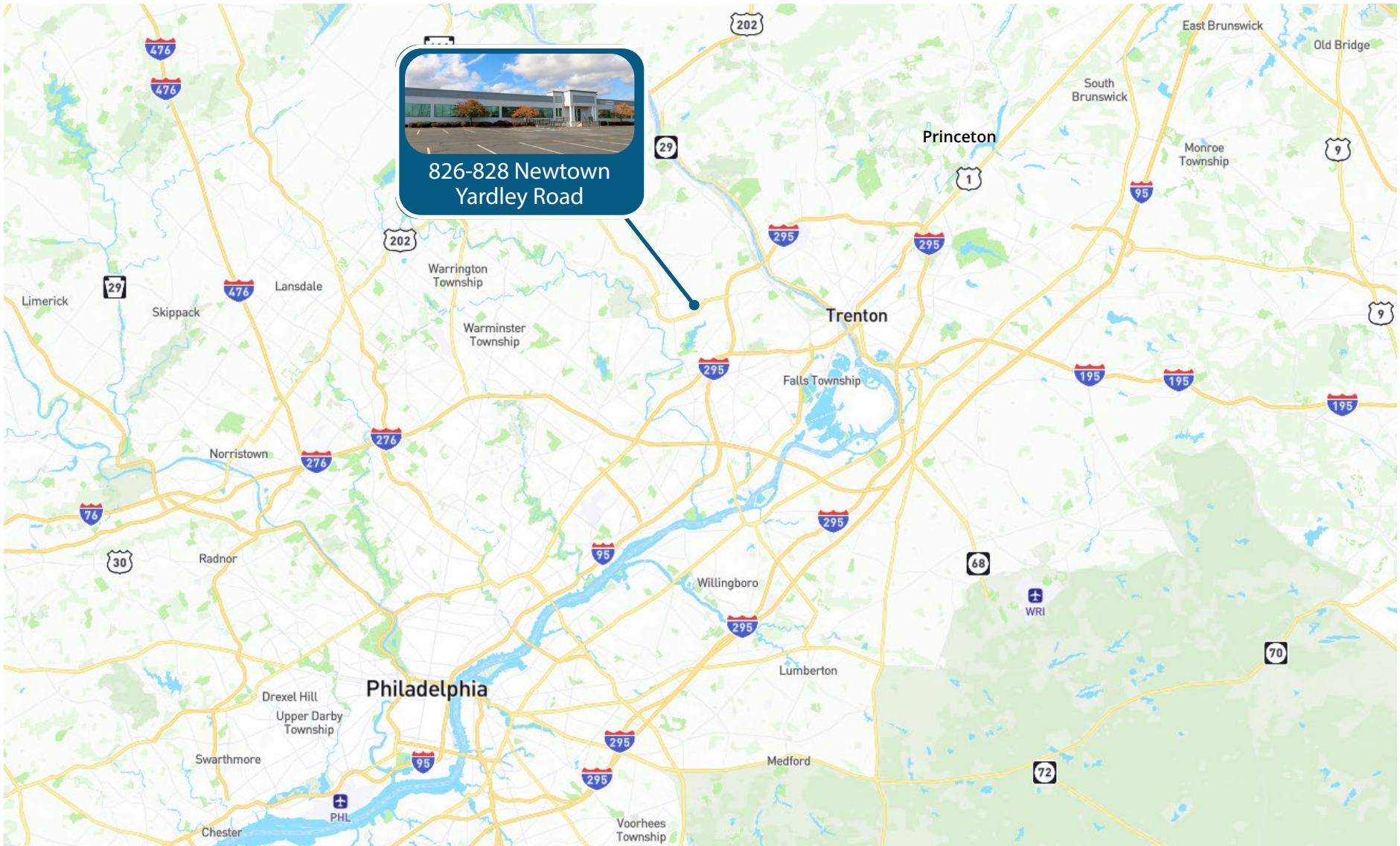
## LOCAL ACCESS



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## REGIONAL ACCESS



# Offering Price & Procedure

826 - 828  
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## Offering Price and Procedure

**826-828 Newtown Yardley Road is offered for sale to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young.** All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:

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