

## **EXCLUSIVELY MARKETED BY:**



## CHICHI E. AHIA, SIOR

## Executive Director/ Principal

**D:** 215.757.2500 x2202 chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

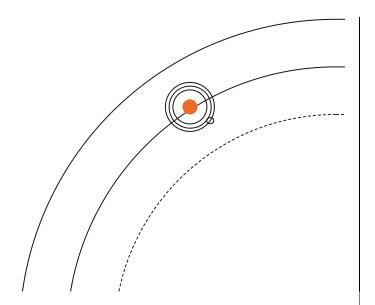


## MONIKA POLAKEVIC, CCIM

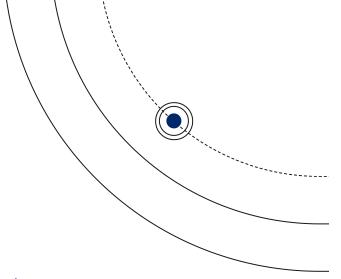
Senior Advisor

**D:** 215.757.2500 x2204 monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



# Table of Contents



Ó	THE PROPERTY		12	THE LOCATION		
	Property Summary	6		Regional Map	13	
	Property Details	7		Location Map	14	
	Property Highlights	8		Retailer Map	15	
	Exterior Photos	9				
	Interior Photos	10	16	THE DEMOCRAPHICS	DILLCC	
	Floor Plan	11	10	THE DEMOGRAPHICS		
				Demographics Map & Report	17	



#### 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.

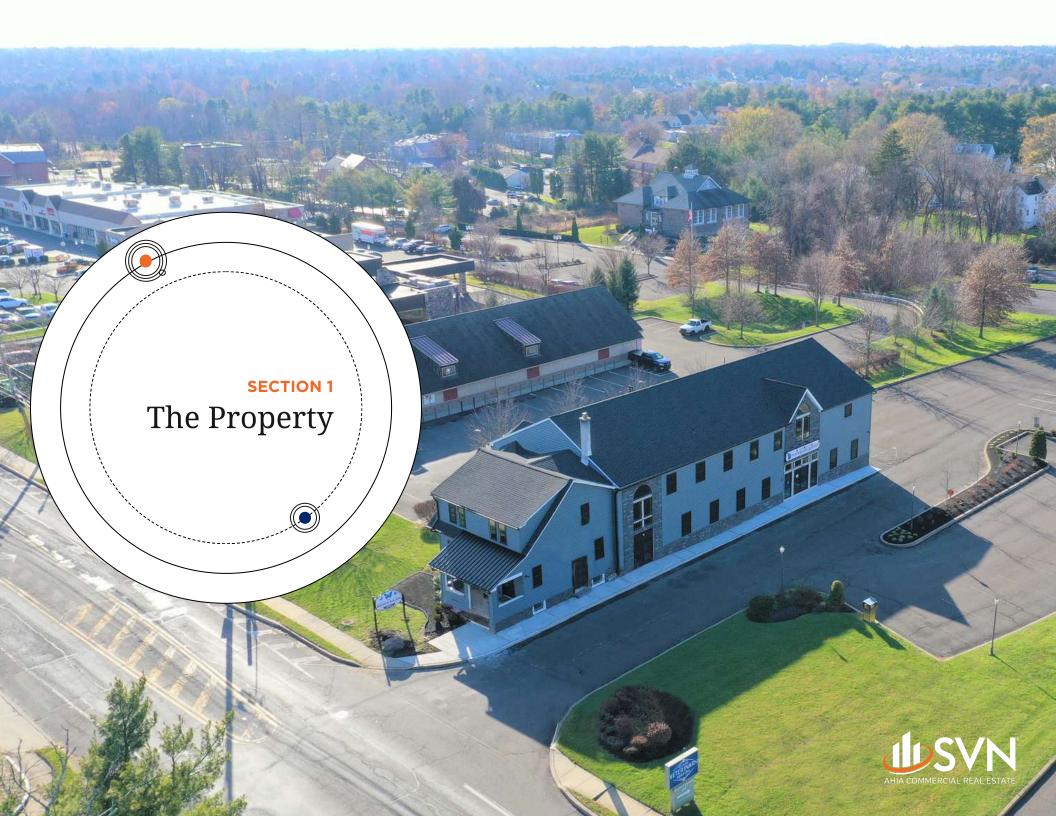
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person 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.



#### PROPERTY SUMMARY



#### OFFERING SUMMARY

PROPERTY TYPE:	Office
BUILDING SIZE:	10,830 SF±
AVAILABLE SF:	684 SF±
LOT SIZE:	0.615 AC±
RENOVATED:	2022
ZONING:	C-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

#### **PROPERTY OVERVIEW**

SVN is pleased to present a modern, recently renovated turnkey office/studio space in Richboro, Bucks County. Situated within a freestanding building, this space showcases exceptional design and construction with high-quality finishes throughout. The well-designed 684 SF layout features windows on all sides, allowing for an abundance of natural light. The current floor plan includes two private offices, a spacious open area, and a renovated restroom. The property is in a highly accessible location in close proximity to major commuter routes.

#### LOCATION OVERVIEW

Located on Second Street Pike in Richboro, Northampton Township in Bucks County, Pennsylvania. Visible and convenient location with easy access to Bucks County's most affluent towns, including Newtown, Doylestown and New Hope. Commutable distance to Philadelphia, South and Central New Jersey, and New York City.

## **PROPERTY DETAILS**

LEASE RATE	\$2,000.00 / MO (FS)
------------	----------------------

## LOCATION INFORMATION

STREET ADDRESS	1094 Second Street Pike
CITY, STATE, ZIP	Richboro, PA 18954
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Almshouse Rd (PA-332)
TOWNSHIP	Northampton Township
MARKET TYPE	Medium
NEAREST HIGHWAY	PA-332
NEAREST AIRPORT	Trenton Mercer (TTN) - 13.8 Mi.
	Philadelphia Int'l (PHL) - 35.5 Mi.

## PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	C-2
LOT SIZE	0.615 AC±
APN#	31-009-026
TRAFFIC COUNT	9,319 VPD
TRAFFIC COUNT STREET	Second Street Pike & Manor Drive

## **BUILDING INFORMATION**

10,830 SF
Multiple
2
Yes
1993

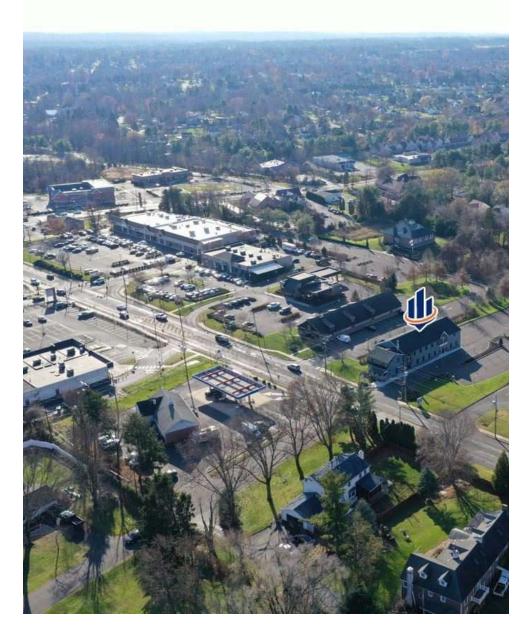
#### PROPERTY HIGHLIGHTS

- Beautiful office / studio space
- 684 SF ± available
- Second floor location
- Elevator served (new elevator being installed)
- Functional and flexible floorplan
- Recent property improvements and upgrades
- High end finished throughout
- Available for immediate occupancy
- Ample parking
- Amenity rich location
- Diverse platform of national, regional and local retailers in close proximity
- · Quality demographic profile
- 24-hour electronic access
- · Prime location in the heart of Richboro
- Convenient access to/from Rt-332, RT-532, RT-611





# **EXTERIOR PHOTOS**







# **INTERIOR PHOTOS**

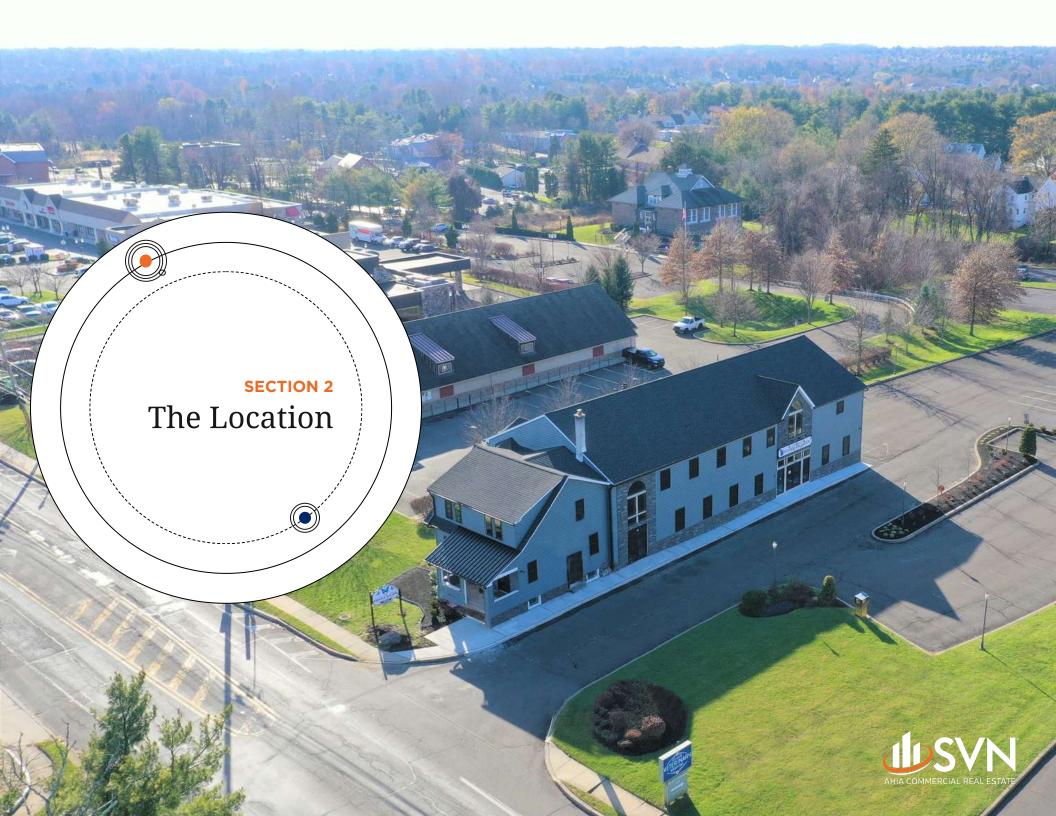




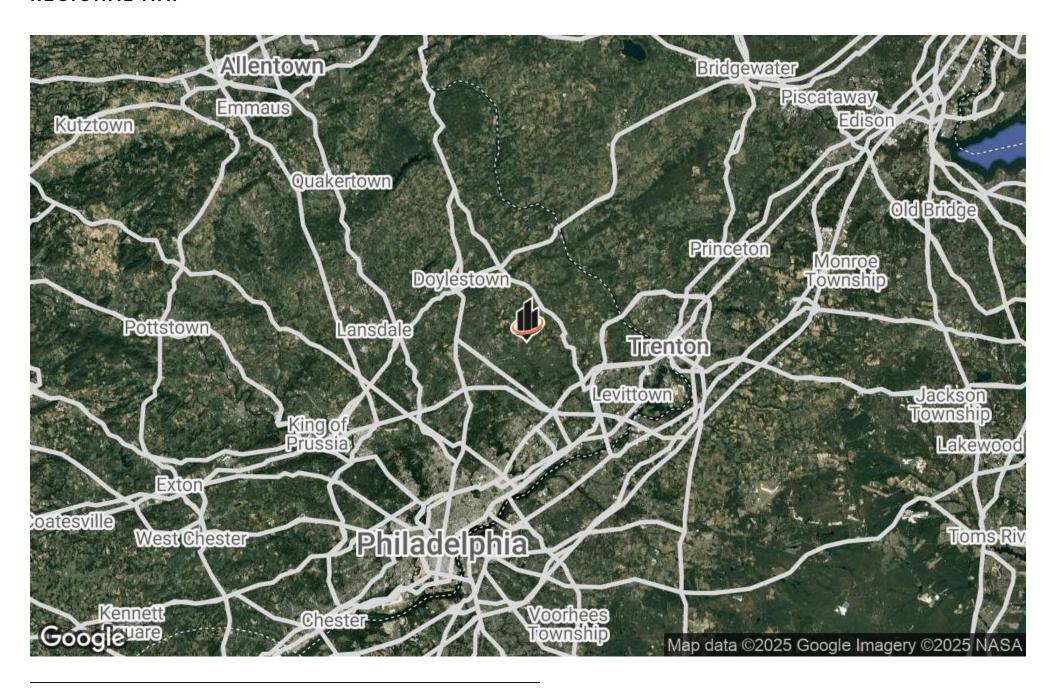




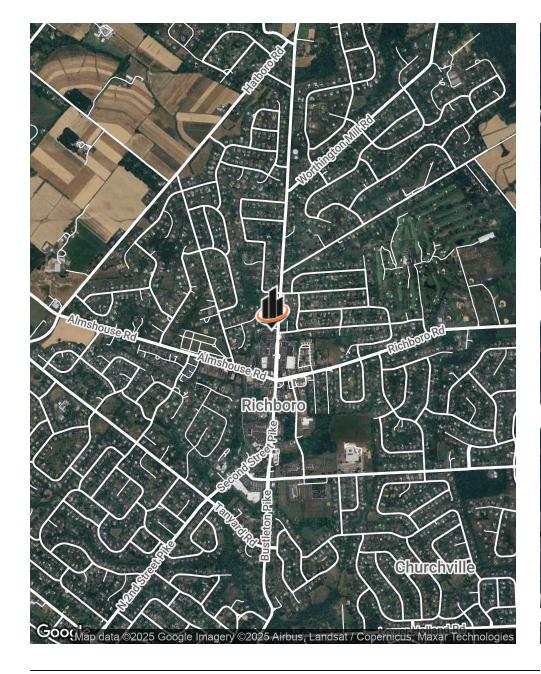


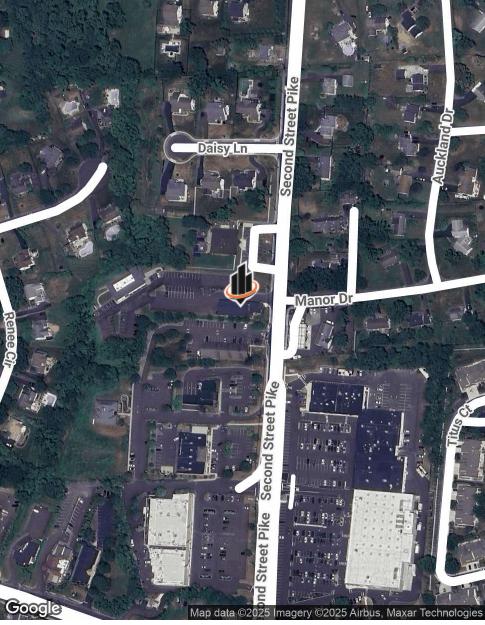


## **REGIONAL MAP**



# **LOCATION MAP**





## RETAILER MAP





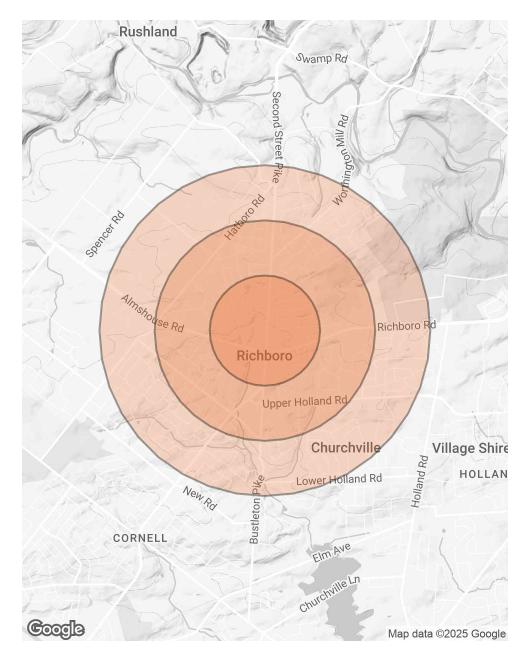
## **DEMOGRAPHICS MAP & REPORT**

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,073	4,921	11,114
AVERAGE AGE	50.9	51.1	50.3
AVERAGE AGE (MALE)	50.6	50.8	49.8
AVERAGE AGE (FEMALE)	52.3	52.1	51.3

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	406	1,809	3,955
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$188,842	\$186,544	\$184,896
AVERAGE HOUSE VALUE	\$478,958	\$472,737	\$473,381

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census





2050 Cabot Blvd. W. Ste. 102 Langhorne, PA 19047 215.757.2500 SVNAhia.com