



Lower Bucks Investment Opportunity

*5400-5404 Bristol Emilie Rd
Levittown, PA 19057*

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LOWER BUCKS INVESTMENT OPPERTUNITY

PROPERTY INFO:

PROPERTY ADDRESS:

5400 Bristol Emilie Rd

Levittown, PA 19057

Year Built

1963 & 1965

Property Square feet

5,582 SQFT

Lot Size

2.9 +/- Acres

Price

Undisclosed

RE/MAX
COMMERCIAL®

Property Overview

Prime location in Lower Bucks County, featuring 2.9 acres +/-, one single family home, and three multifamily units (all occupied). Ideal for logistic user/owners and Industrial investors/developers with only 3% vacancy rate and industrial rents averaging around 8.7% growth rate. Major thoroughfare like I95, New Jersey Turnpike, and Pennsylvania Turnpike providing access into major cities like Philadelphia and New York City. Only 7million SF of logistic space has been built since 2000, less than 200,000 SF is currently listed as available. The rest is spoken for via large tenants such as Home Depot, Estee Lauder, David's Bridal, Amazon, and third party logistic firms. Because of the dense pollution and access to thoroughfares Lower Bucks County is the preferred location comparative to Upper Bucks County for many consumers and investors in this space. Additionally, the slow decay of manufacturing in Bensalem, Bristol, and Fairless Hills provide a sizable blue-collar labor market to staff logistics facilities fueling demand for parking & development for logistics.





PROPERTY PHOTOS





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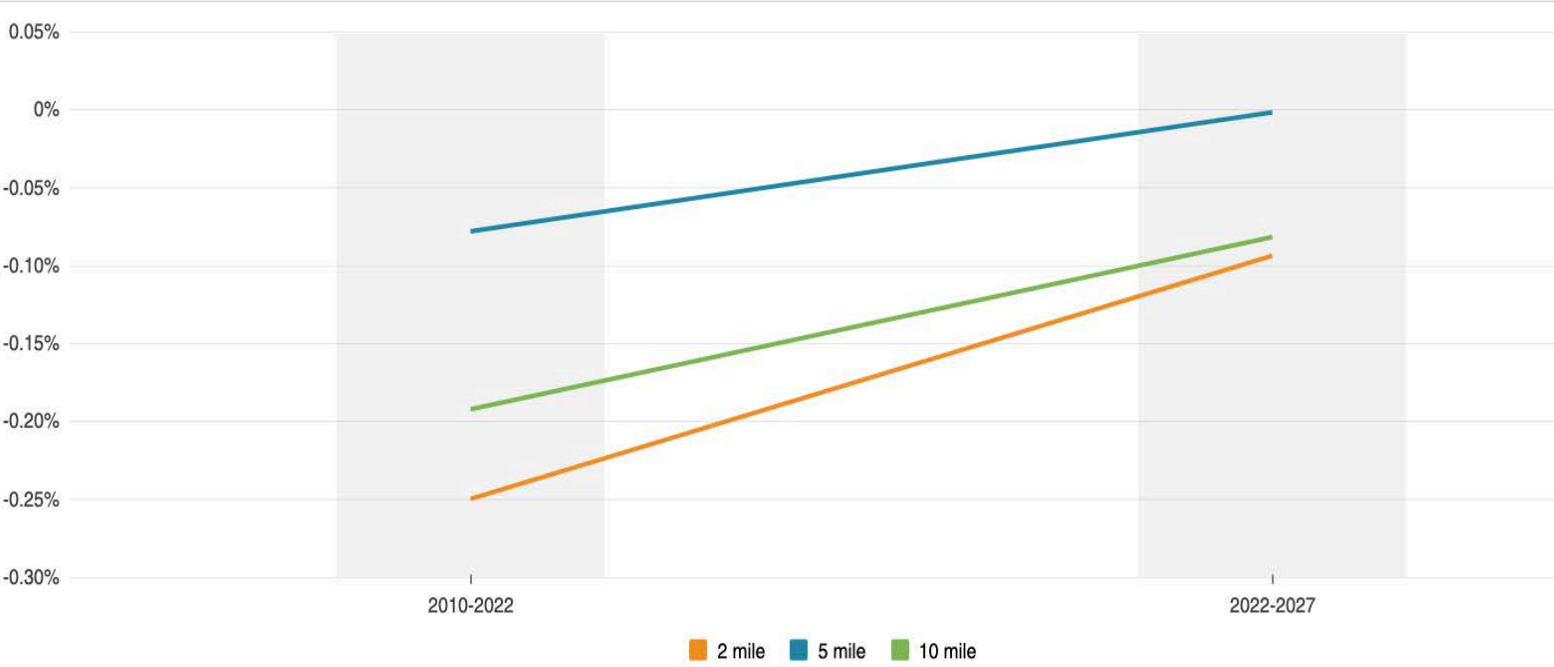


Population

	2 mile	5 mile	10 mile
2010 Population	50,361	203,122	760,836
2022 Population	48,848	201,216	743,283
2027 Population Projection	48,619	201,194	740,237
Annual Growth 2010-2022	-0.3%	-0.1%	-0.2%
Annual Growth 2022-2027	-0.1%	0%	-0.1%
Median Age	41.8	42.6	41.8
Bachelor's Degree or Higher	21%	27%	29%
U.S. Armed Forces	26	236	866

Annual Population Growth

Annual Population Growth ▾



Lower Bucks Income

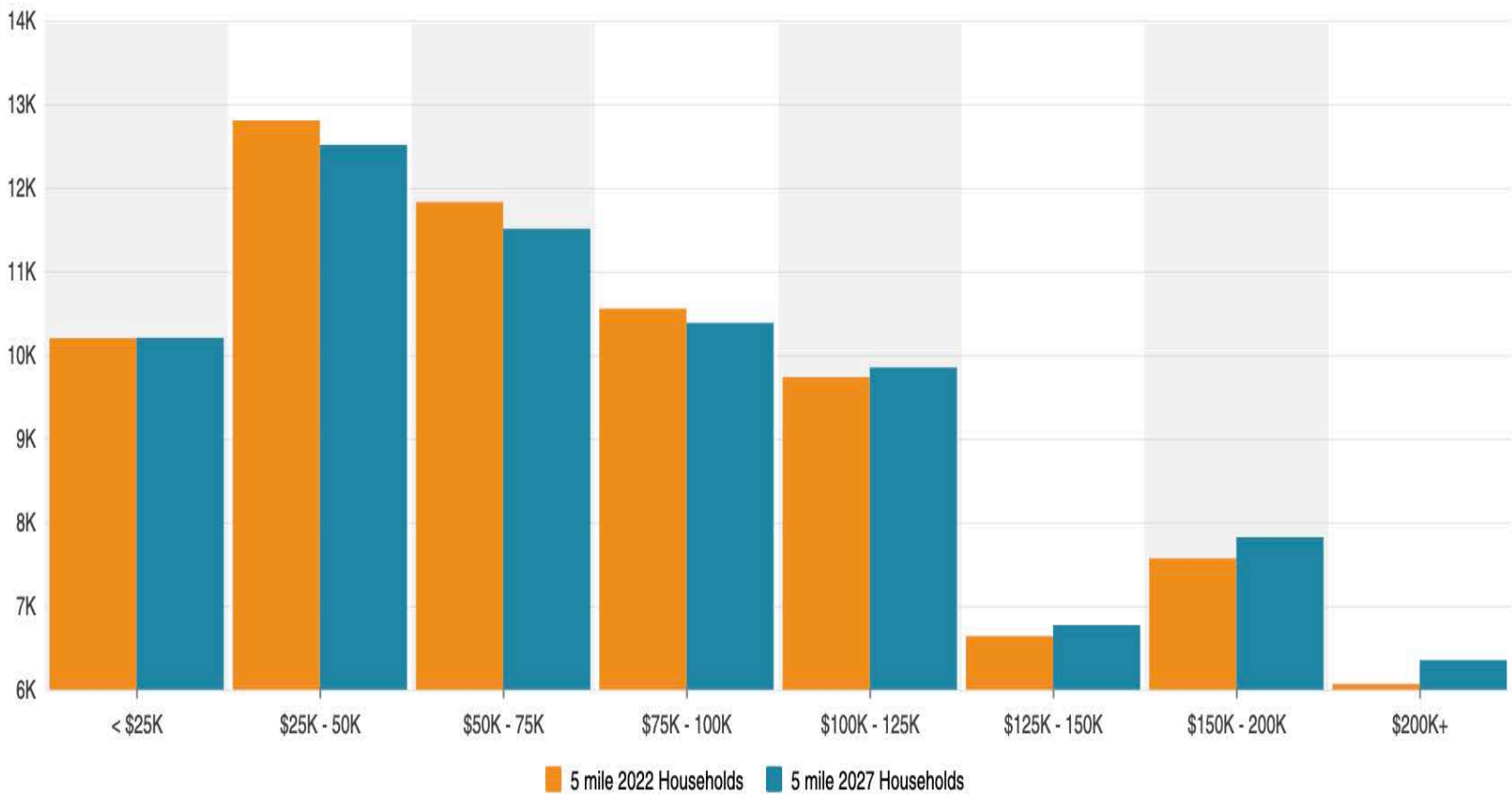
5400-5404 Bristol Emilie Rd

Income

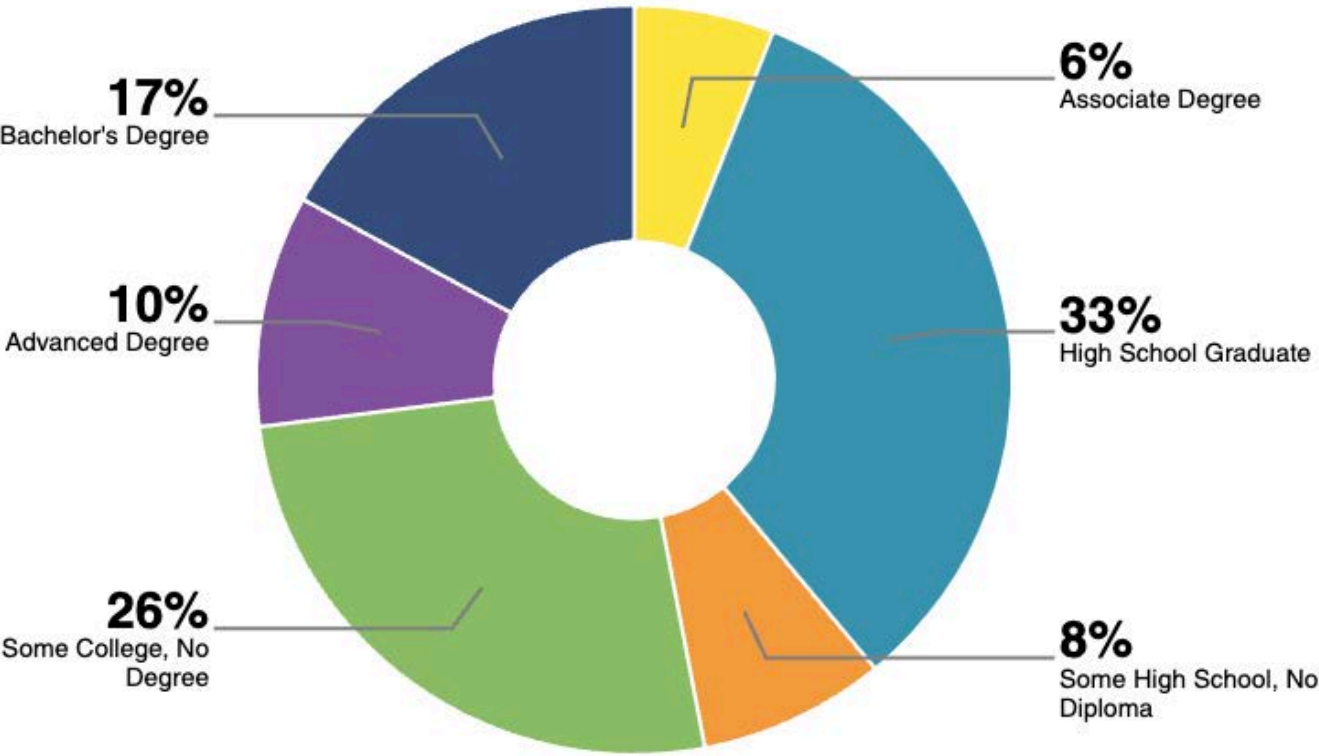
	2 mile	5 mile	10 mile
Avg Household Income	\$89,591	\$99,602	\$99,343
Median Household Income	\$76,912	\$81,791	\$76,660
< \$25,000	2,512	10,203	42,564
\$25,000 - 50,000	3,164	12,807	46,730
\$50,000 - 75,000	2,940	11,831	44,723
\$75,000 - 100,000	2,720	10,557	36,215
\$100,000 - 125,000	2,380	9,737	28,937
\$125,000 - 150,000	1,504	6,642	21,493
\$150,000 - 200,000	1,670	7,571	26,403
\$200,000+	758	6,070	25,778

Household Income ▾

Currency: USD (\$)



Educational Attainment



5 mile 2022 % of Population

5400-5404 Bristol Emilie Rd

AREA LOCATION MAP





Return executed to review financial information
Return to: John Bianchimano

RE: **Confidentiality Agreement**

Dear Prospective Purchaser ,

In connection with our potential acquisition of that certain real property and the improvements located thereon at 5400-5404 Bristol Emilie Rd, Levittown, PA 19057 (collectively, the "Property"), you are furnishing us ("Broker and/or Agent") (as defined below) with certain information (written or oral) which is either non-public, confidential, or proprietary in nature. This information furnished to us or our Representatives, together with any notes, analysis, compilations, forecasts, studies, memoranda, computer-stored data, or other documents prepared by us or our Representatives which contain or otherwise reflect such information, is hereinafter referred to as the "Information". As used in this agreement, the term "Representative" means the directors, officers, employees, partners, shareholders, members, agents, and advisors (including financial advisors, lenders, attorneys, and accountants) of Prospective Purchaser or any of our affiliates.

In consideration of your furnishing us with the Information, Prospective Purchaser agrees that the Information will be kept confidential and shall not, without your prior written consent, be disclosed by us or our Representatives, in any manner whatsoever, in whole or in part, and shall not be used by us or our Representatives, in any manner whatsoever, in whole or in part, other than in connection with evaluating the Project. For purposes hereof, the term "Information" shall not include such portion of the Information which: (i) is or becomes generally available to the public other than as a result of a disclosure by us or our Representatives, (ii) is or becomes available to us or our Representatives on a non-confidential basis from a source which, to our knowledge, is not prohibited from disclosing such information to us or our Representatives, or (iii) is disclosed with your prior written consent.

We agree to reveal the Information only to our Representatives who need to know the Information for the purpose of evaluating the Property, who are informed by us of the confidential nature of the Information, and who shall agree to act in strict accordance with the terms and conditions of this agreement. We shall be responsible for any breach of this agreement by our Representatives, who receive any Information or are made aware of the same being disclosed hereunder.

All copies of the Information, except for that portion of the Information which consists of notes analyses, compilations, forecasts, studies, memoranda, other computer-stored data, or other documents prepared by us or our Representatives (“Internal Materials”), will be returned to you immediately upon your request. Alternatively, Internal Materials will be destroyed upon your request and such destruction will be immediately confirmed to you in writing. Notwithstanding any such return or destruction, we and our Representatives will continue to be bound by our obligations of confidentiality (including with respect to oral Information) and our other obligations as provided hereunder. All Information received by Prospective Purchaser or its Representatives pursuant to the terms hereof shall be maintained in confidence by said parties in perpetuity.

In the event that, and to the extent, we are aware that, any of our Representatives are required or requested to disclose any of the Information pursuant to any applicable law, regulation, or legal process, we will provide you with prompt written notice thereof so that you may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this agreement. In the event that such protective order or other remedy is not obtained, we will furnish only that portion of the Information that we are advised by counsel is legally required and will exercise our reasonable efforts to obtain reliable assurance that confidential treatment will be accorded the Information.

Any assignment of this agreement by us without your prior written consent shall be void.

We agree that this agreement shall be governed by, and construed and interpreted in accordance with, the laws of the Commonwealth of Pennsylvania. Each party to this agreement hereby irrevocably consents to the exclusive jurisdiction of the federal and state courts located in the Commonwealth of Pennsylvania and irrevocably waives any objection to the venue of any such action or proceeding.

Signature: _____

Date: _____

Title: _____

Broker/Agent/Representative: _____

Date: _____



John Bianchimano



215-698-2124

Johnbbroker@gmail.com

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