



Offering Memorandum



Freestanding Office/Retail Building

1321 VETERANS HIGHWAY, BRISTOL, PA 19007

PRESENTED BY:

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

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



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EXCLUSIVELY MARKETED BY:



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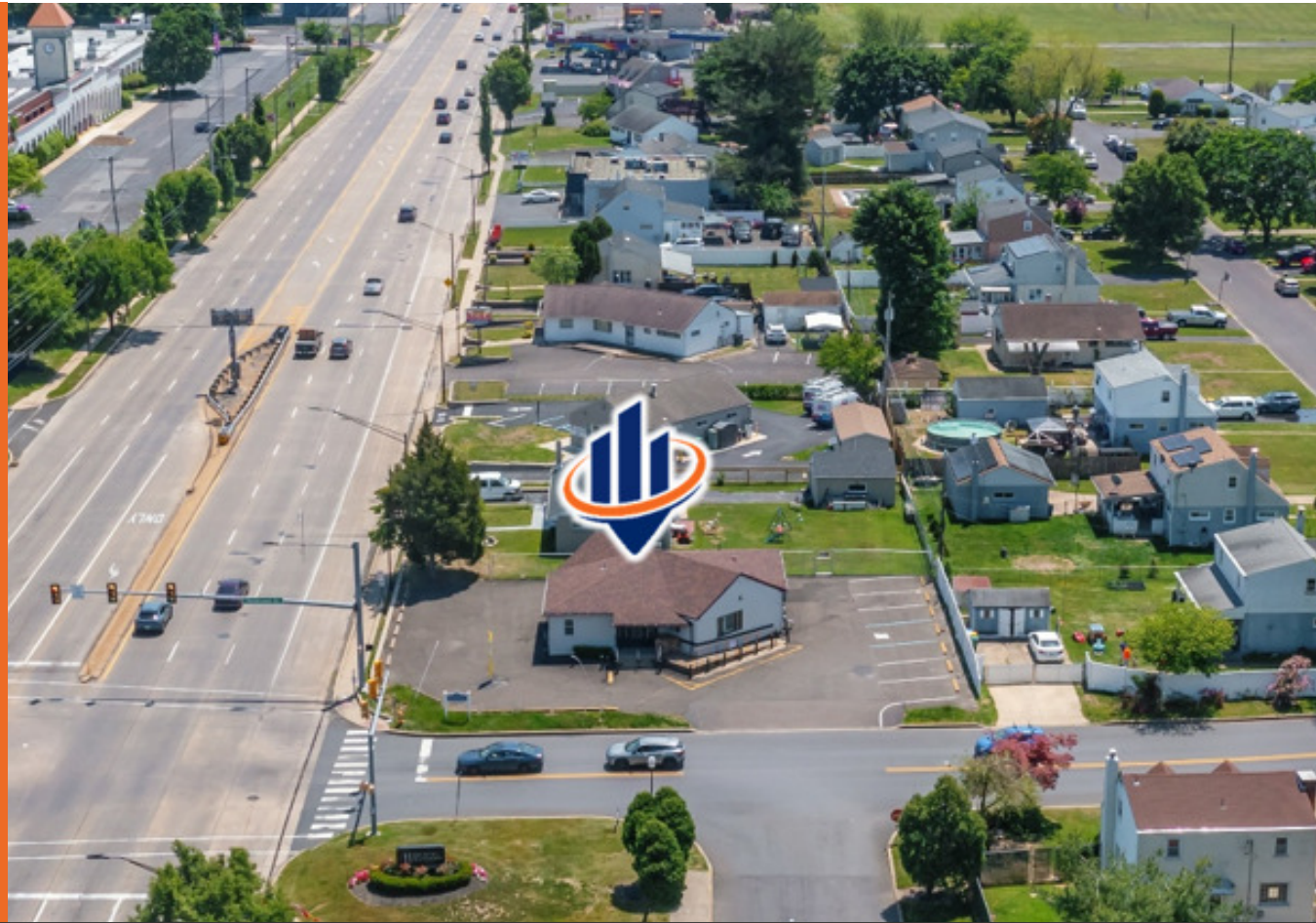
Monika Polakevic, CCIM

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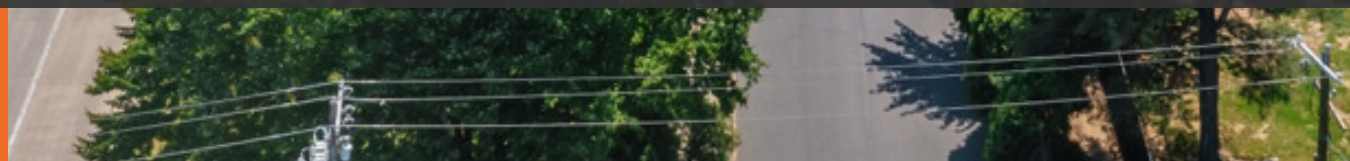
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Property Information



PROPERTY SUMMARY

**1321 VETRANS HIGHWAY
BRISTOL, PA 19007**

OFFERING SUMMARY

SALE PRICE:	\$485,000
BUILDING SIZE:	2,030 SF±
LOT SIZE:	0.231 AC±
ZONING:	C
TRAFFIC COUNT:	24,296 VPD
CROSS STREET:	Rockview Drive



PROPERTY SUMMARY

SVN is proud to offer a freestanding, highly visible office/retail commercial property located along the heavily traveled Veterans Highway corridor in Bristol, Pennsylvania. The property benefits from exceptional visibility and accessibility, situated directly next to Bristol Gardens Apartments, a residential community with more than 390 units, providing a strong built-in population base and daily traffic. The site is also located across from the Epstein Campus of Bucks County Community College and the Bucks County Office Center, a vibrant hub for education, government, and community services. Located within the Township's Commercial (C) Zoning District and Town Center overlay area, with a variety of office, retail, medical, and commercial uses permitted by right.

PROPERTY DETAILS

SALE PRICE \$485,000

LOCATION INFORMATION

STREET ADDRESS 1321 Veterans Highway

CITY, STATE, ZIP Bristol, PA 19007

COUNTY Bucks

MARKET Philadelphia

SUB-MARKET Lower Bucks County

CROSS-STREETS Rockview Drive

TOWNSHIP Bristol Township

NEAREST HIGHWAY I-95 - 0.2 Mi.

NEAREST AIRPORT Newark Liberty (EWR) - 28.5 Mi.

PARKING & TRANSPORTATION

PARKING TYPE Surface

NUMBER OF PARKING SPACES 12+

PROPERTY INFORMATION

PROPERTY TYPE Office

ZONING C- Commercial District

LOT SIZE 0.231 AC±

APN # 05-027-090

RE TAXES (2026) \$10,692

LOT FRONTAGE 64 ft

LOT DEPTH 120 ft

CORNER PROPERTY Yes

TRAFFIC COUNT 24,296 VPD

TRAFFIC COUNT STREET Veterans Hwy

BUILDING INFORMATION

BUILDING SIZE 2,030 SF

NUMBER OF FLOORS 1

YEAR BUILT 1952

PROPERTY HIGHLIGHTS

- Prime location
- Heavy vehicular traffic
- Available for immediate occupancy
- Located at signalized intersection
- Ample parking
- Excellent signage opportunity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Diverse platform of national, regional and local retailers nearby



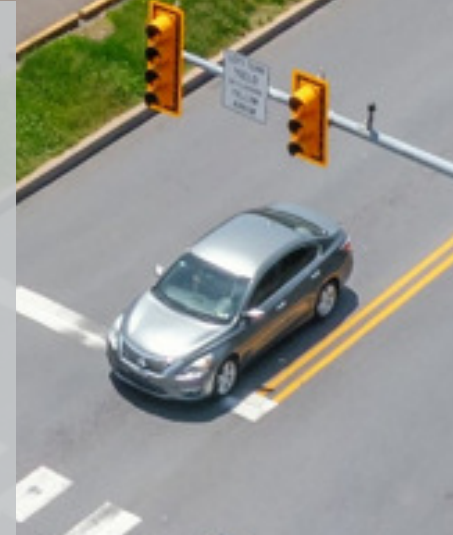
**Immediate Access to I-95,
Route 13 & PA Turnpike**



**Next to 390+ Residential
Units at Bristol Gardens**

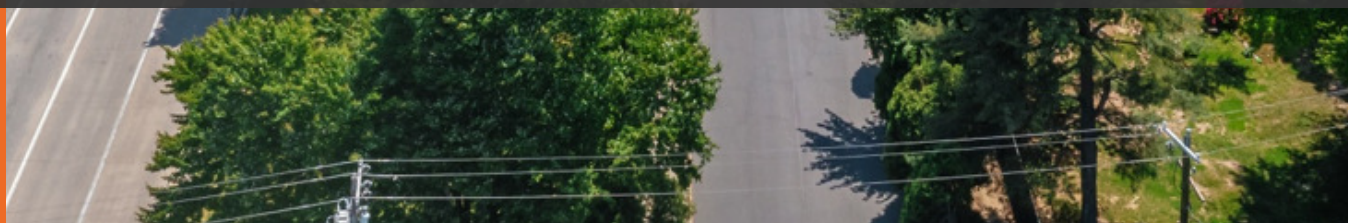


**High Traffic Corridor with
Signalized Intersection**





Location Information

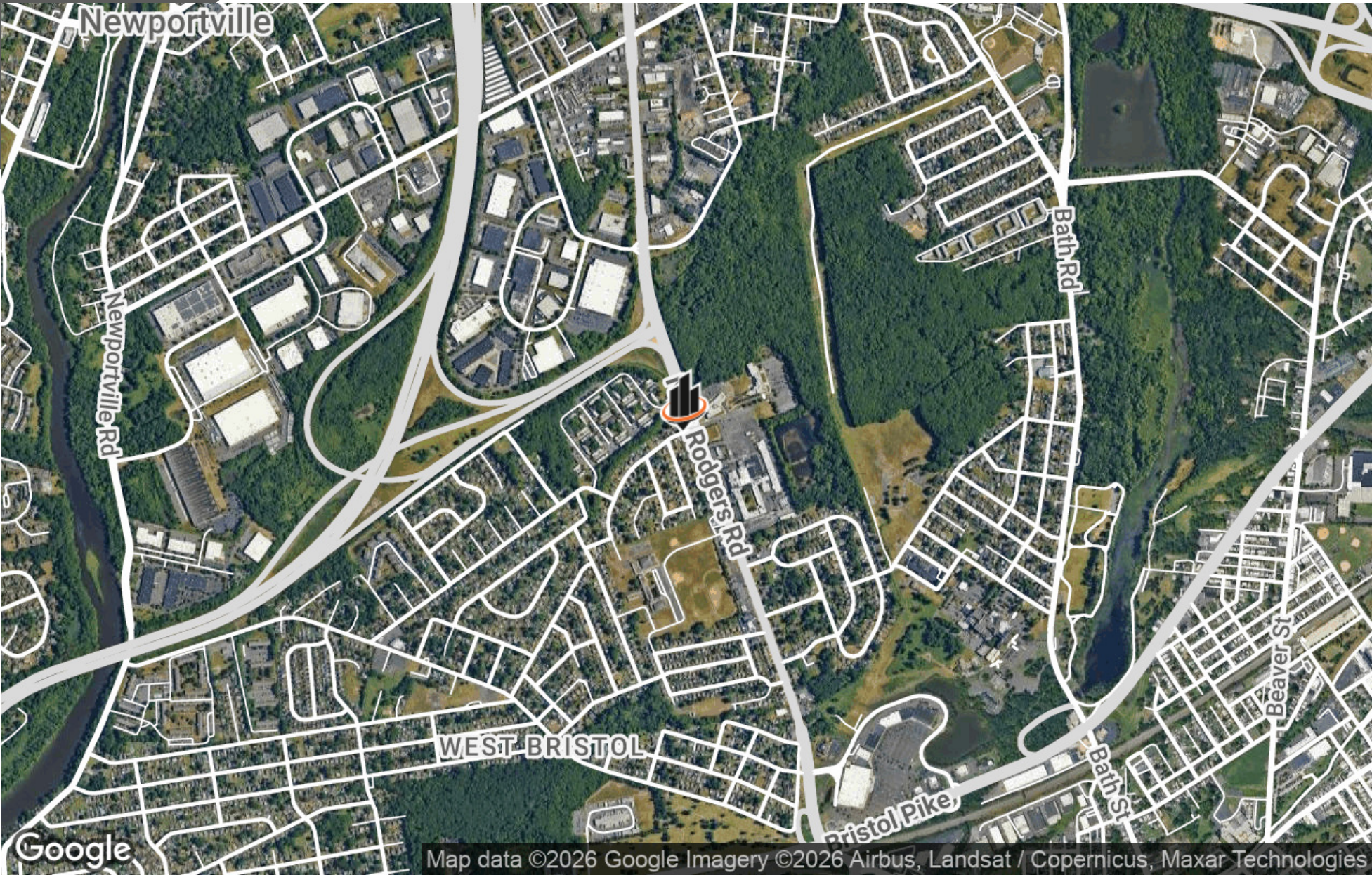


LOCATION DESCRIPTION

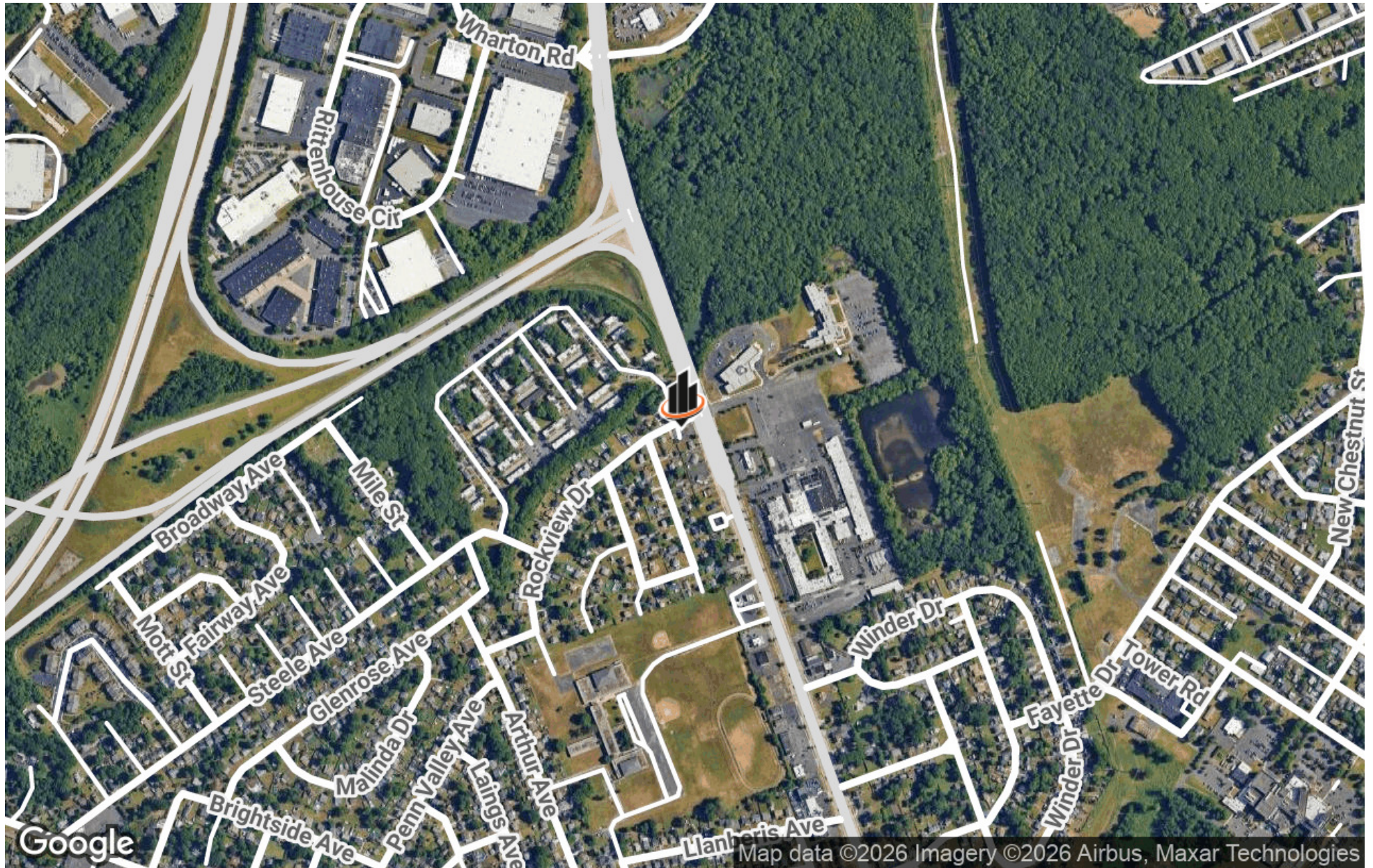
Located along the highly traveled Veterans Highway (PA Route 413) in Bristol, Pennsylvania, the property offers exceptional regional accessibility and strong visibility within Bucks County. The property benefits from immediate access to I-95, minutes to/from U.S. Route 13 (Bristol Pike) and Pennsylvania Turnpike, providing direct connectivity to Philadelphia, Princeton, and New Jersey.



REGIONAL MAP

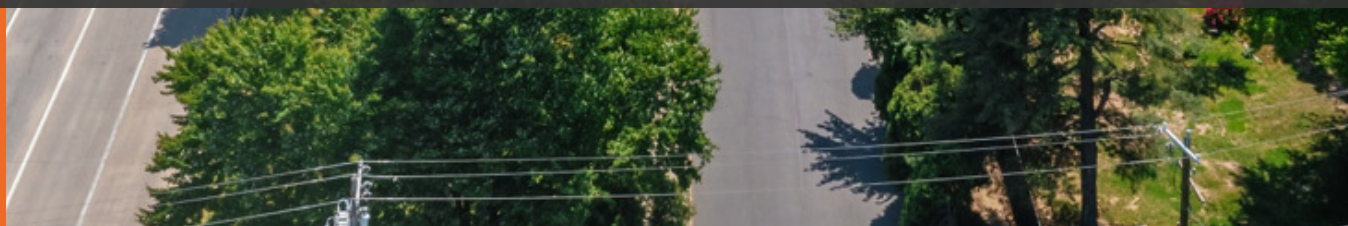


AERIAL MAP





Demographics

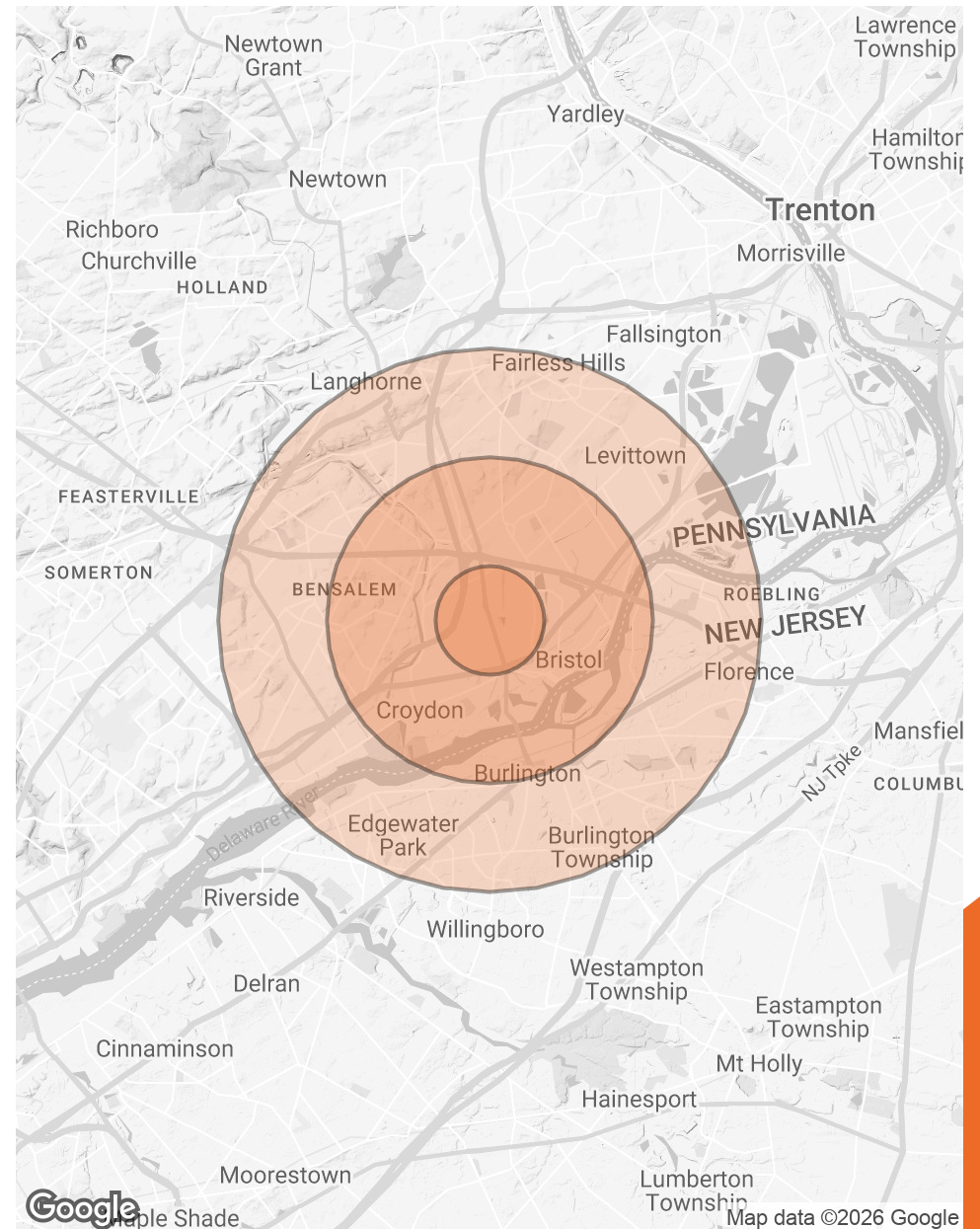


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,053	82,734	229,498
AVERAGE AGE	38.0	40.6	40.6
AVERAGE AGE (MALE)	38.5	39.5	39.2
AVERAGE AGE (FEMALE)	36.9	41.8	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,156	32,417	87,338
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$91,657	\$100,345	\$104,412
AVERAGE HOUSE VALUE	\$282,106	\$290,052	\$311,168

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

125 PHEASANT RUN, SUITE
102
NEWTOWN, PA 18940



[HTTP:SVNAHIA.COM](http://svnahia.com)