

OFFERING MEMORANDUM

TURNKEY PROFESSIONAL OFFICE SPACE

430 - 450 LINCOLN HIGHWAY
FAIRLESS HILLS, PA 19030

Fairless Hills, PA 19030

PRESENTED BY:

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SECTION 1

THE PROPERTY





OFFERING SUMMARY

PROPERTY TYPE:	Office
LEASE RATE:	\$19.50 SF/YR (MG)
BUILDING SIZE:	54,064 SF±
AVAILABLE SF:	23,334 SF±
LOT SIZE:	6.91 AC±
ZONING:	NCR
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	14,779 VPD

PROPERTY OVERVIEW

SVN is pleased to present a high-quality office building in a prime location, offering a functional and versatile layout ideal for a wide range of professional uses. The property is anchored by the Social Security Administration and has recently undergone renovations. It features turn-key suites with 12,482 RSF on the first floor and 10,852 RSF on the second floor, subdividable. Tenants enjoy modern conveniences including keyless entry, 24-hour access, elevator service, full sprinkler coverage, and ADA compliance. Strategically located in an amenity-rich area, the building is surrounded by numerous restaurants and hotels, with excellent access to major commuter routes and public transportation.

LOCATION OVERVIEW

The site is located on the north side of Lincoln Highway, the area's main throughway, with excellent access to the regional highway system, including U.S. Highway 1, U.S. Route 13, I-95, Oxford Valley Road and the PA and NJ Turnpikes. Convenient location near the New Jersey state border and an easily commutable distance to Philadelphia. Accessible and convenient location sits in close proximity to dense residential developments and an abundance of neighborhood amenities.

LEASE RATE	\$19.50 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	430 - 450 Lincoln Highway
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	N. Olds Blvd
TOWNSHIP	Falls
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 Bus. [1.1 Mi.]
NEAREST AIRPORT	Trenton Mercer [TTN] - 12.1 MI Philadelphia Intl [PHL] - 37.5 MI

BUILDING INFORMATION

BUILDING SIZE	54,064 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	27,032 SF±
YEAR BUILT	1993
GROSS LEASABLE AREA	23,334 SF

PROPERTY INFORMATION

ZONING	NCR
LOT SIZE	6.91 Acres
APN #	13-017-013
YEAR BUILT	1993
TRAFFIC COUNT	14,779 VPD
TRAFFIC COUNT STREET	Pennsylvania Ave W. & Lincoln Hwy.
PROPERTY TYPE	Office

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking Lot
PARKING RATIO	2.96/1000
NUMBER OF PARKING SPACES	148±

UTILITIES & AMENITIES

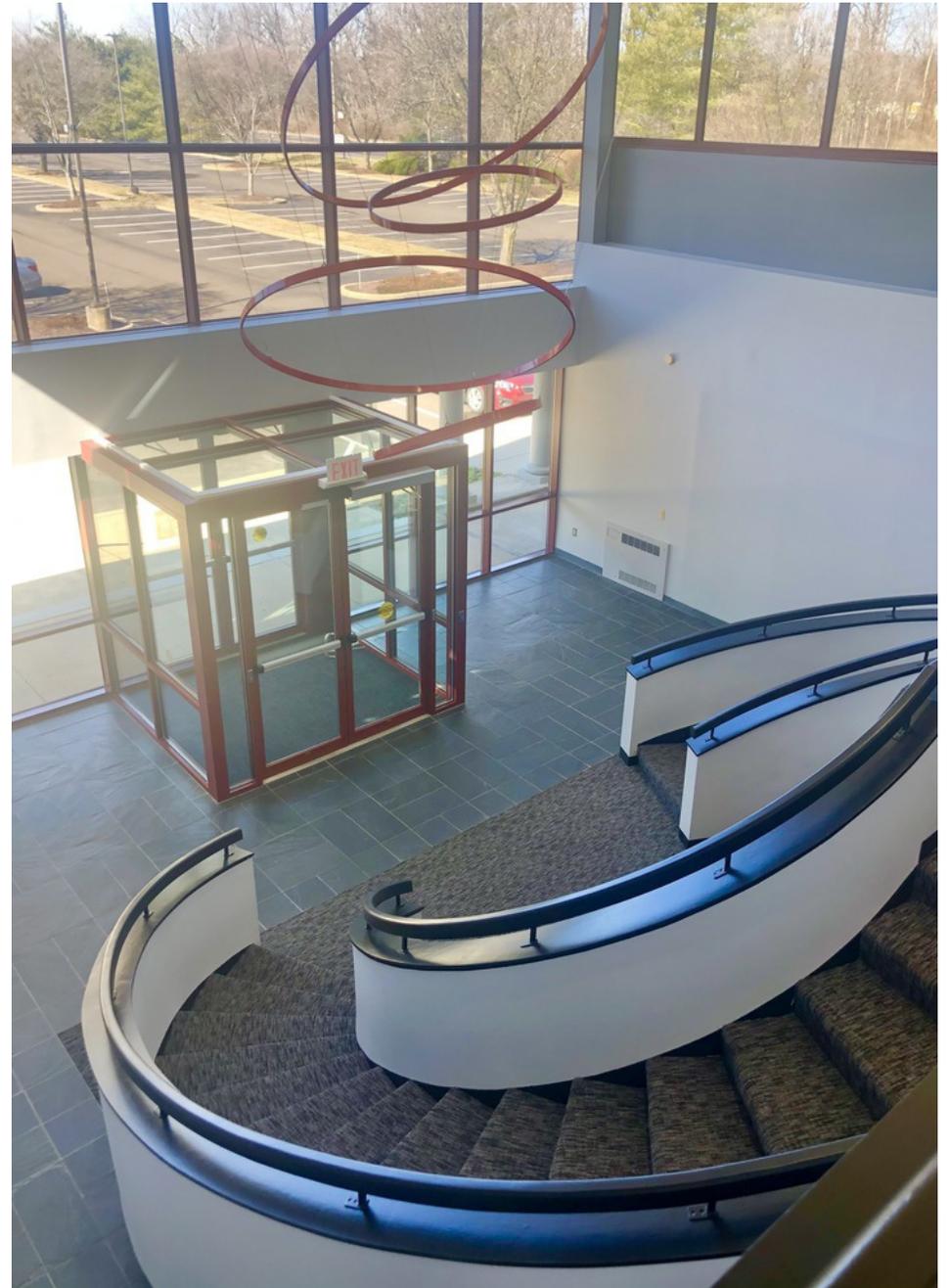
HANDICAP ACCESS	Yes
ELEVATOR	Yes
SPRINKLED	Yes

PROPERTY HIGHLIGHTS

- Professional office space in a prime Bucks County suburban location
- First and second floor suites available
- Turn-key delivery and custom design options
- Recently upgraded lobby and common areas
- Bright interiors with an abundance of natural light
- Ample on-site parking
- Convenient and easily accessible location
- Surrounded by a diverse mix of national, regional, and local retailers
- Excellent access to Oxford Valley Road, U.S. Highway 1, I-295/I-95, and the PA/NJ Turnpike
- Close to Oxford Valley Mall, Jefferson Bucks Hospital and Sesame Place
- Minutes from Holiday Inn Express, Courtyard by Marriott, and Sheraton Bucks County





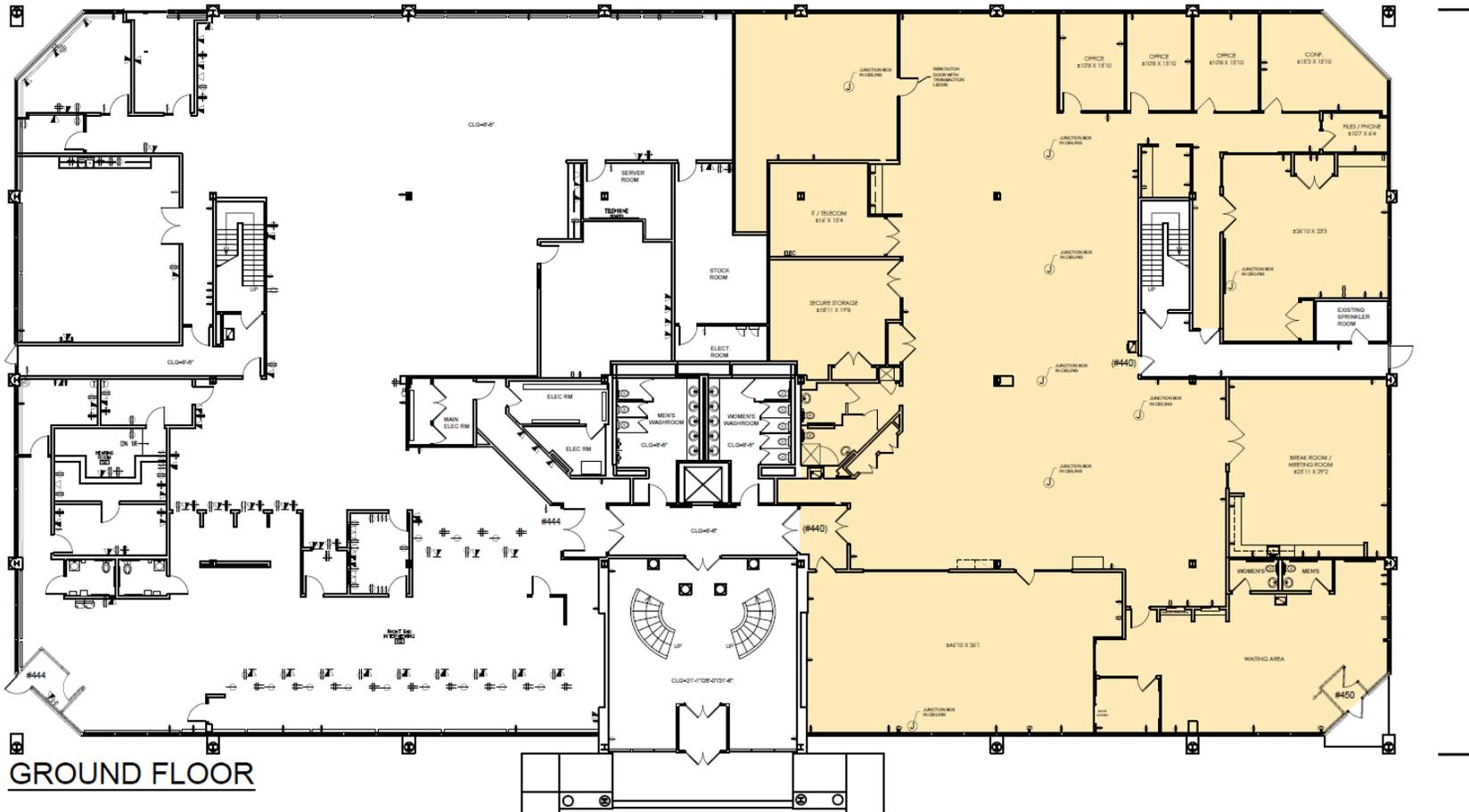




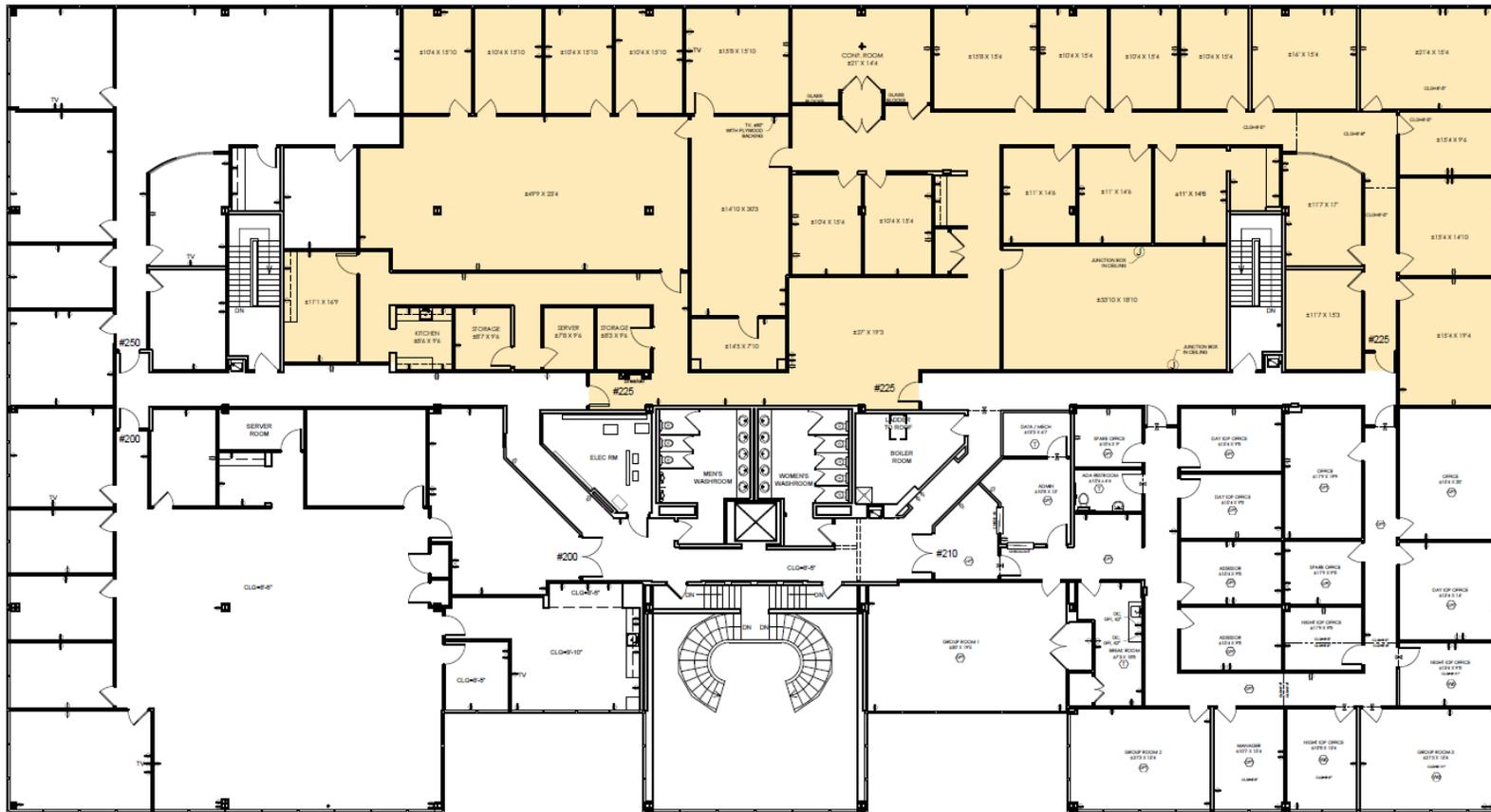
SECTION 2

FLOOR PLANS





SUITE #440/450
12,482 RSF



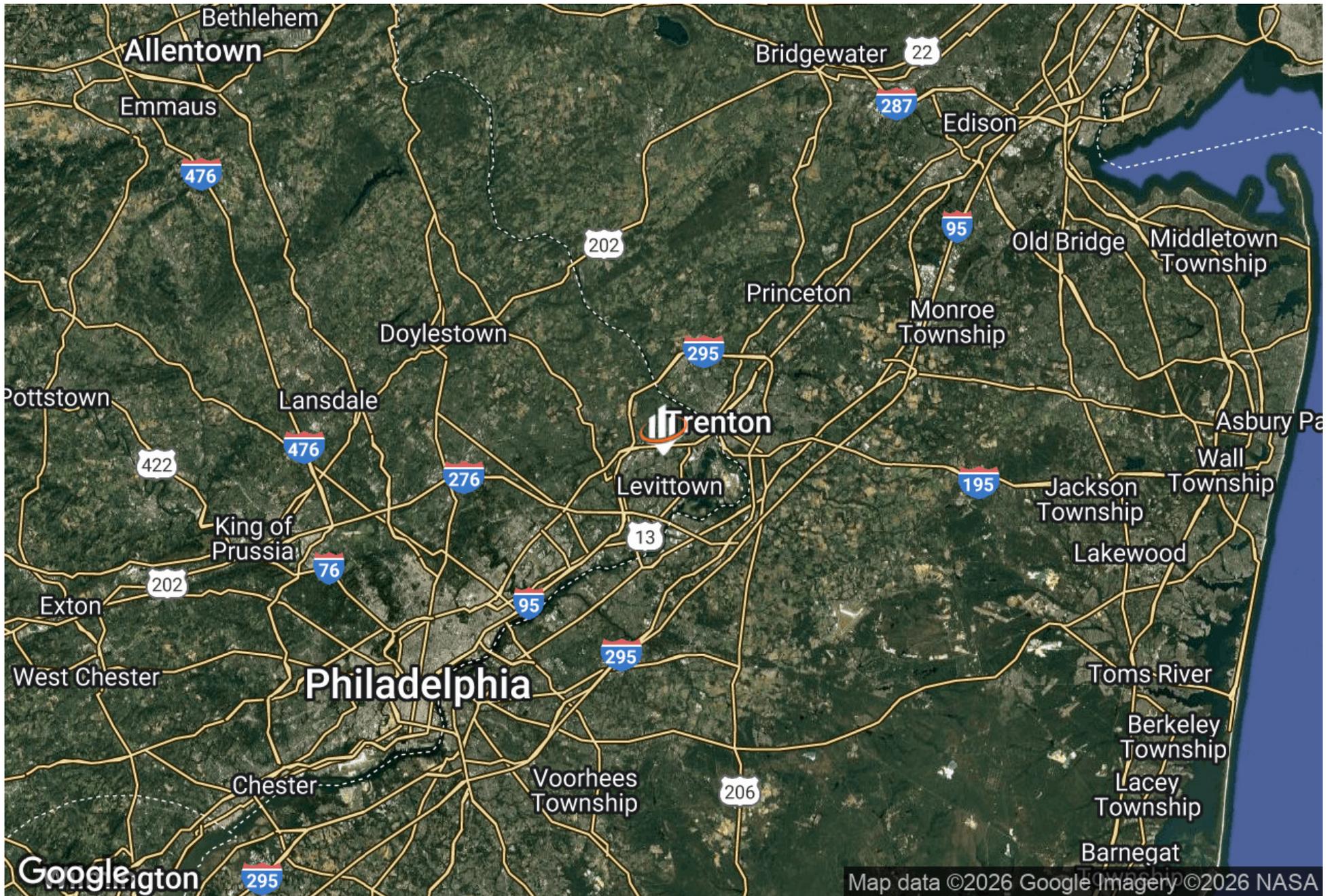
SUITE #225
10,852 RSF

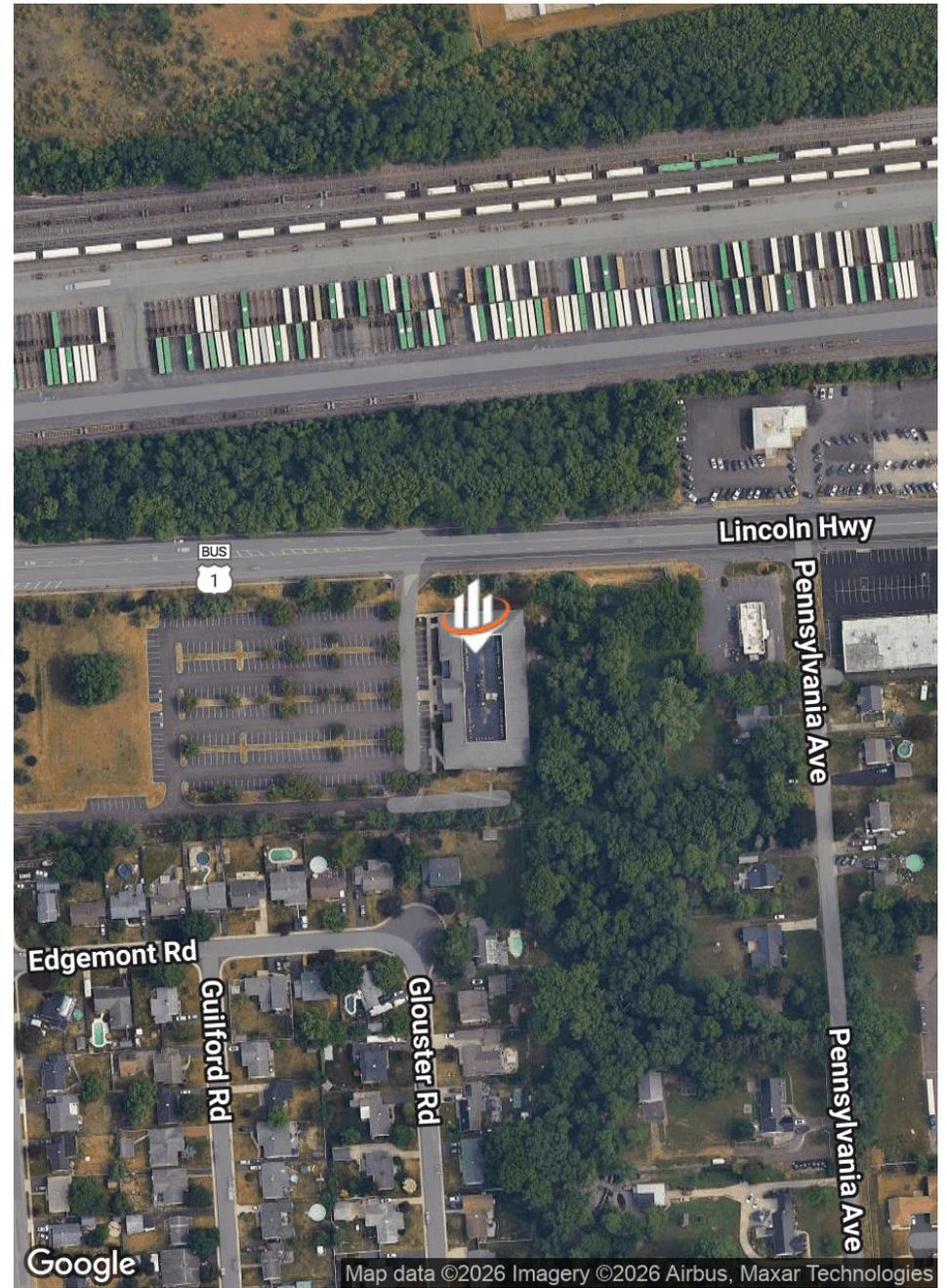
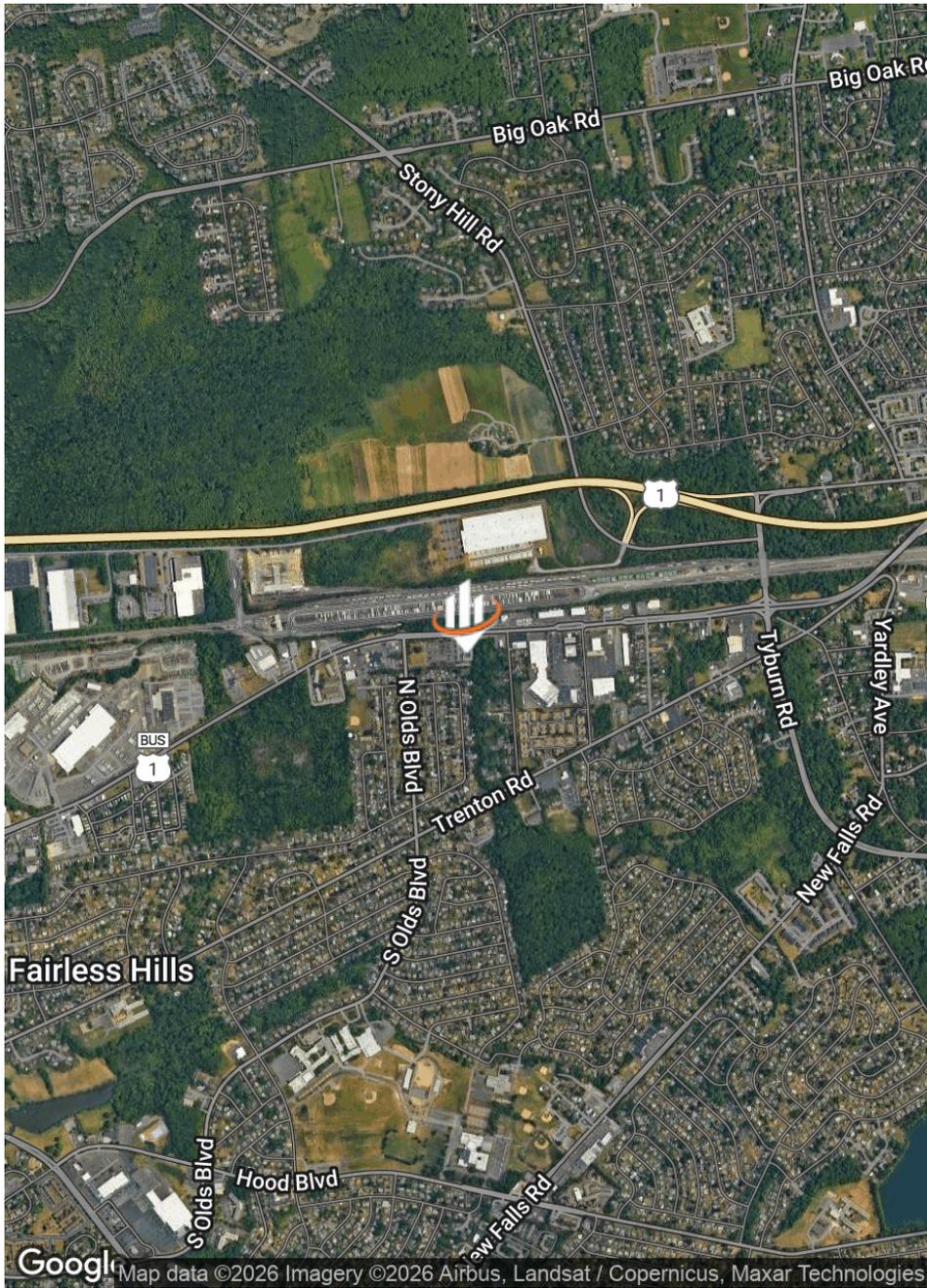
SECOND FLOOR

SECTION 3

THE LOCATION







SECTION 4

DEMOGRAPHIC PROFILE



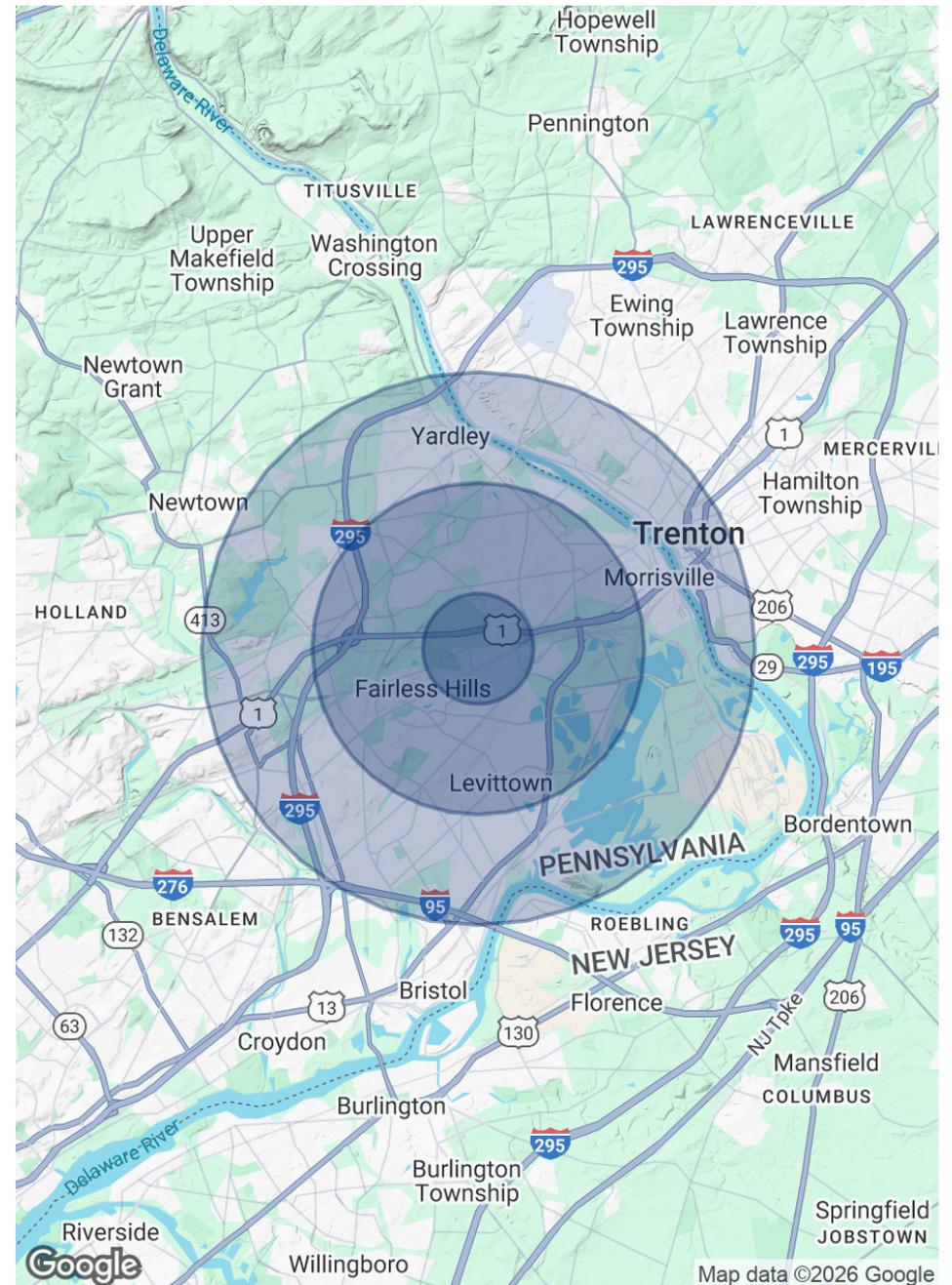
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,815	85,295	201,871
AVERAGE AGE	39.7	40.3	40.2
AVERAGE AGE (MALE)	37.1	38.4	39.0
AVERAGE AGE (FEMALE)	42.5	41.7	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,196	31,309	74,747
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$76,873	\$88,910	\$84,031
AVERAGE HOUSE VALUE	\$306,281	\$317,180	\$312,863

* Demographic data derived from 2020 ACS - US Census





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