

OFFERING MEMORANDUM

Vermillion Square Retail Opportunities

8919 NEW FALLS RD

Levittown, PA 19054

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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.



SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
BUILDING SIZE:	48,346 SF±
AVAILABLE SF:	2,075 - 8,544 SF±
YEAR BUILT:	1955
RENOVATED:	2005
ZONING:	NC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present exceptional retail leasing opportunities located within Vermillion Square, Levittown, PA. This highly visible and accessible center is a premier neighborhood shopping center with a lineup of regional and local tenants. Recently improved and well maintain, this center offers multiple in-line storefronts with gross leasable area ranging from 2,210 square feet to 8,544 square feet. All spaces offer well allocated floor plans creating an opportunity for a multitude of possible retail uses. Additionally, the center offers a free standing, 4,460 square foot turnkey medical space, a former urgent care location, available for immediate occupancy. Prominent signage and ample parking available.

LOCATION OVERVIEW

The property offers exceptional accessibility, with key transportation routes such as Tyburn Rd, Hood Blvd, Route 13, Lincoln Hwy and Route 1. This convenient location is in close proximity to the New Jersey state border and an easily commutable distance to Philadelphia, South and Central New Jersey, and New York City. The property is surrounded by a dense mix of residential and commercial neighborhoods. The area also offers numerous amenities, making it a prime location for various uses.

PROPERTY DETAILS

LEASE RATE

SUBJECT TO OFFER

LOCATION INFORMATION

BUILDING NAME	Vermillion Square
STREET ADDRESS	8919 New Falls Rd
CITY, STATE, ZIP	Levittown, PA 19054
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Tyburn Rd
TOWNSHIP	Falls Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy - 1.4 Mi.
NEAREST AIRPORT	Trenton Mercer Airport - 12.8 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	NC- Neighborhood Commercial
LOT SIZE	4.17 Acres
APN #	13-019-216
LOT FRONTAGE	570 ft
LOT DEPTH	299 ft
TRAFFIC COUNT	10,734 VPD
TRAFFIC COUNT STREET	New Falls Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4 / 1,000

PROPERTY HIGHLIGHTS

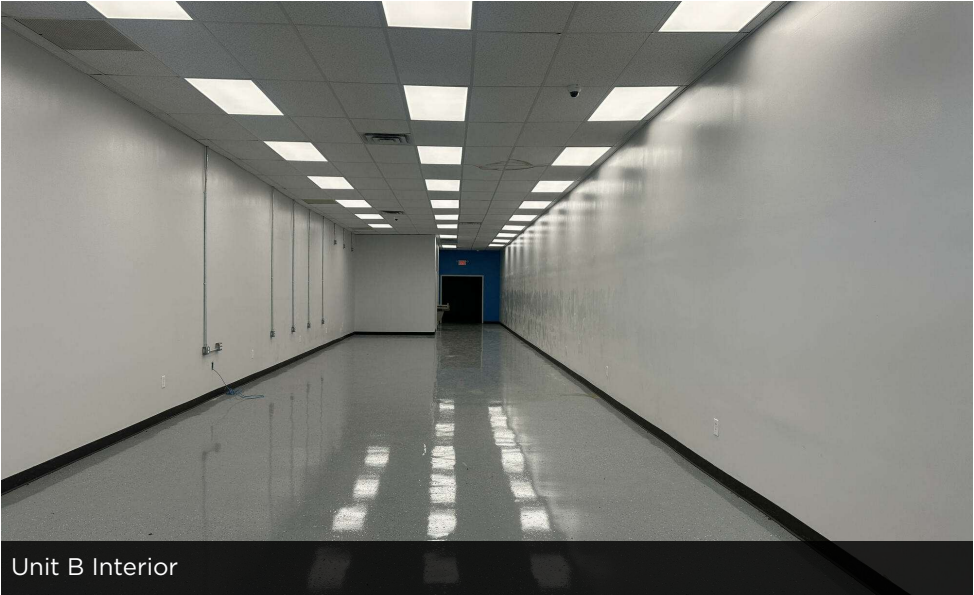
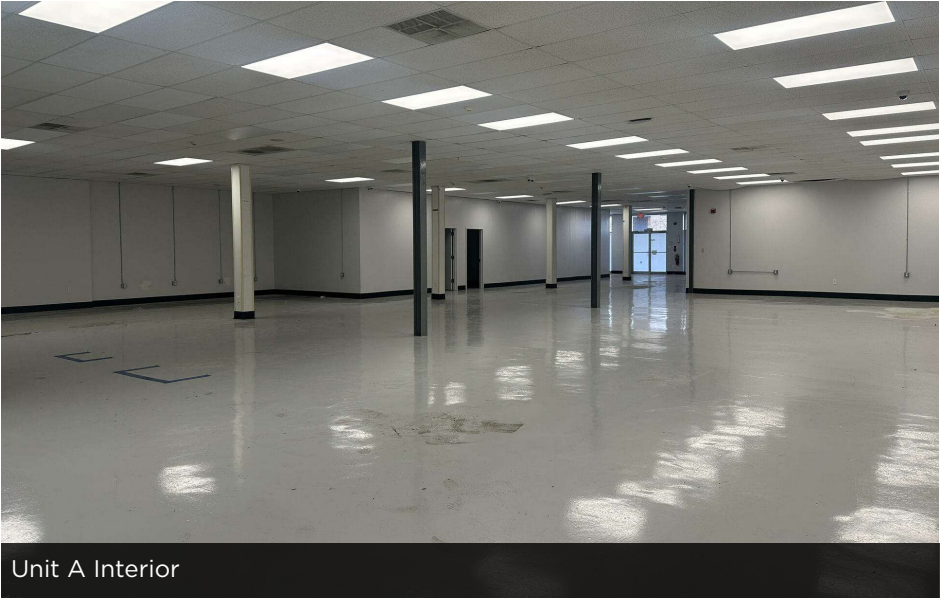
- Vermillion Square retail opportunity
- Excellent for retail and medical
- Multiple units available
- Large store front windows
- Excellent monument and building signage
- Available for immediate occupancy
- Ample parking available
- Diverse platform of national, regional and local retailers in the area
- Proximate to diverse and populated residential neighborhoods
- Ideally located for business and consumer access
- Quality demographic profile
- Convenient access to major connecting routes
- NC (Neighborhood Commercial District) – abundant permitted uses



ADDITIONAL PHOTOS



UNITS 8 A & B PHOTOS



UNIT 16 PHOTOS



Unit 16 - 2,075 SF±



Unit 16 Interior



Unit 16 Interior

FORMER URGENT CARE PHOTOS

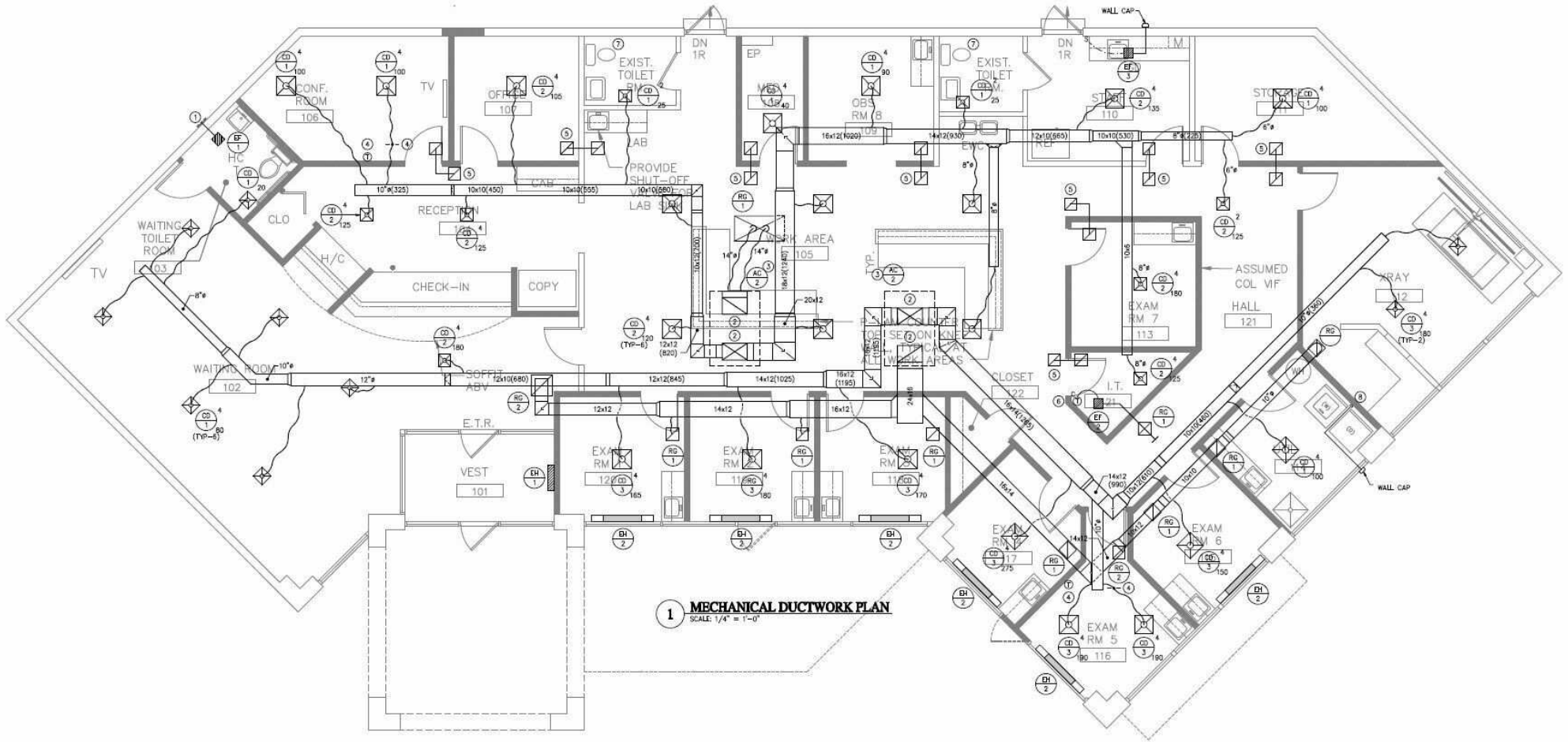


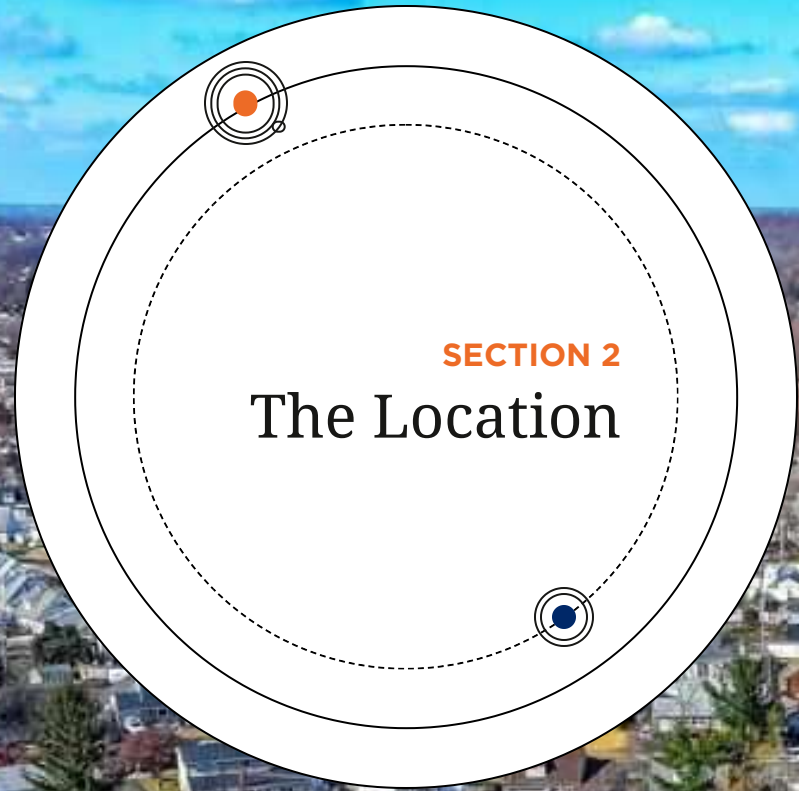
SPACE HIGHLIGHTS:

- 4,460 SF± of turnkey medical space
- Former Urgent Care location
- Seven exam rooms, observation room, nursing station, reception room, waiting area, imaging room, staff area and conference room
- Functional and versatile floor plan
- Quality finishes and well maintained
- Near number of medical systems and hospitals
- Jefferson Bucks Hospital (2.9 Mi), Lower Bucks Hospital (6.2 Mi), St. Mary's Hospital (6.2 Mi)
- Prominent signage & visibility
- Ample parking



FORMER URGENT CARE FLOORPLANS



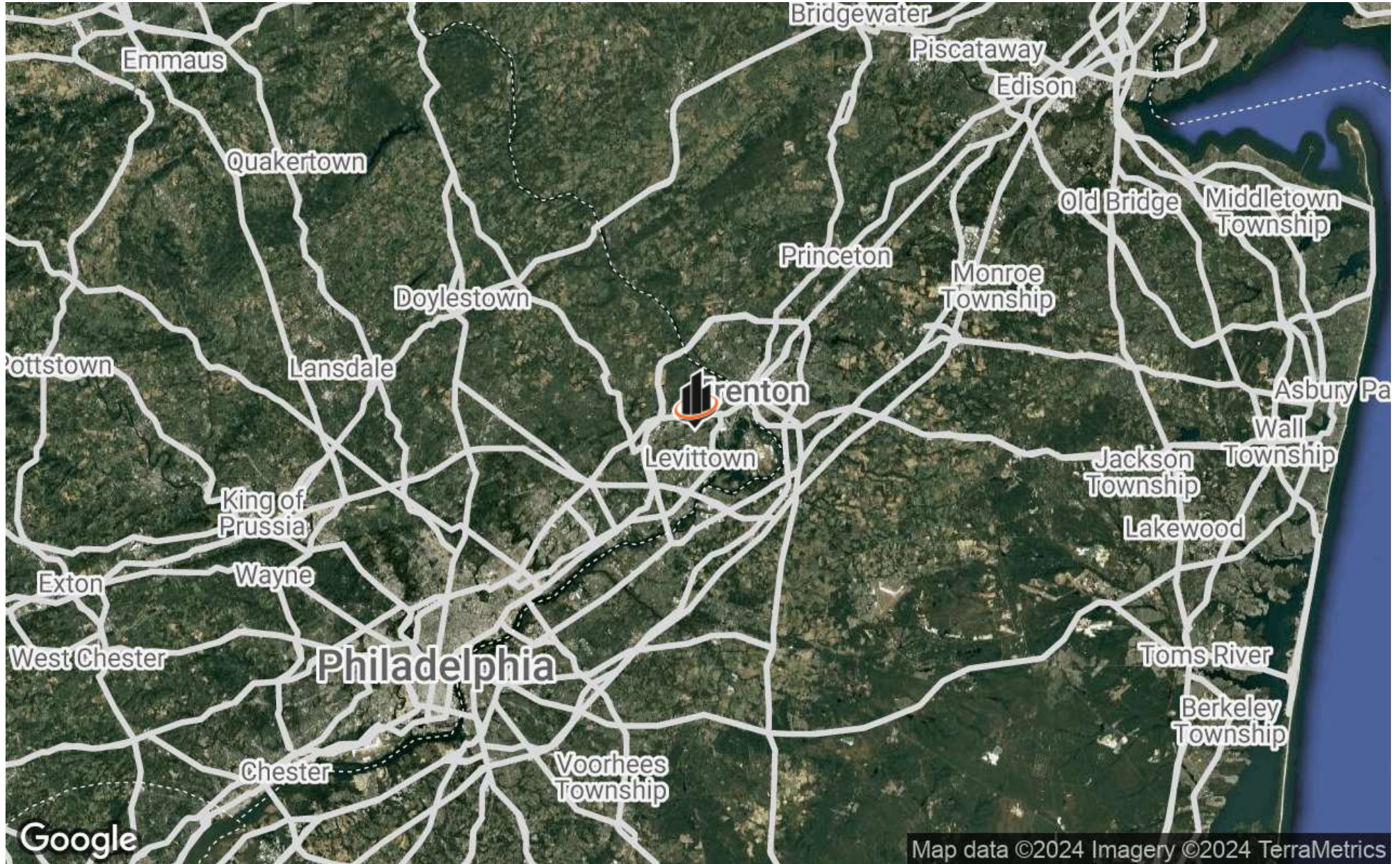


SECTION 2

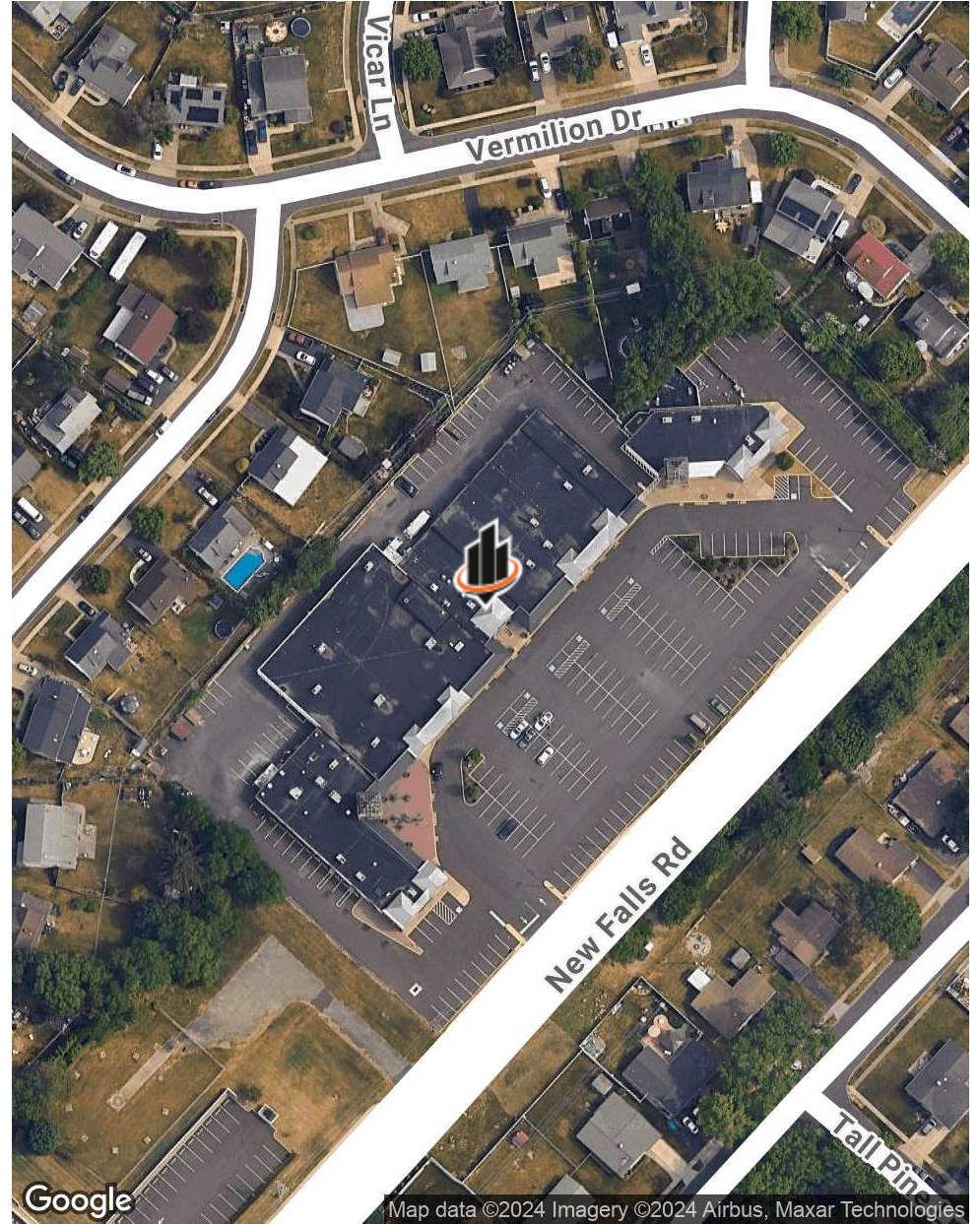
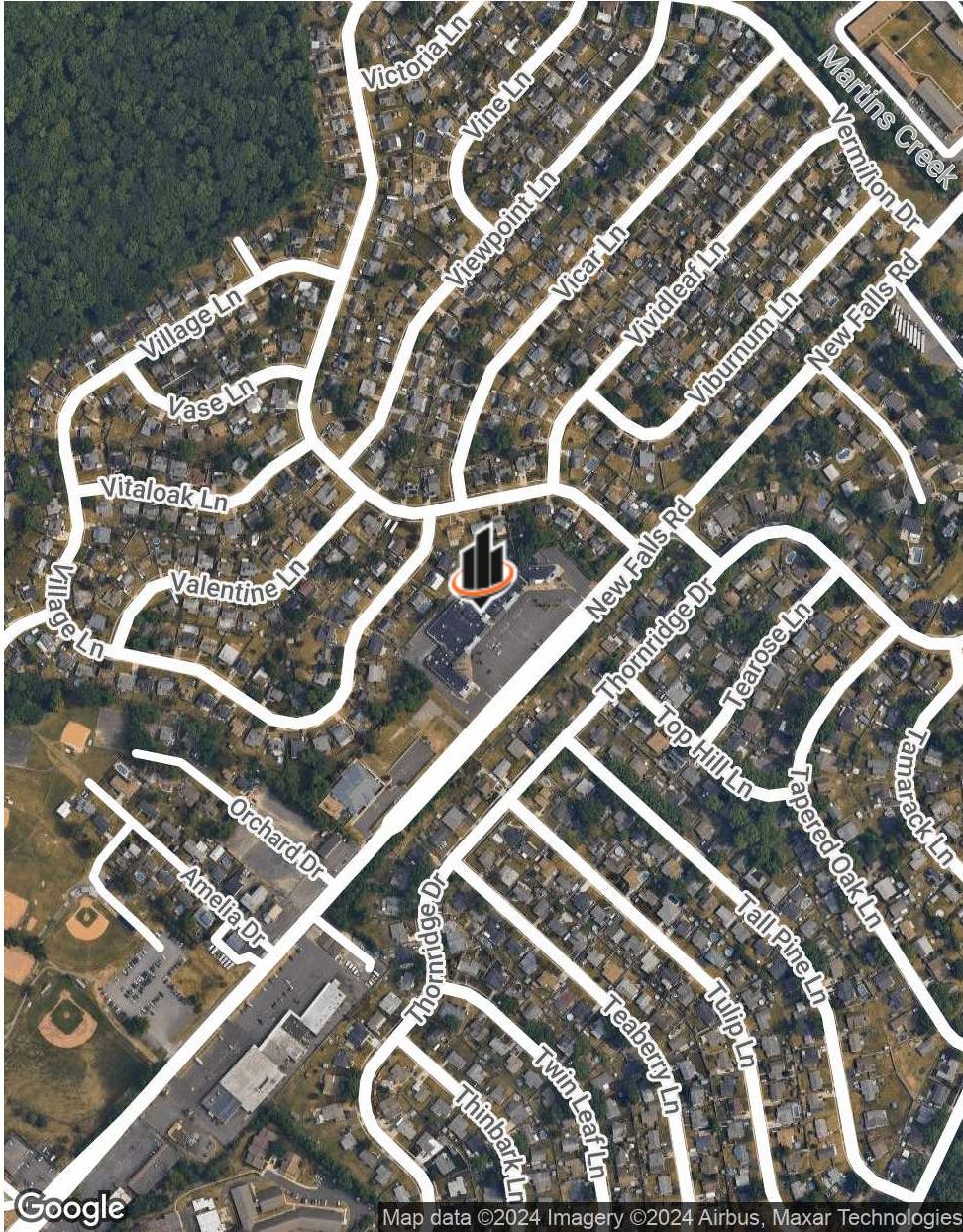
The Location



REGIONAL MAP



LOCATION MAP



SITE PLAN





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

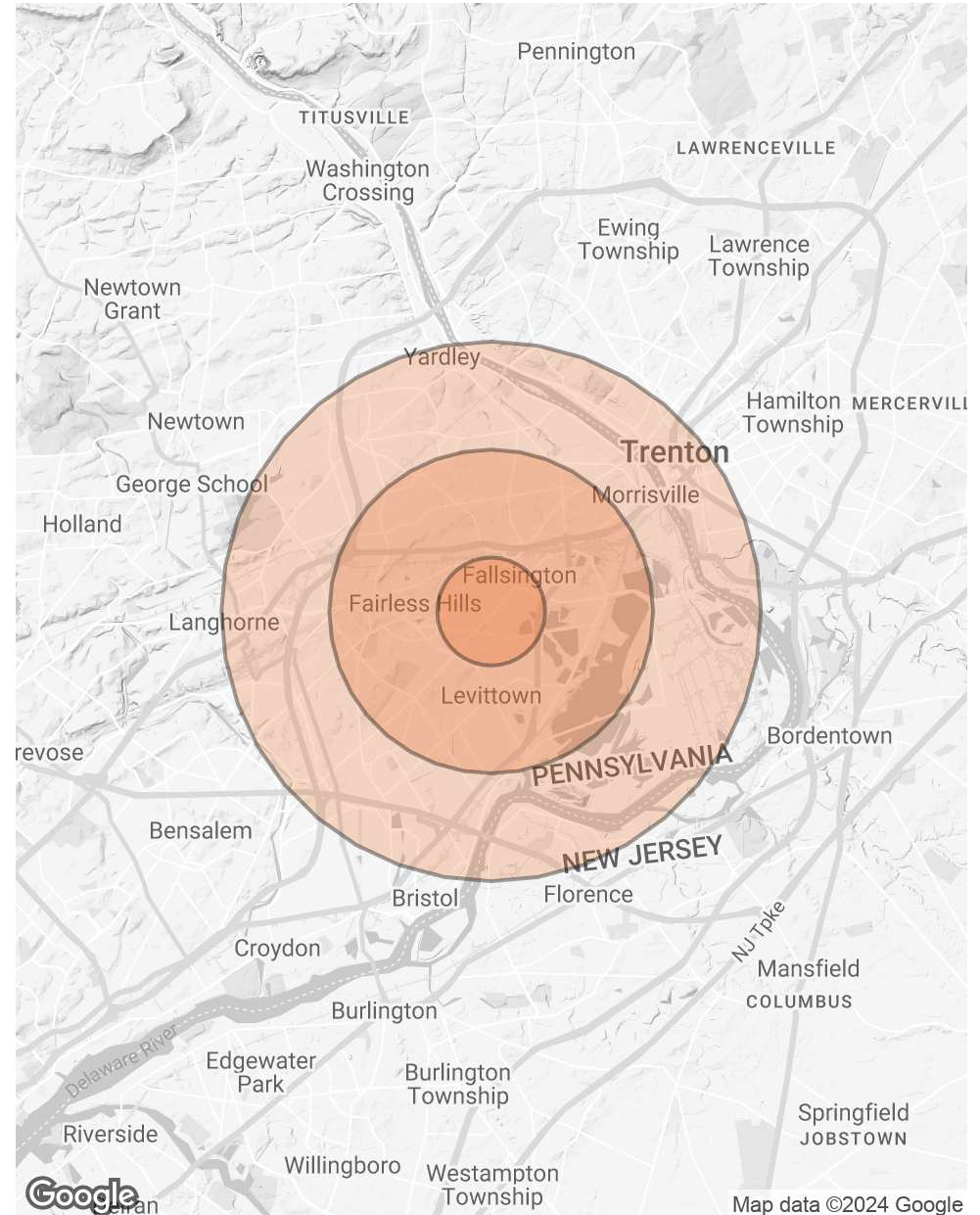
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,730	78,494	185,310
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,099	29,362	70,378
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$111,767	\$124,740	\$127,988
AVERAGE HOUSE VALUE	\$343,973	\$352,665	\$376,406

Demographics data derived from AlphaMap





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