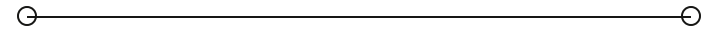


OFFERING MEMORANDUM

Victorian Commons, Office Space for Lease

1703 LANGHORNE NEWTOWN ROAD

Langhorne, PA 19047



PRESENTED BY:

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Table of Contents

5	THE PROPERTY			
	Property Summary	6		
	Property Details	7		
	Property Highlights	8		
	Floor Plan	9		
	Additional Photos	10		
11	THE LOCATION			
	Regional Map	12		
	Location Map	13		
14	THE ZONING			
	RA-3 - Residence Agricultural District		15	
17	THE DEMOGRAPHICS			
	Demographics Map & Report		18	

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.



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$750.00 / mo (FS)
BUILDING SIZE:	9,470 SF±
AVAILABLE SF:	170 SF±
YEAR BUILT:	1988
ZONING:	RA-3
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	21,638 VPD

PROPERTY OVERVIEW

SVN is pleased to present 1703 Langhorne Newtown Road in Victorian Commons, a one story office space offering a professional work environment in a highly visible and accessible location. The total gross leasable area is approximately 170 SF ±. The available space with recessed lighting, built-in book cases and an abundance of natural light, consists of an open floor plan offering a significant degree of flexibility in accommodating any space needs as well as the use of a large waiting room and bathroom. Great for Therapist, Accountant, Attorney or other professional that needs a private work space.

LOCATION OVERVIEW

Victorian Commons is located near the signalized intersection of Newtown Bypass (PA Rt. 332) and PA Rt. 413, immediately adjacent to Summit Square Shopping Center in Middletown Township, Bucks County, Pennsylvania. The site is only minutes to historic Newtown Borough and located three (3) miles to/from the I-95 Yardley Newtown interchange. The property is located in immediate proximity to extensive area amenities, including retail, restaurants, hotels, fitness and commuting routes, offering convenient access from/to Philadelphia and Central and Southern New Jersey.

PROPERTY DETAILS

LEASE RATE	\$750.00 / MO (FS)
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LOCATION INFORMATION

BUILDING NAME	Victorian Commons
STREET ADDRESS	1703 Langhorne Newtown Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Summit Trace Road
TOWNSHIP	Middletown Township
NEAREST HIGHWAY	Route 413 - 0.1 mi
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 36.8 mi Trenton-Mercer (TTN) - 8.9 mi

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	10
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PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	RA-3
TRAFFIC COUNT	21,638 VPD
TRAFFIC COUNT STREET	Newtown Bypass/Summit Trace Rd E

BUILDING INFORMATION

BUILDING SIZE	9,470 SF±
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1988

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
RESTROOMS	1

PROPERTY HIGHLIGHTS

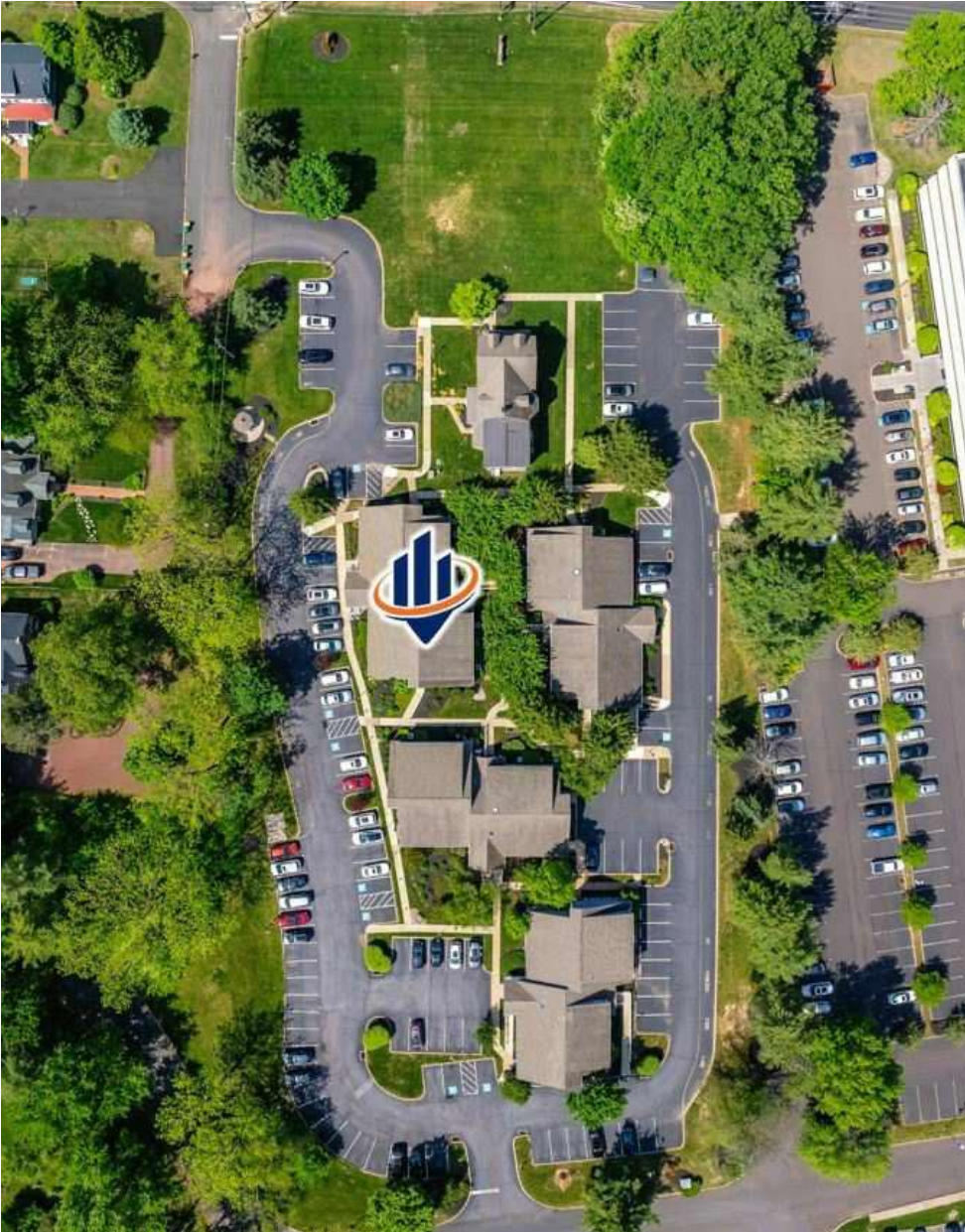
- Prime professional office space
- Potential for medical or office uses
- Immediate occupancy available
- 170 SF± GLA
- Ample parking
- Convenient and accessible location
- Close proximity to Newtown Borough
- Amenities rich neighborhood
- Quality demographic profile
- ADA compliant access
- FS Lease - Utilities included
- Convenient access to/from U.S Highway 1, 1-295/95 and PA/NJ Turnpike



FLOOR PLAN



ADDITIONAL PHOTOS

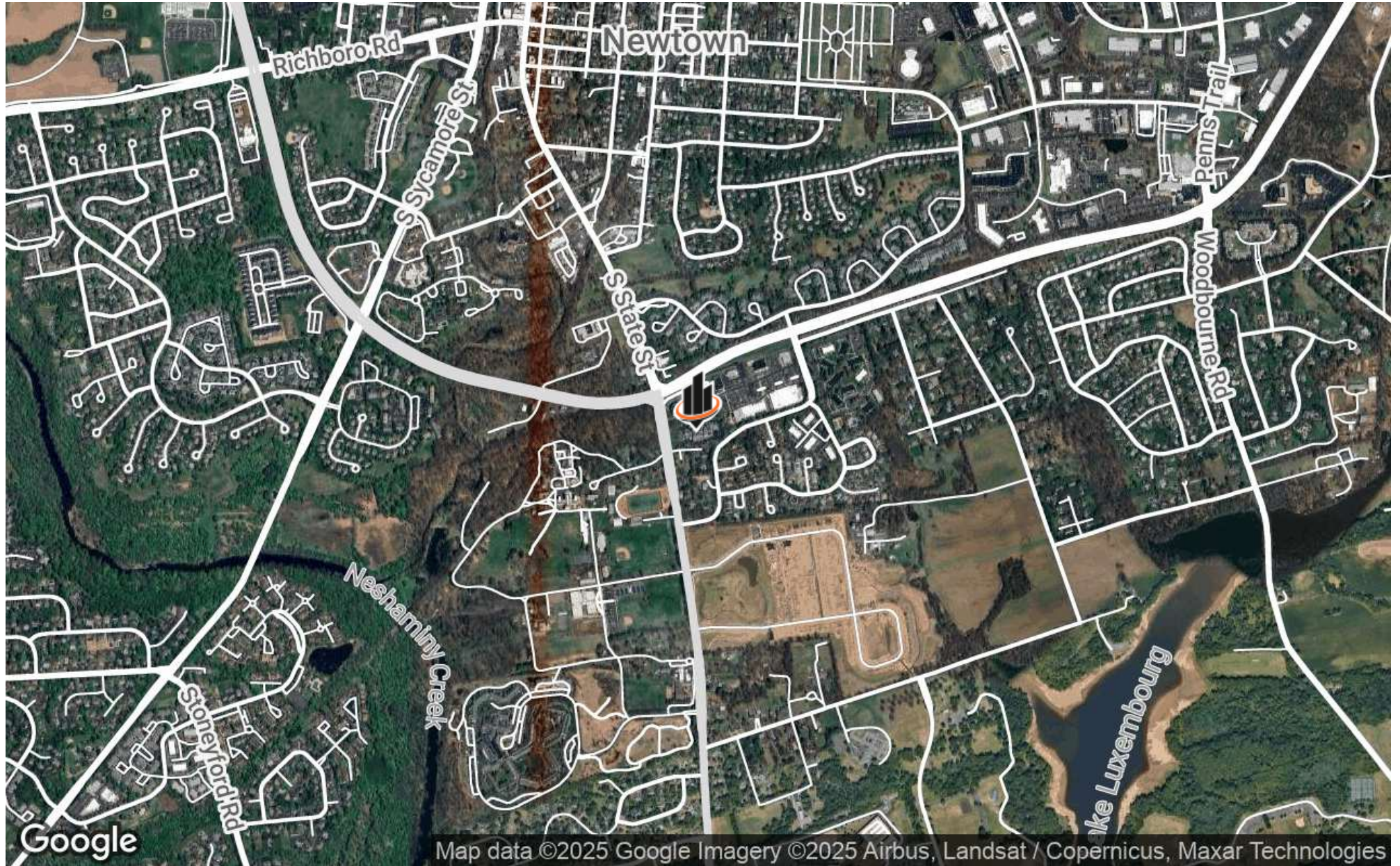




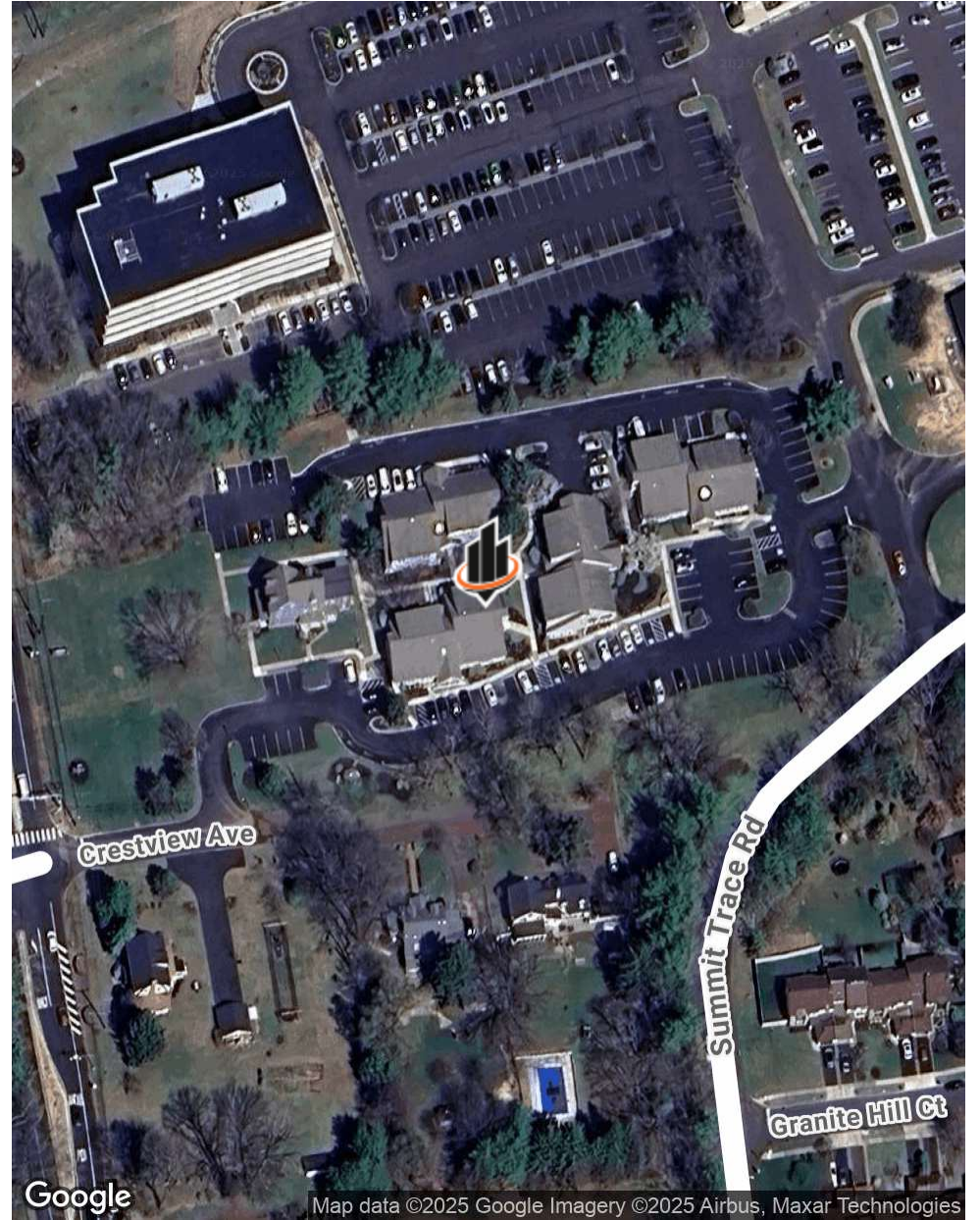
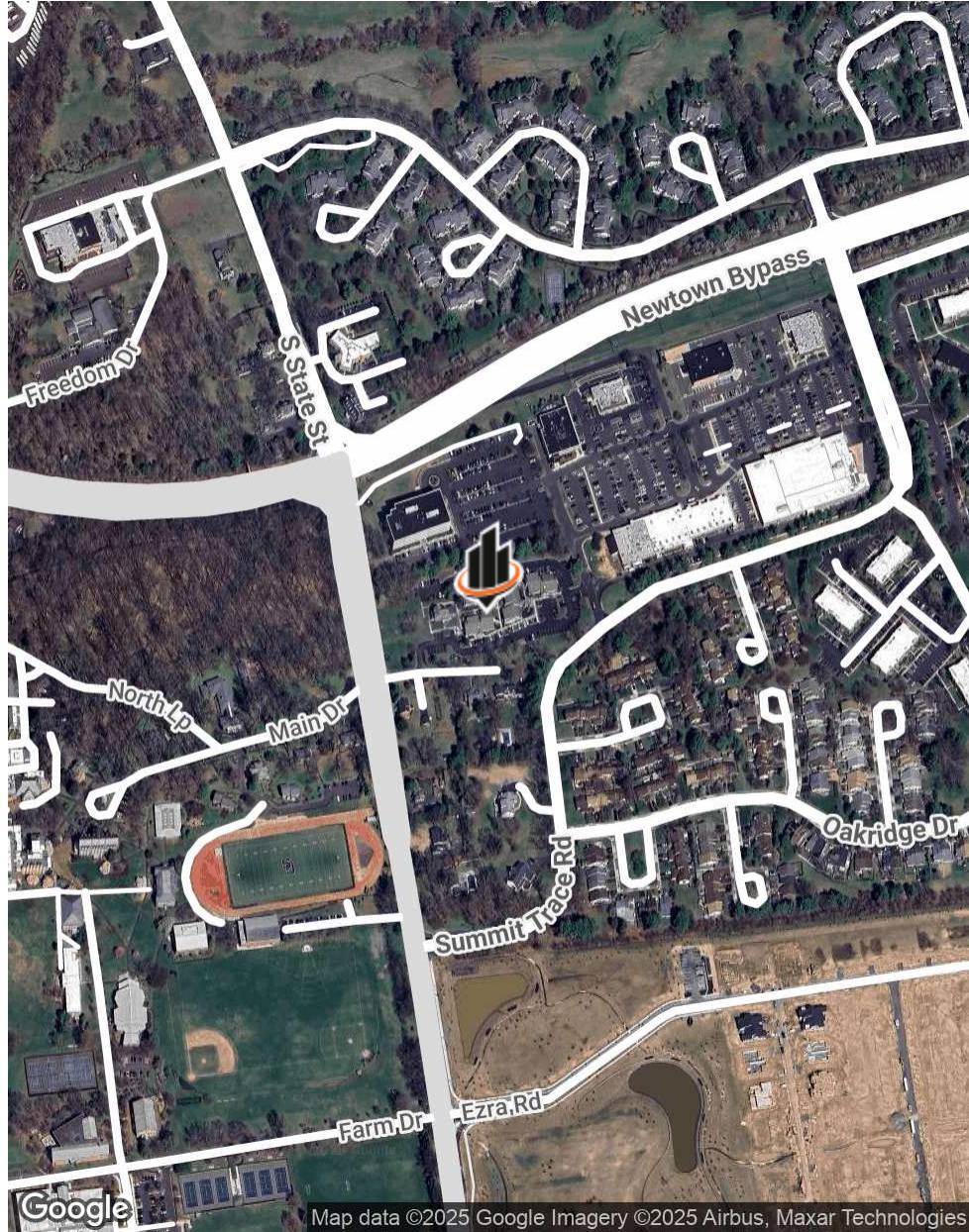
SECTION 2
The Location

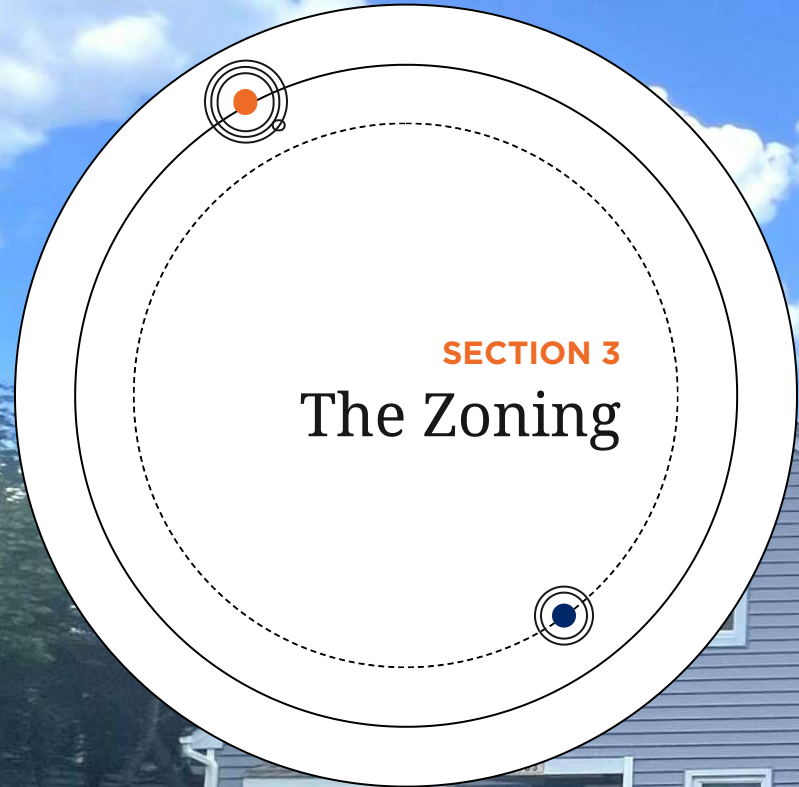
1703
1705 ← 1707 ← 1709 →

REGIONAL MAP



LOCATION MAP





SECTION 3
The Zoning



1703
1705 ← 1707 ← 1709 →

Chapter 500. Zoning

Article VI. RA-3 Residence Agricultural District

§ 500-601. Purpose and intent.

The RA-3 Residence Agricultural District is composed of low-density residential areas of the Township and open areas where similar residential development is likely to occur. The purposes of this district are to permit residential development at a moderate density; to provide standards which will encourage the installation of public facilities and the preservation of permanent public open space; to exclude activities of a commercial or industrial nature and any activities not compatible with residential development; and to otherwise create conditions conducive to carrying out the purposes of this chapter as set forth in § **500-101**.

§ 500-602. Use regulations.

[Amended 10-2-2001 by Ord. No. 01-13; 5-20-2008 by Ord. No. 08-05]

A building may be erected or used and a lot may be used or occupied for any one of the following principal uses and any of the following accessory uses and no other. Unless specifically identified as an accessory use, the following are permitted principal uses:

- A. Single-family detached dwelling.
- B. Building for public worship.
- C. Cemetery.
- D. Agricultural use, including tilling of the soil, nursery and the keeping or raising of livestock, poultry, birds, horses and bees as an accessory use, provided that:
 - (1) The minimum lot area shall be 10 acres.
 - (2) Any building used for the keeping or raising of livestock, poultry, birds, horses or bees shall be situated not less than 100 feet from any street line or property line. For the keeping of bees, adequate shade and water shall be provided in the immediate vicinity of the hives.
 - (3) The keeping or raising of horses shall be limited to one horse per two acres.
 - (4) The keeping or raising of all other livestock and poultry shall be limited to five per acre.
- E. Public building or public use.
- F. Public or private educational institution when authorized by the Zoning Hearing Board as a special exception, provided that the requirements of § **500-402E** of this chapter are met.
- G. Hospital, convalescent home or nursing home when authorized by the Zoning Hearing Board as a special exception, provided that:
 - (1) A lot area of not less than five acres shall be provided for each such use.

- (2) The maximum impervious surface ratio shall be 50%.
 - (3) Such use shall have direct access to either an arterial or a collector highway as designated in this chapter.
 - (4) Such use shall be served by adequate public water supply and public sewage disposal facilities.
 - (5) A fifty-foot-wide buffer yard shall be provided along all property lines. The buffer yard shall meet the requirements of § **500-2605**.
- H. Telecommunications facility, telephone central office or electric substation when authorized by the Zoning Hearing Board as a special exception, provided that:
- (1) Such use shall not include the transaction of business with the public; storage of materials, rotating equipment or trucks, repair facilities or housing of repair crews.
 - (2) A twenty-five-foot-wide buffer yard shall be provided along all property lines and shall meet the requirements of § **500-2605**.
- I. Bed-and-breakfast, in conformity with the provisions of § **500-402H**.
- J. Accessory use on the same lot with and customarily incidental to any permitted use in this district, subject to the applicable provisions of this article and Article **XXIV**.
- K. Home occupations as an accessory use in accordance with § **500-402J**.
- L. Signs as an accessory use when erected and maintained in accordance with the provisions of Article **XXVIII**.
- M. No-impact home-based business as an accessory use.
- N. Forestry/timber harvesting, pursuant to the regulations set forth in Article **IV**, § **500-402M**.

§ 500-603. Area and dimensional requirements.

Unless a greater area or dimensional regulation is stated in § **500-602**, Use regulations, for a specific use, all uses in the RA-3 District shall meet the following requirements:

- A. Minimum lot area: 22,500 square feet.
- B. Minimum lot width: 125 feet.
- C. Maximum density: 1.4 dwelling units per acre.
- D. Maximum building coverage: 15%.
- E. Maximum building height: 35 feet.
- F. Minimum front yard: 50 feet.
- G. Minimum side yard: 15 feet; 40 feet aggregate.
- H. Minimum rear yard: 50 feet.
- I. Maximum impervious surface ratio: 30%.
[Added 5-20-2008 by Ord. No. 08-05]



SECTION 4

The Demographics



DEMOGRAPHICS MAP & REPORT

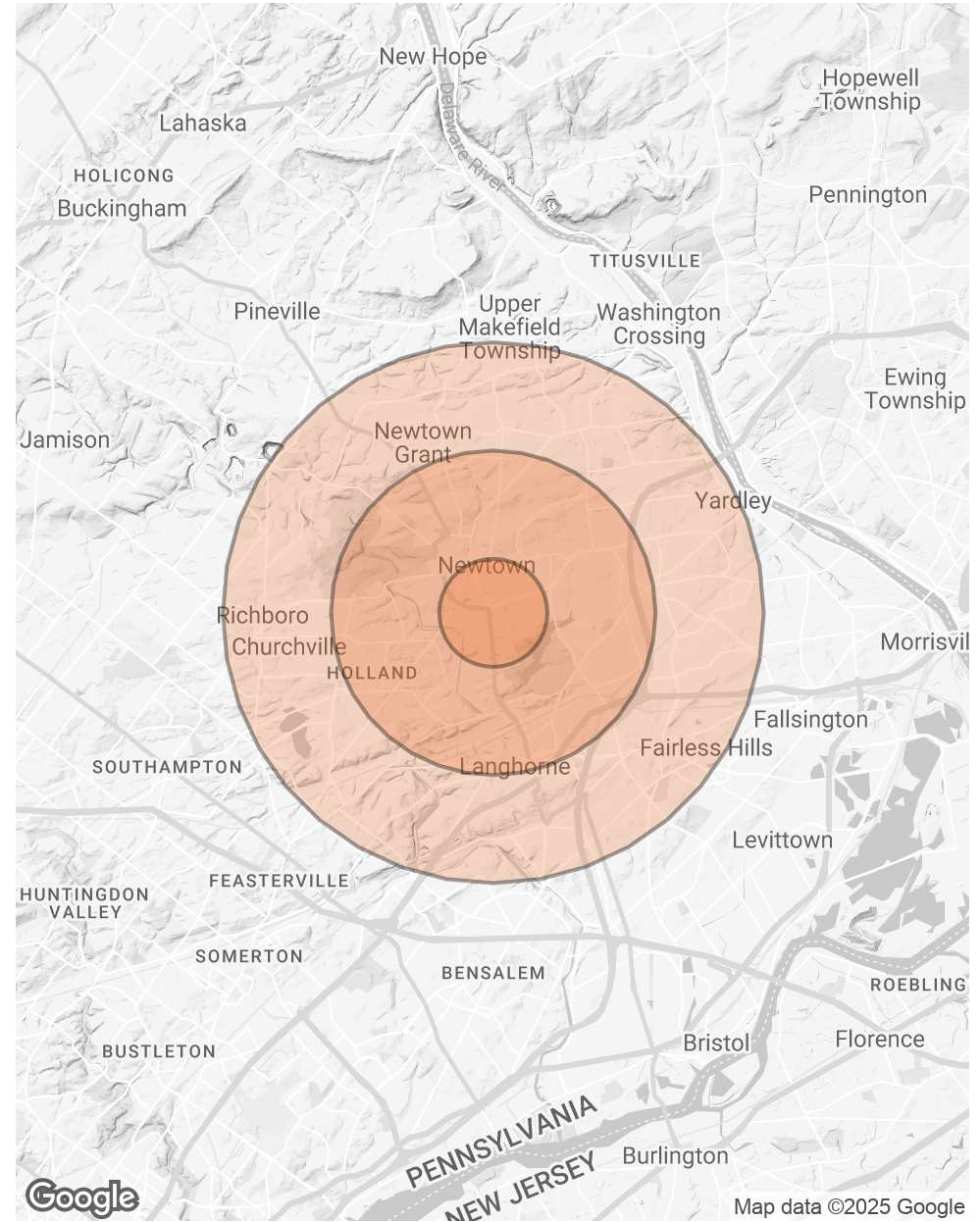
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,931	50,823	134,048
AVERAGE AGE	49	46	44
AVERAGE AGE (MALE)	46	45	43
AVERAGE AGE (FEMALE)	51	48	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,957	19,950	49,940
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$160,723	\$169,391	\$174,074
AVERAGE HOUSE VALUE	\$596,432	\$585,645	\$554,575

Demographics data derived from AlphaMap





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