

OFFERING MEMORANDUM

Fully Equipped Dental Practice

326 BUSTLETON PIKE

Feasterville Trevoese, PA 19053

PRESENTED BY:

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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 |
| AVAILABLE SF: | 2,000 SF± |
| LOT SIZE: | 0.26 AC± |
| YEAR BUILT: | 1968 |
| RENOVATED: | 2011 |
| ZONING: | C-2 |
| TRAFFIC COUNT: | 18,932 VPD |
| MARKET: | Philadelphia |
| SUBMARKET: | Lower Bucks County |

PROPERTY OVERVIEW

Approximately 2,000 SF of fully equipped, recently renovated dental space available for lease. The offering includes furniture, fixtures, equipment, and inventory. The current space allocation includes a waiting room, reception area, two exam rooms, up to three dental chairs, lab room, doctor's office, and an x-ray room. The space offers large storefront windows, prominent signage on Bustleton Pike and it is handicap accessible. Prime location with immediate highway access. Excellent opportunity to inherit a well-established dental practice in a highly functional space.

LOCATION OVERVIEW

The property offers exceptional accessibility, with key transportation routes such as Street Road, Route 1, I-95, and PA Turnpike, all in close proximity. Centrally located, it provides convenient connections to Philadelphia as well as South and Central New Jersey. Ideally situated just off Bustleton Pike and less than half mile to/from Street Road. The property is surrounded by a dense mix of residential and commercial neighborhoods with over 230,000 residents living within 5 mile radius.

PROPERTY DETAILS

| | |
|------------|------------------|
| LEASE RATE | SUBJECT TO OFFER |
|------------|------------------|

LOCATION INFORMATION

| | |
|------------------|-----------------------------------|
| STREET ADDRESS | 326 Bustleton Pike |
| CITY, STATE, ZIP | Feasterville, PA 19053 |
| COUNTY | Bucks |
| MARKET | Philadelphia |
| SUB-MARKET | Lower Bucks County |
| CROSS-STREETS | Front Street |
| TOWNSHIP | Lower Southampton Township |
| MARKET TYPE | Medium |
| NEAREST HIGHWAY | Street Rd - 0.5 Mi. |
| NEAREST AIRPORT | Philadelphia Int'l (PHL) - 29 Mi. |

BUILDING INFORMATION

| | |
|---------------|-----------|
| BUILDING SIZE | 2,600 SF± |
| TENANCY | Multiple |
| FREE STANDING | Yes |

PROPERTY INFORMATION

| | |
|----------------------|--------------------------------|
| PROPERTY TYPE | Office |
| PROPERTY SUBTYPE | Medical |
| ZONING | C-2, Heavy Commercial District |
| LOT SIZE | 0.26 Acres |
| APN # | 21-010-056-001 |
| LOT FRONTAGE | 100 ft |
| LOT DEPTH | 112 ft |
| TRAFFIC COUNT | 18,932 VPD |
| TRAFFIC COUNT STREET | 2nd Street & Bustleton Pike |

PARKING & TRANSPORTATION

| | |
|--------------------------|-----------|
| PARKING RATIO | 4 / 1,000 |
| NUMBER OF PARKING SPACES | 13+ |

UTILITIES & AMENITIES

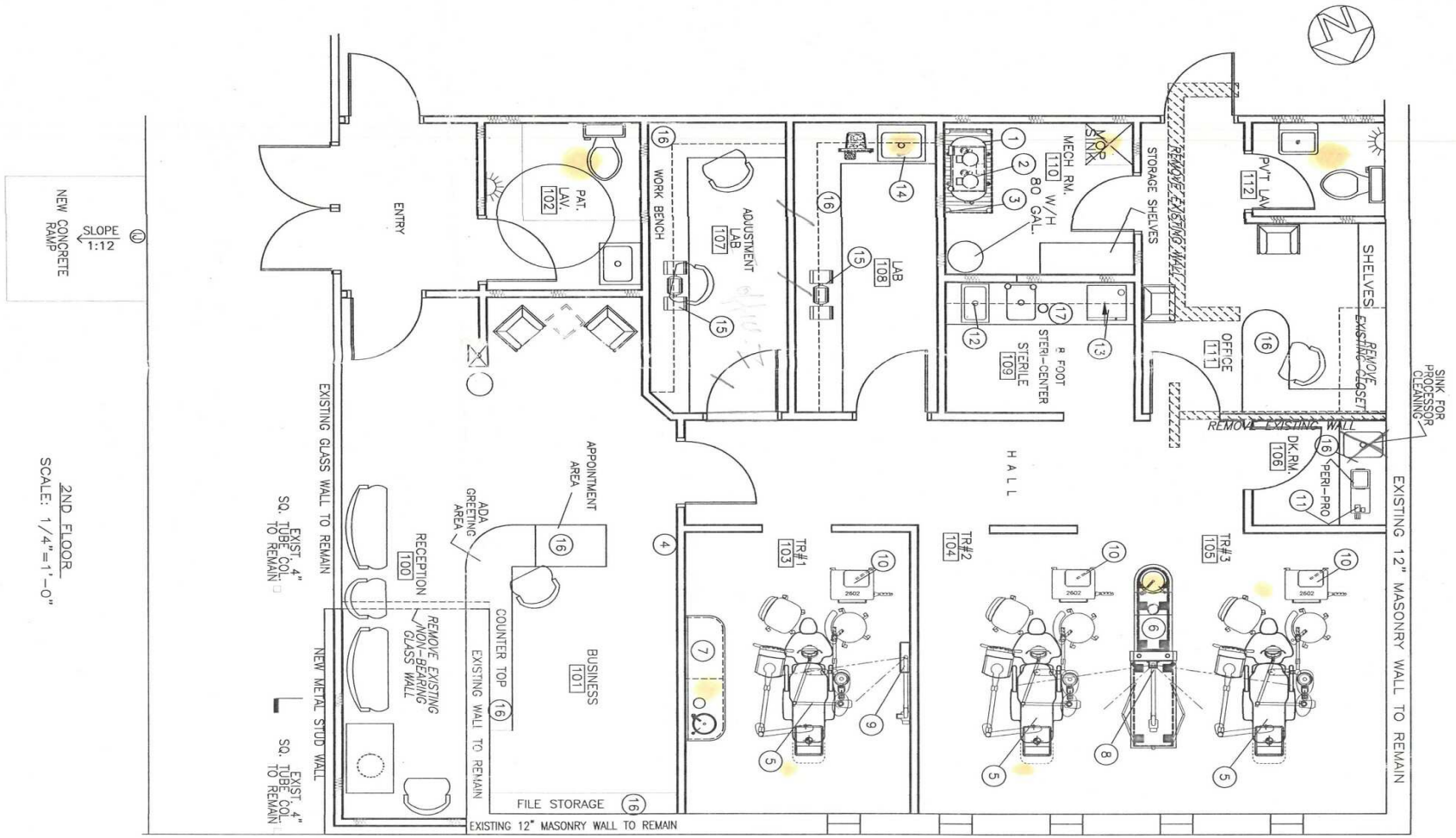
| | |
|-----------------|-----|
| HANDICAP ACCESS | Yes |
| CENTRAL HVAC | Yes |

PROPERTY HIGHLIGHTS

- Medical space for lease
- Turnkey dental office
- Fully equipped with FF&E included
- 2,000 SF ± GLA
- 1-story configuration
- Highly visible location
- Prominent signage
- Convenient access
- Ideally located for consumer access
- Proximate to densely populated residential neighborhoods
- High volume commercial trade area
- Amenities rich location
- Close proximity to major connecting routes
- Easy access to/from Philadelphia and New Jersey



FLOOR PLAN



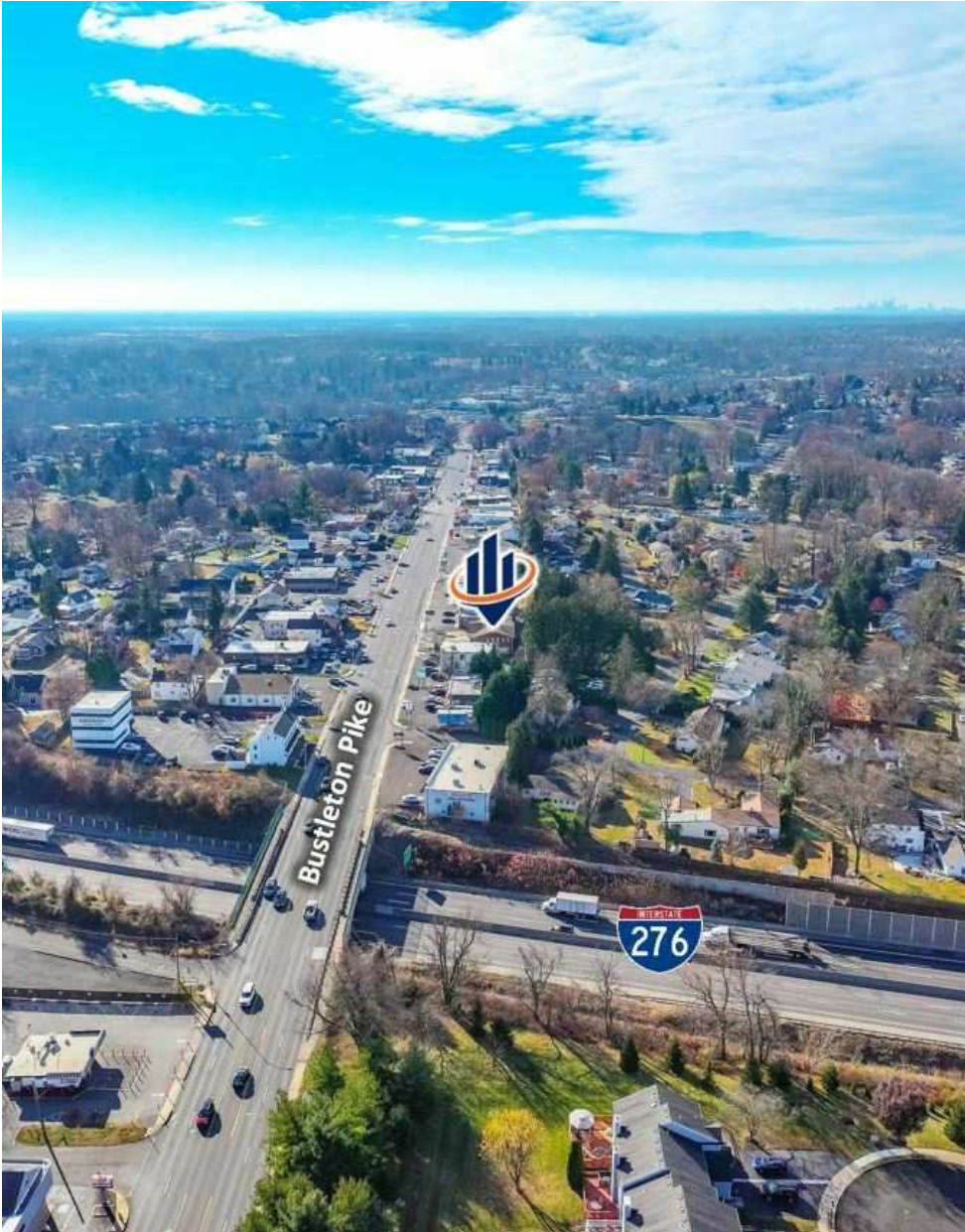
NEW CONCRETE
SLOPE
1:12

2ND FLOOR
SCALE: 1/4"=1'-0"

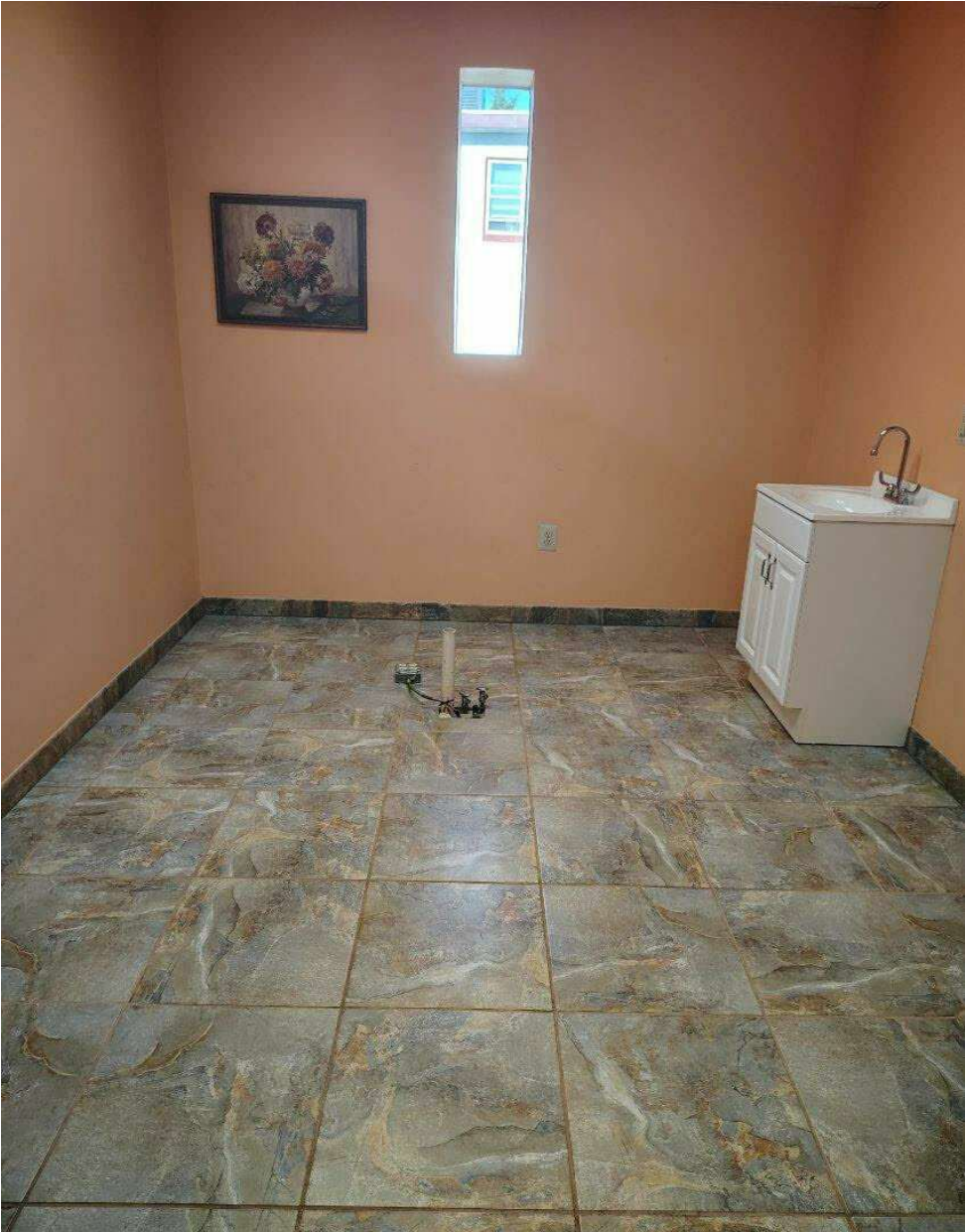
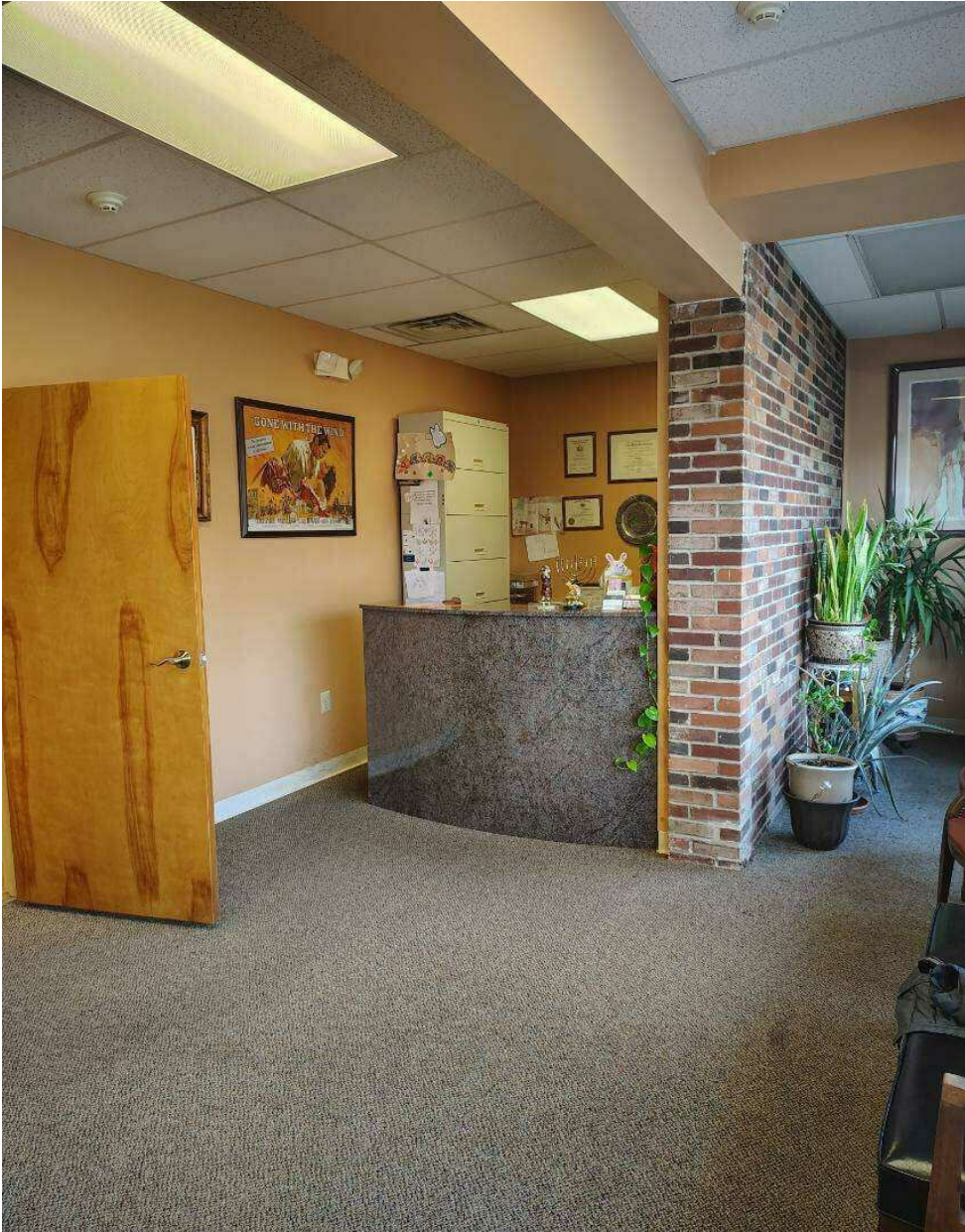
EXIST' 4" SQ. TUBE COL. TO REMAIN

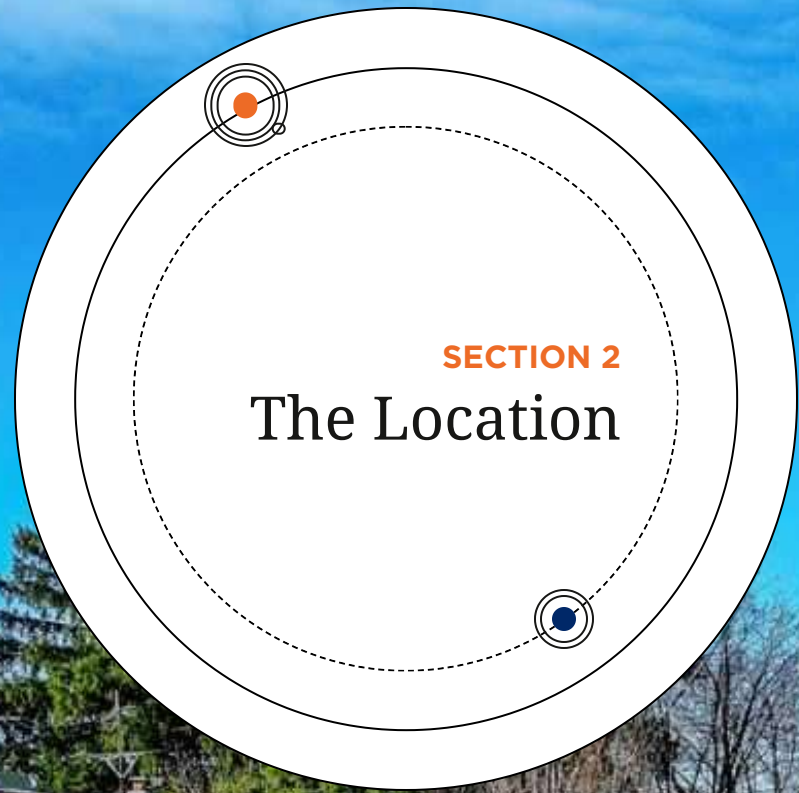
EXIST' 4" SQ. TUBE COL. TO REMAIN

ADDITIONAL PHOTOS



INTERIOR PHOTOS



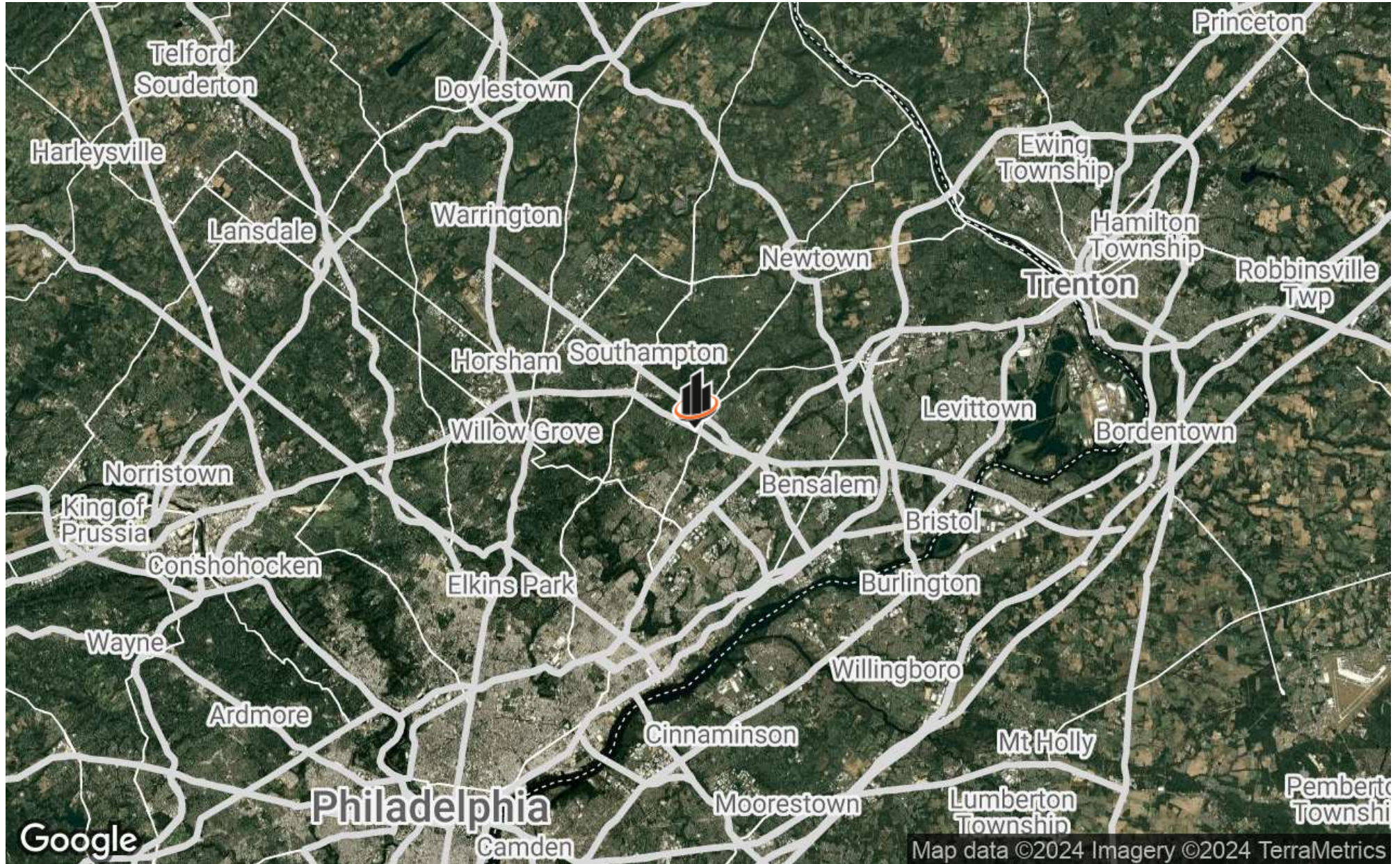


SECTION 2

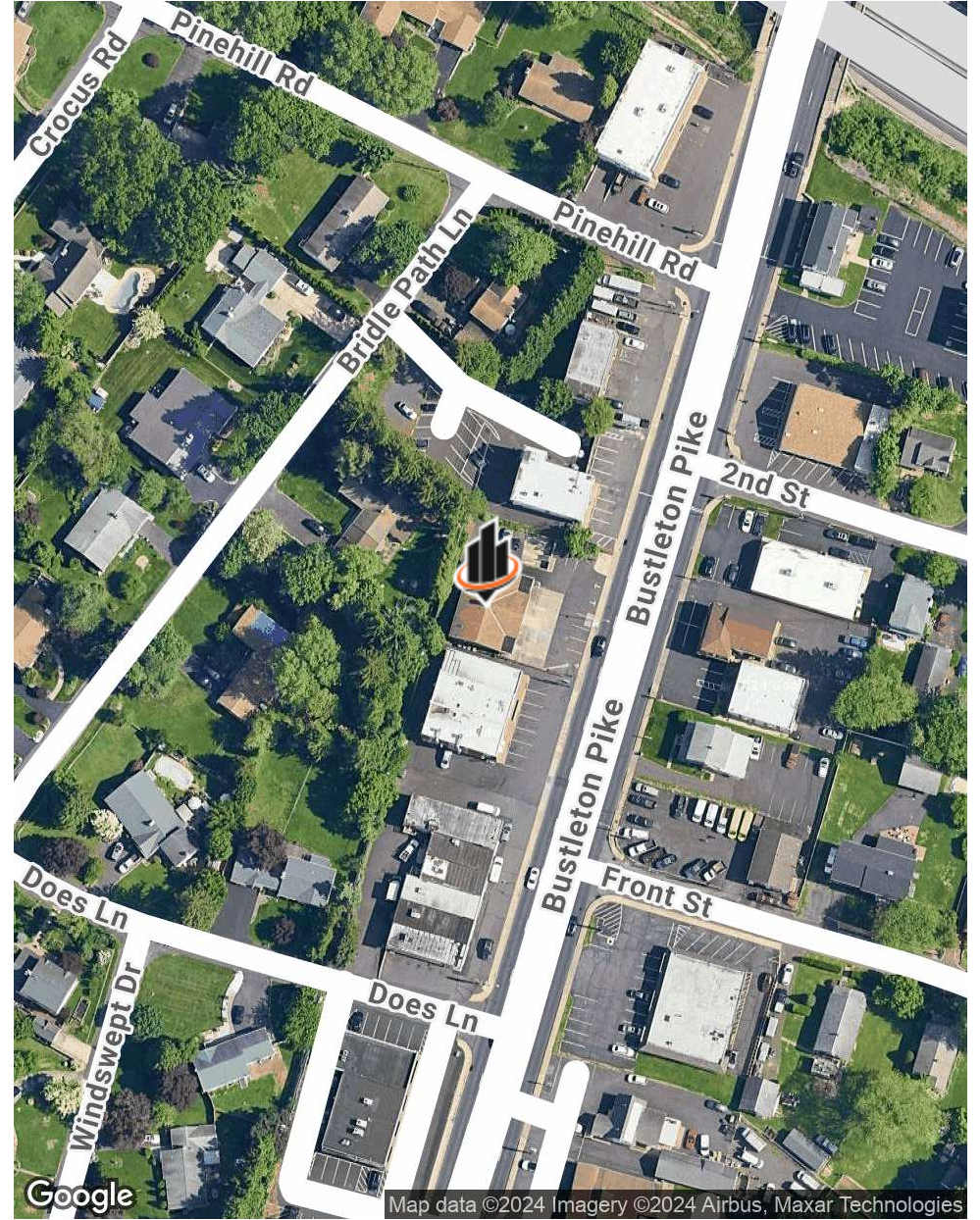
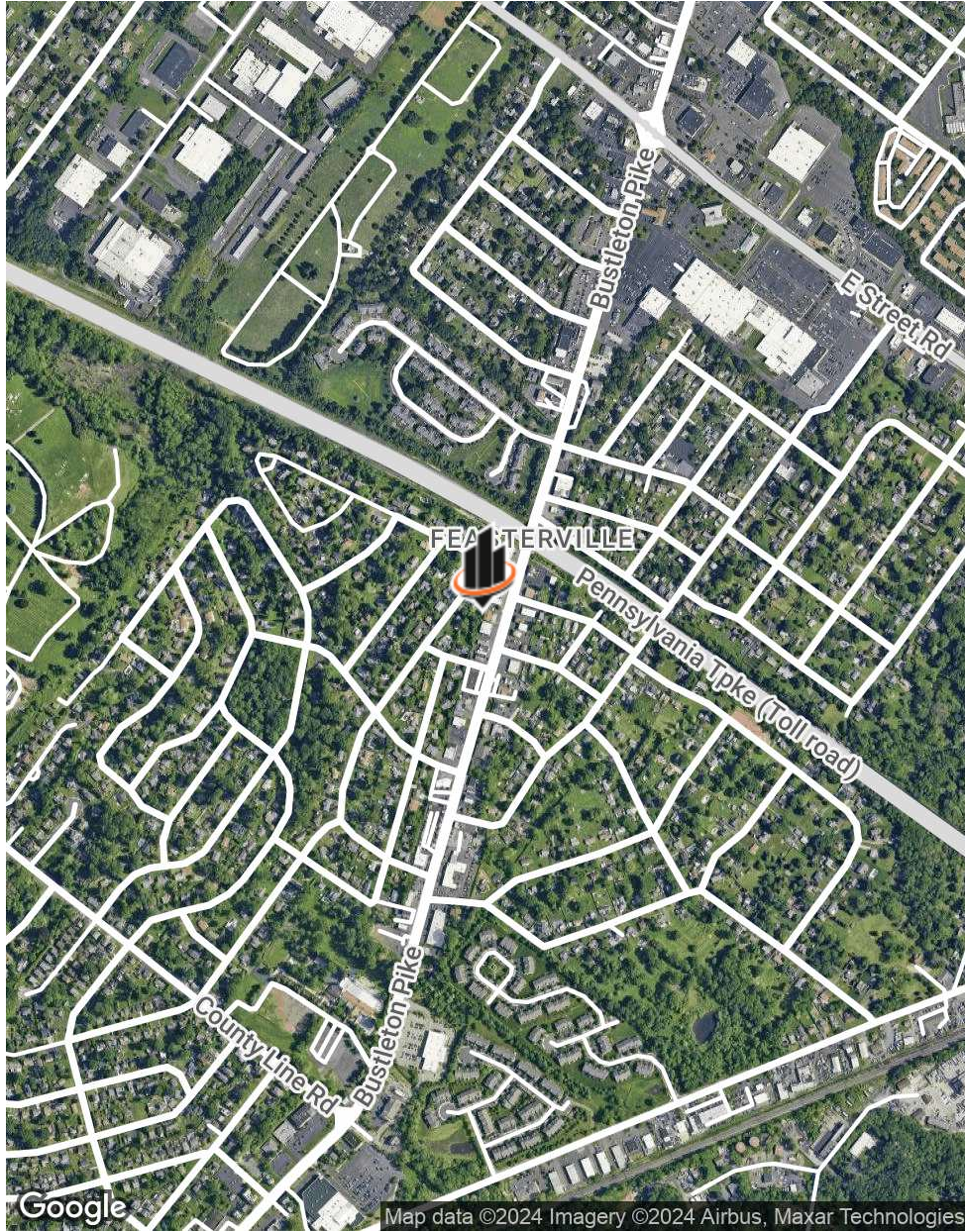
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

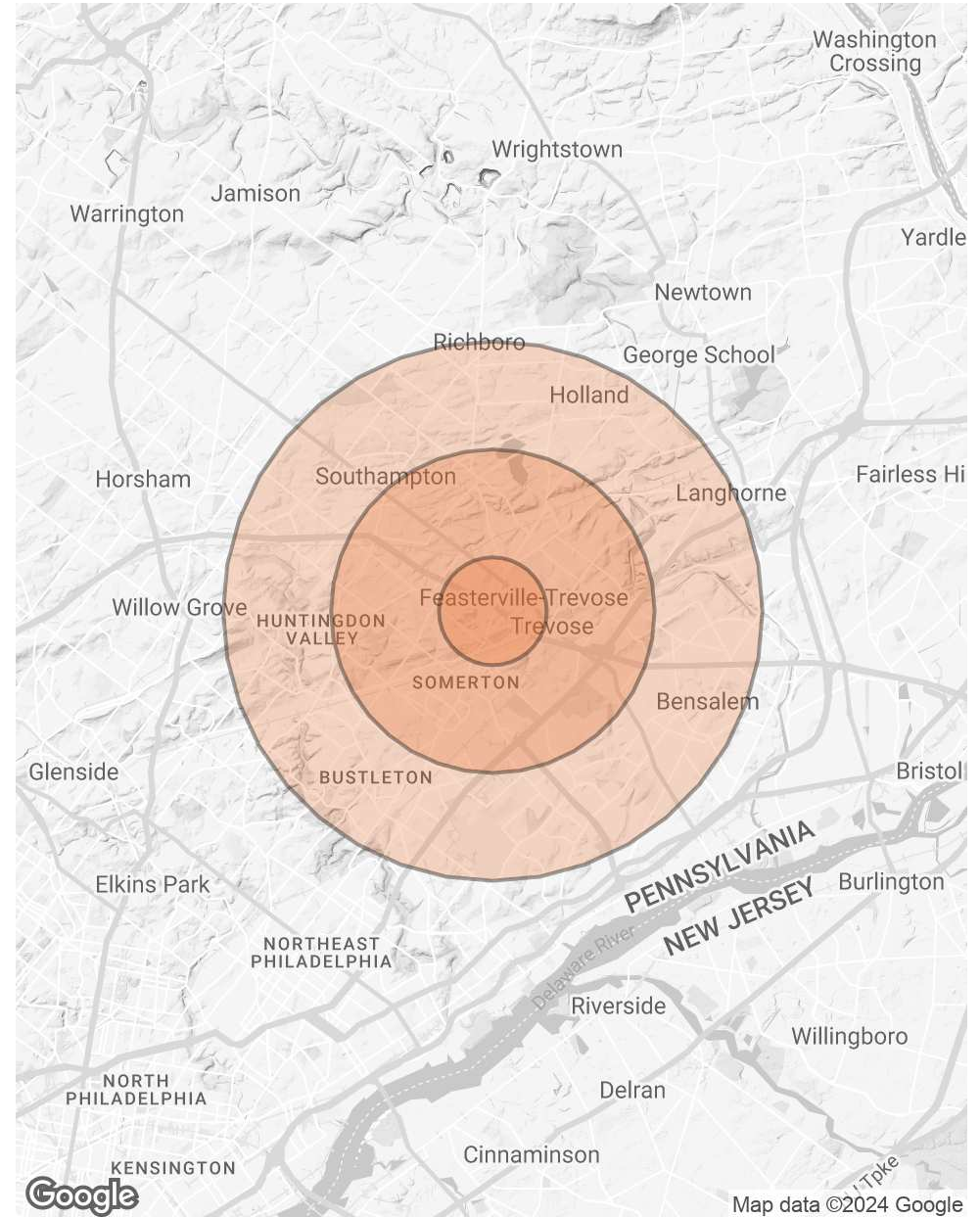
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 10,901 | 87,120 | 237,464 |
| AVERAGE AGE | 42 | 44 | 44 |
| AVERAGE AGE (MALE) | 41 | 43 | 43 |
| AVERAGE AGE (FEMALE) | 43 | 44 | 45 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,189 | 32,799 | 89,877 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$114,229 | \$115,883 | \$122,164 |
| AVERAGE HOUSE VALUE | \$439,638 | \$407,777 | \$414,938 |

Demographics data derived from AlphaMap





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