

FORMER DENNY'S FOR SALE

VACANT QSR PRIMED FOR USER, INVESTOR, OR DEVELOPER

**OFFERING
MEMORANDUM**

640 E LINCOLN HIGHWAY | LANGHORNE, PA



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MSC



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MSC

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address	640 E Lincoln Highway, Langhorne, PA
Gross Leasable Area	3,686 SF
Year Built	1973
Lot Size	.96 AC
Parking	67 parking spots
Zoning	C - Commercial

MSC is proud to present a unique opportunity to acquire 640 E Lincoln Highway in Langhorne, PA, situated in Bucks County, Pennsylvania. This 3,686 square foot retail building is prominently located along Lincoln Highway, also known as Route 1, with a daily traffic count of 19,251 vehicles. Formerly occupied by Denny's, this vacant property offers operators, developers, or investors the chance to own a versatile space with significant potential in an extremely dense and affluent market. Within a three-mile radius, the property benefits from a population of 87,427 residents with an average household income of \$130,612. It is strategically positioned down the street from Langhorne Square Shopping Center, a prominent 100,000+ square foot retail center anchored by Redners, Floor & Décor, and Planet Fitness, and across from Lowe's Home Improvement Center. The property is also conveniently located by the 295 exit, providing immediate access for consumers traveling through the state. This prime location ensures a steady stream of vehicular traffic, a dense local population, and a vibrant retail environment that enhances the accessibility, visibility, and attractiveness of any new business venture. Additionally, there is a fully equipped kitchen on-site, perfectly suited for a restaurant operator.

\$1,800,000 ASKING PRICE



INVESTMENT HIGHLIGHTS



- **3,686 SF building situated along Lincoln Highway (also known as Route 1) with 19,251 VPD (vehicles per day).**
- **Former Denny's establishment, currently unoccupied, ideal for an owner/user, developer, or investor seeking a strategically positioned property**
- **The property consist of 1 acre with 28 dedicated parking spots and multiple points of ingress/egress providing easy access off this major highway.**
- **Within a three-mile radius, the property serves a population of 87,427 residents, boasting an average household income of \$130,612.**
- **The Langhorne market is extremely dense from a retail standpoint. The property is positioned down the street from the Langhorne Square Shopping Center, a 100,000+ square foot center anchored by Renders, Planet Fitness, and Floor & Décor, and is located across the street from a Lowe's Home Improvement Center.**
- **Equipped with an existing kitchen suitable for another Quick Service Restaurant (QSR) or restaurant operator.**



EASTERN AERIAL



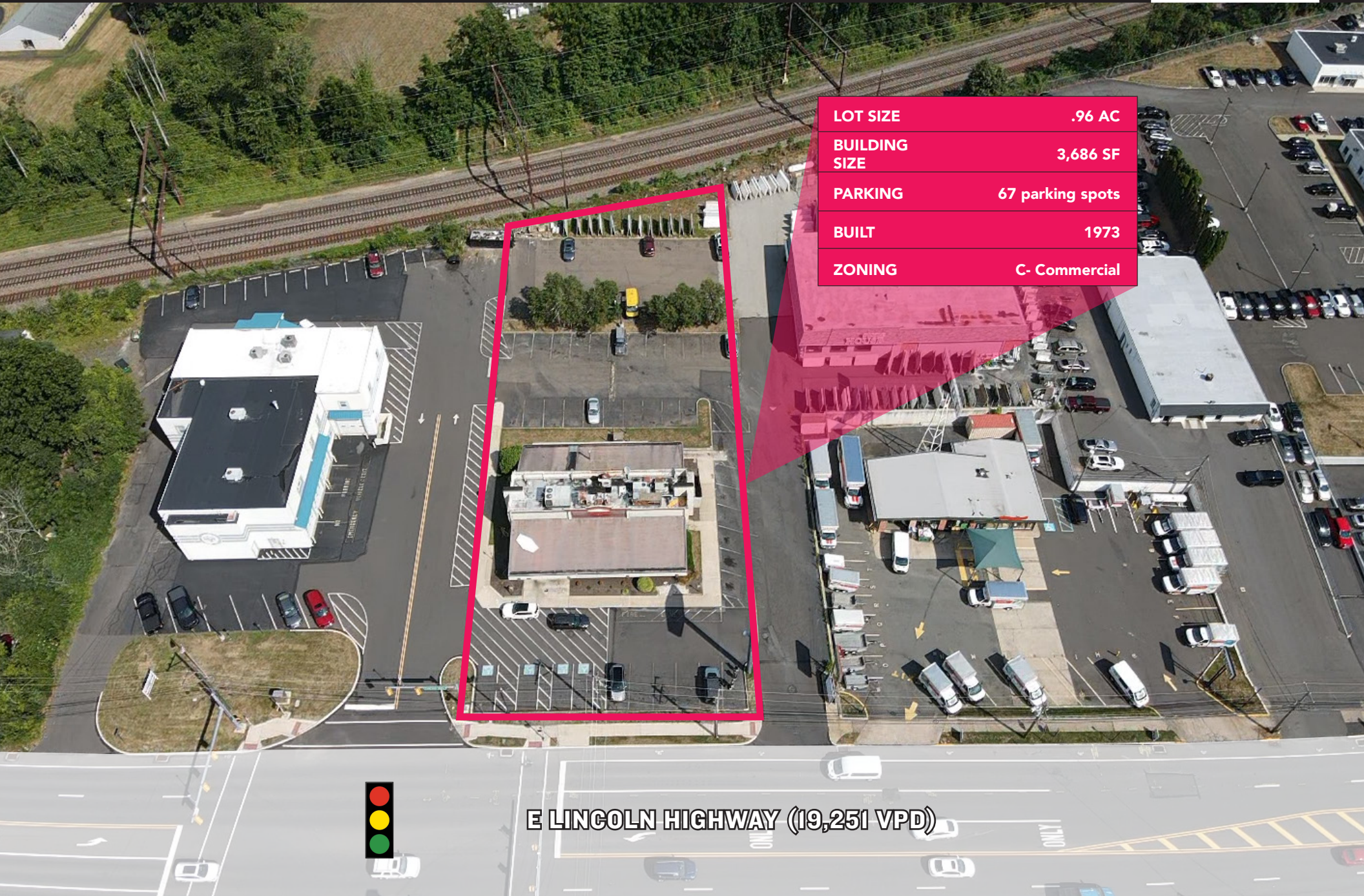
TARGET CENTER



LANGHORNE SQUARE SHOPPING CENTER



PARCEL OVERVIEW

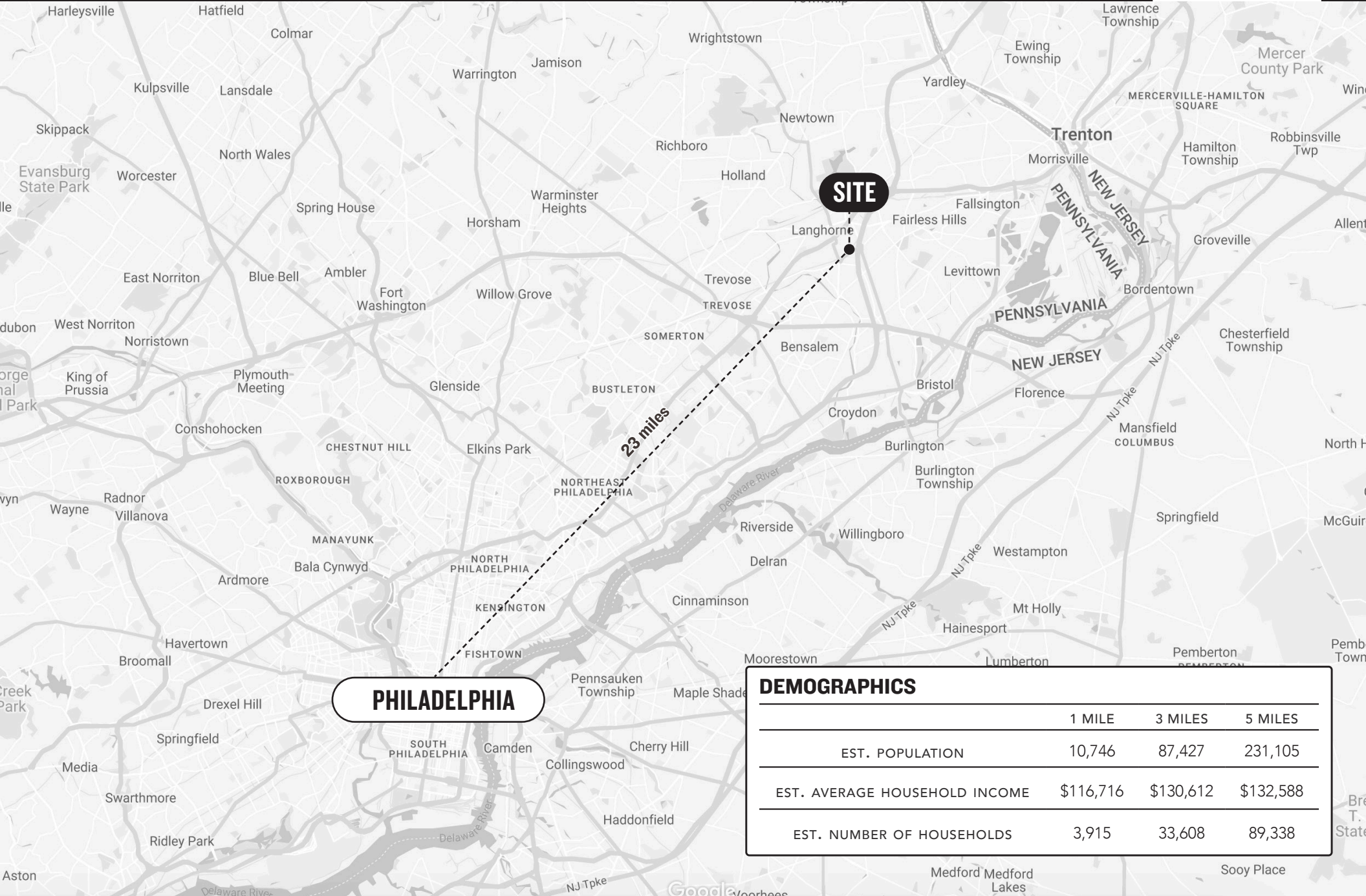


LOT SIZE	.96 AC
BUILDING SIZE	3,686 SF
PARKING	67 parking spots
BUILT	1973
ZONING	C- Commercial



E LINCOLN HIGHWAY (19,251 VPD)

REGIONAL MAP



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,746	87,427	231,105
EST. AVERAGE HOUSEHOLD INCOME	\$116,716	\$130,612	\$132,588
EST. NUMBER OF HOUSEHOLDS	3,915	33,608	89,338

LOCATION OVERVIEW



COUNTY STATS

2nd

Best school system in the state

5th

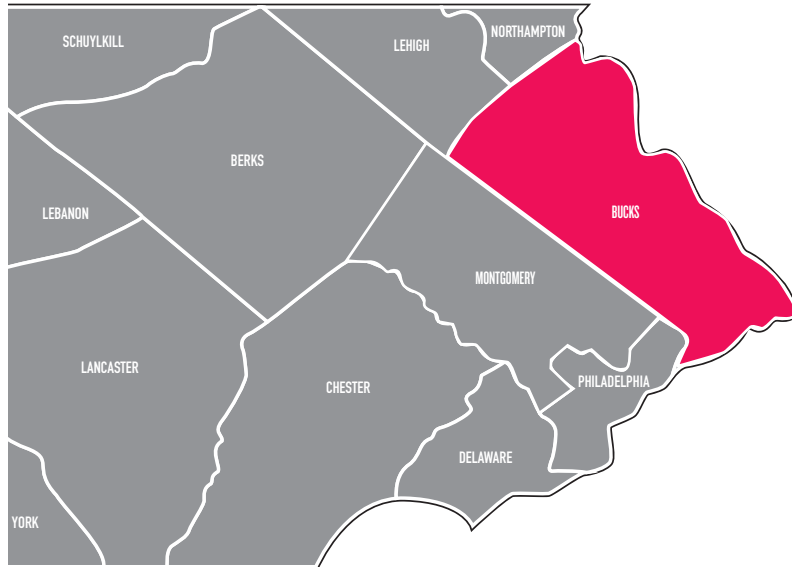
Best county to live in for families

2nd

Best county for health systems

676,000
Residents

\$99,302
Med. HH Income



BUCKS COUNTY UNIVERSITIES AND HOSPITALS



TOP EMPLOYERS



Northtec LLC



Bucks County



PENNSBURY SCHOOL DISTRICT



PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest Regional Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(National Association of Builders)

 **#1**
City for Culture
(Travel & Leisure Magazine)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of approximately 1,600,000 as of 2022. The Philadelphia metropolitan area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.

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