

OFFERING MEMORANDUM

Prime Morrisville Borough Retail Space

13 E BRIDGE ST
Morrisville, PA 19067

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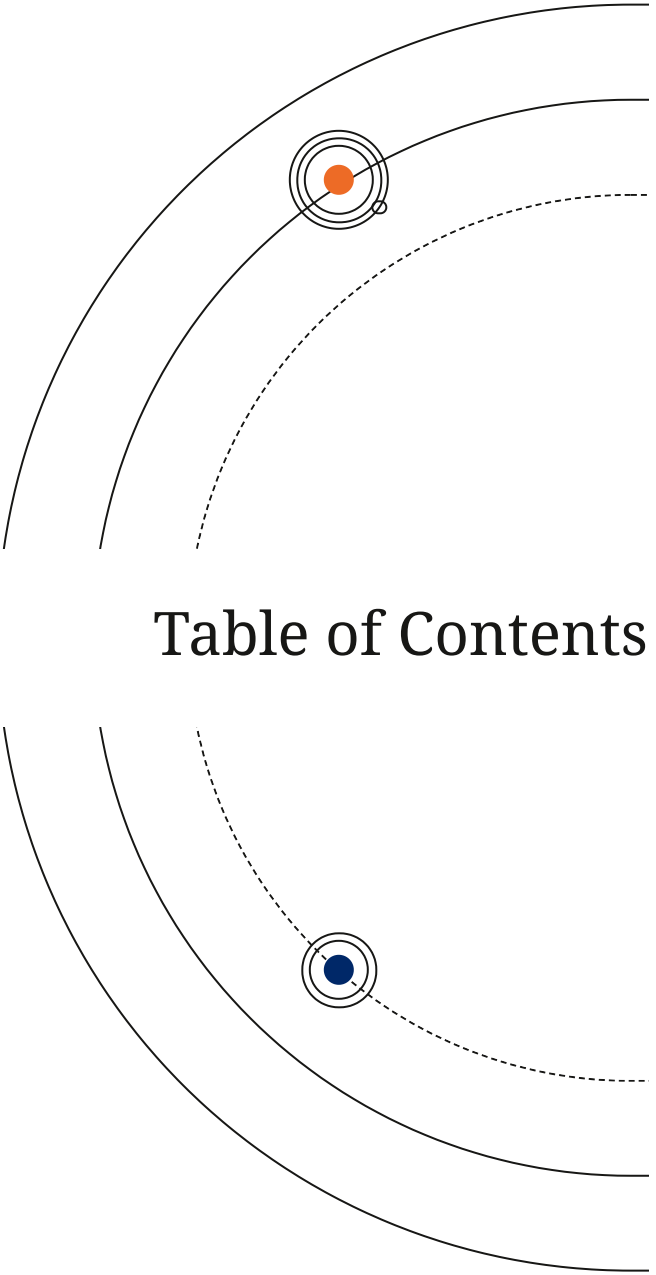


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C-1 - Central Commercial District

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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

SALE PRICE:	Subject to offer
LEASE RATE:	Subject to offer
BUILDING SIZE:	800 SF±
LOT SIZE:	0.027 AC±
YEAR BUILT:	1965
RENOVATED:	2024
ZONING:	C-1 (Central Commercial District)
APN:	24-009-279-001

PROPERTY OVERVIEW

Prime, commercially zoned 800 SF retail/office space in Morrisville Borough. This newly renovated space offers an open floor plan with a large, street facing glass front entrance and an expansive back patio to accommodate many potential uses. The space is situated on Bridge Street, a busy commuter route leading to/from New Jersey and key thoroughfares in Bucks County. Street parking is available along with a large, private rear parking lot. On-building signage opportunity. The growing borough business district serves a population of 70k within a two mile radius, as well as the large Trenton government office across the river.

LOCATION OVERVIEW

The property is located in the heart of historic Morrisville Borough, Bucks County Pa on a heavily trafficked commuter route. The property sits adjacent to many local businesses and retailers. Zoned Commercial - 1, this space allows for a broad range of uses serving the densely populated community. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. Minutes from Rt. 295 (5 mi.), Rt. 95 (8 mi.), the bridge to New Jersey (0.5 mi.).

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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LEASE RATE	SUBJECT TO OFFER
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LOCATION INFORMATION

STREET ADDRESS	13 E Bridge St
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
TOWNSHIP	Morrisville Borough
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	US Hwy 1 - 0.1 Mi.
NEAREST AIRPORT	Trenton - Mercer Airport (TTN) - 7 Mi.

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	6

PROPERTY INFORMATION

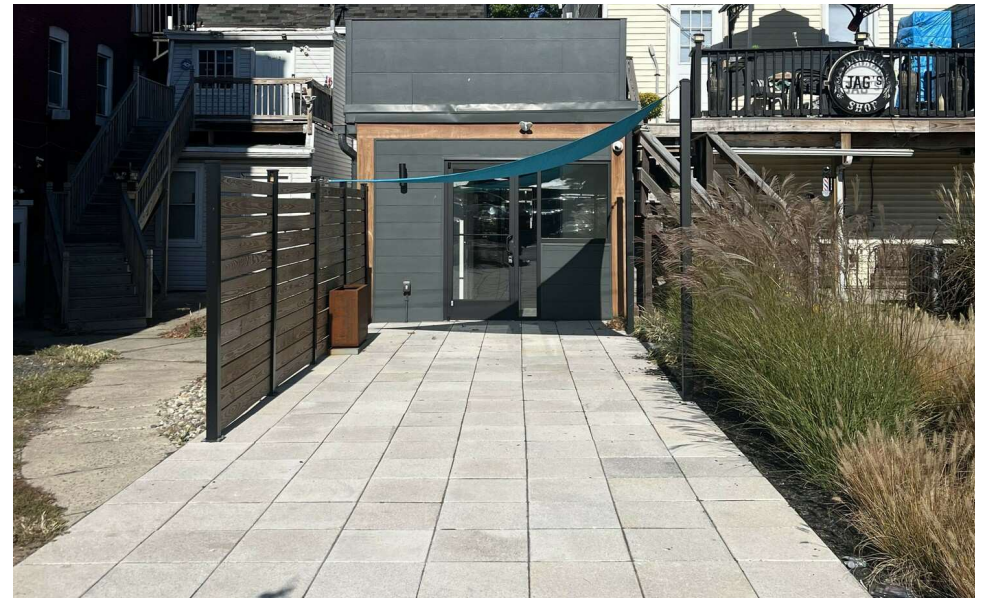
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	C-1 (Central Commercial District)
LOT SIZE	0.027 AC±
APN #	24-009-279-001
RE TAXES 2023	\$1,988.00
LOT FRONTAGE	13 ft
LOT DEPTH	95 ft
TRAFFIC COUNT	16,736 VPD
TRAFFIC COUNT STREET	Washington Street

BUILDING INFORMATION

BUILDING SIZE	800 SF±
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1965
YEAR LAST RENOVATED	2024
RESTROOMS	1

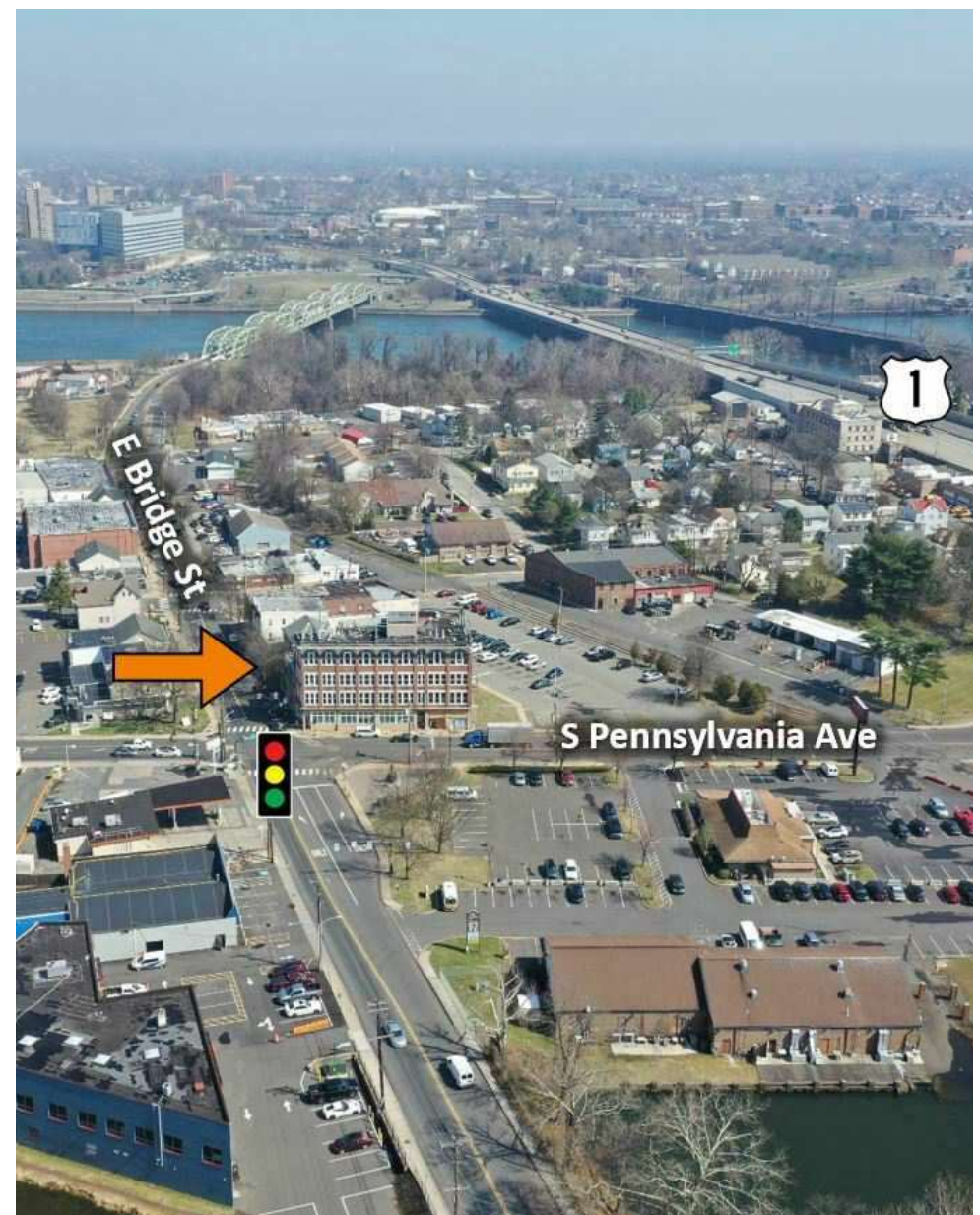
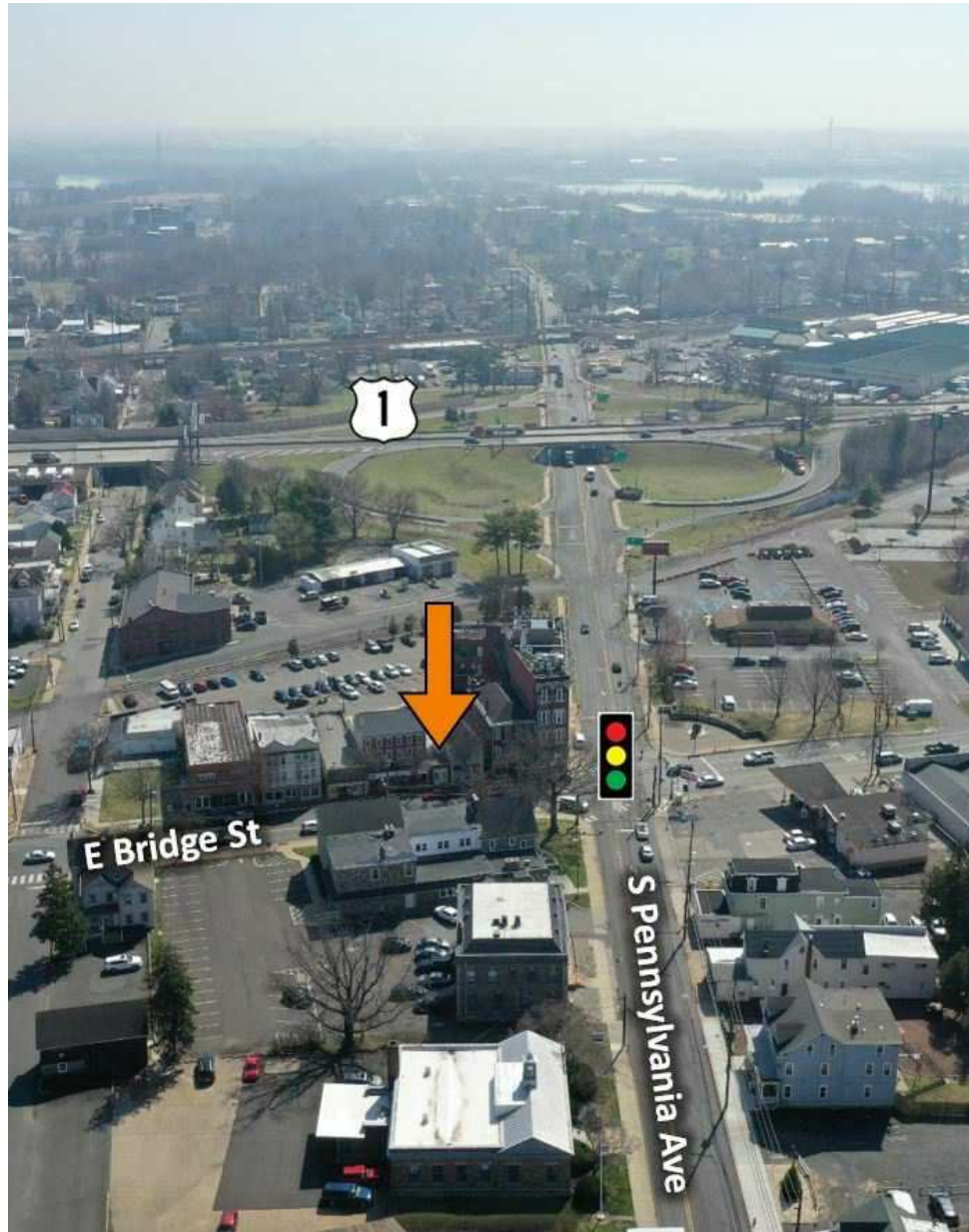
PROPERTY HIGHLIGHTS

- 800 SF of prime retail space available for purchase or lease
- Creative lease options available
- Highly visible location and foot traffic
- Prime, town center borough location
- Renovated in 2024
- Turnkey retail space
- Exterior signage opportunity
- Large private parking lot
- Street parking available
- C-1 Commercial zoning
- Quality demographic profile
- Heavily trafficked commuter route
- Convenient location for business and consumer access
- Proximate to populated residential neighborhoods

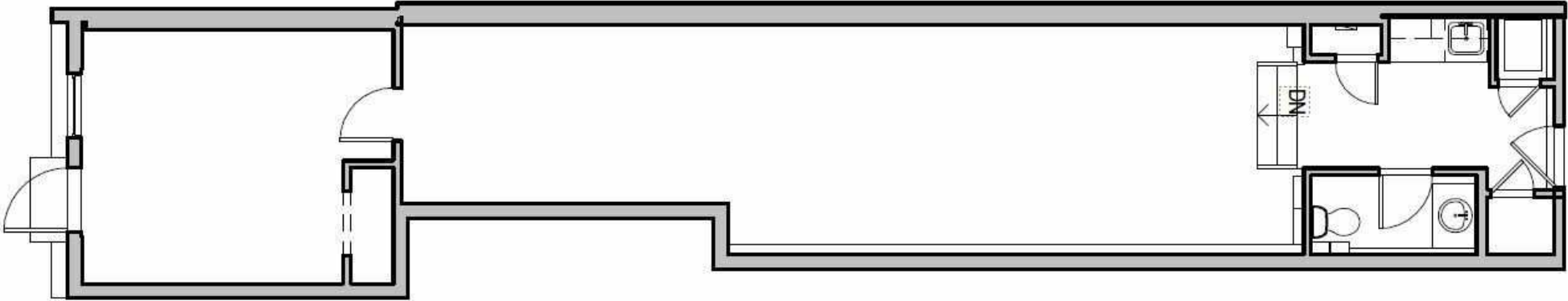


ADDITIONAL PHOTOS



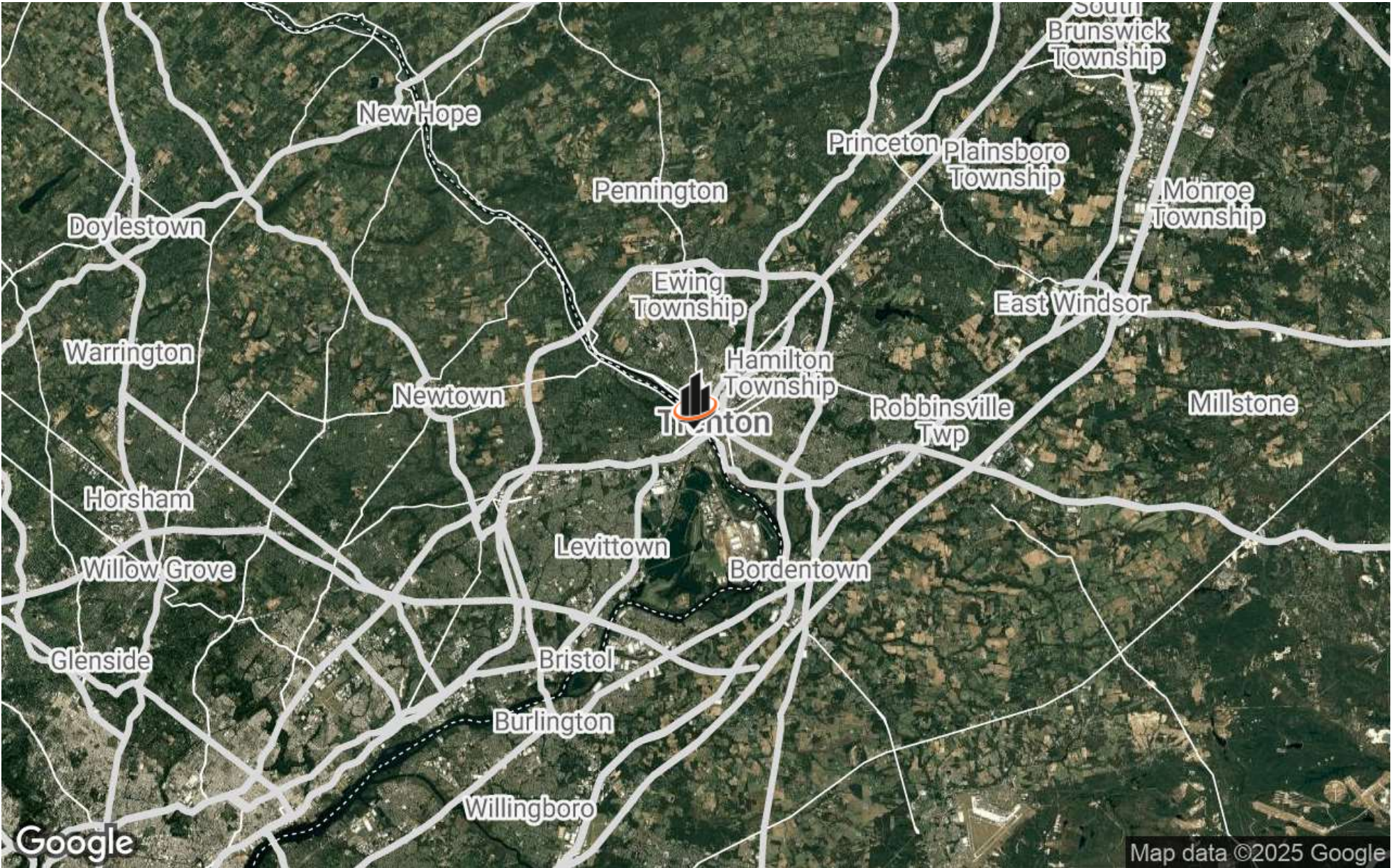


FLOOR PLAN

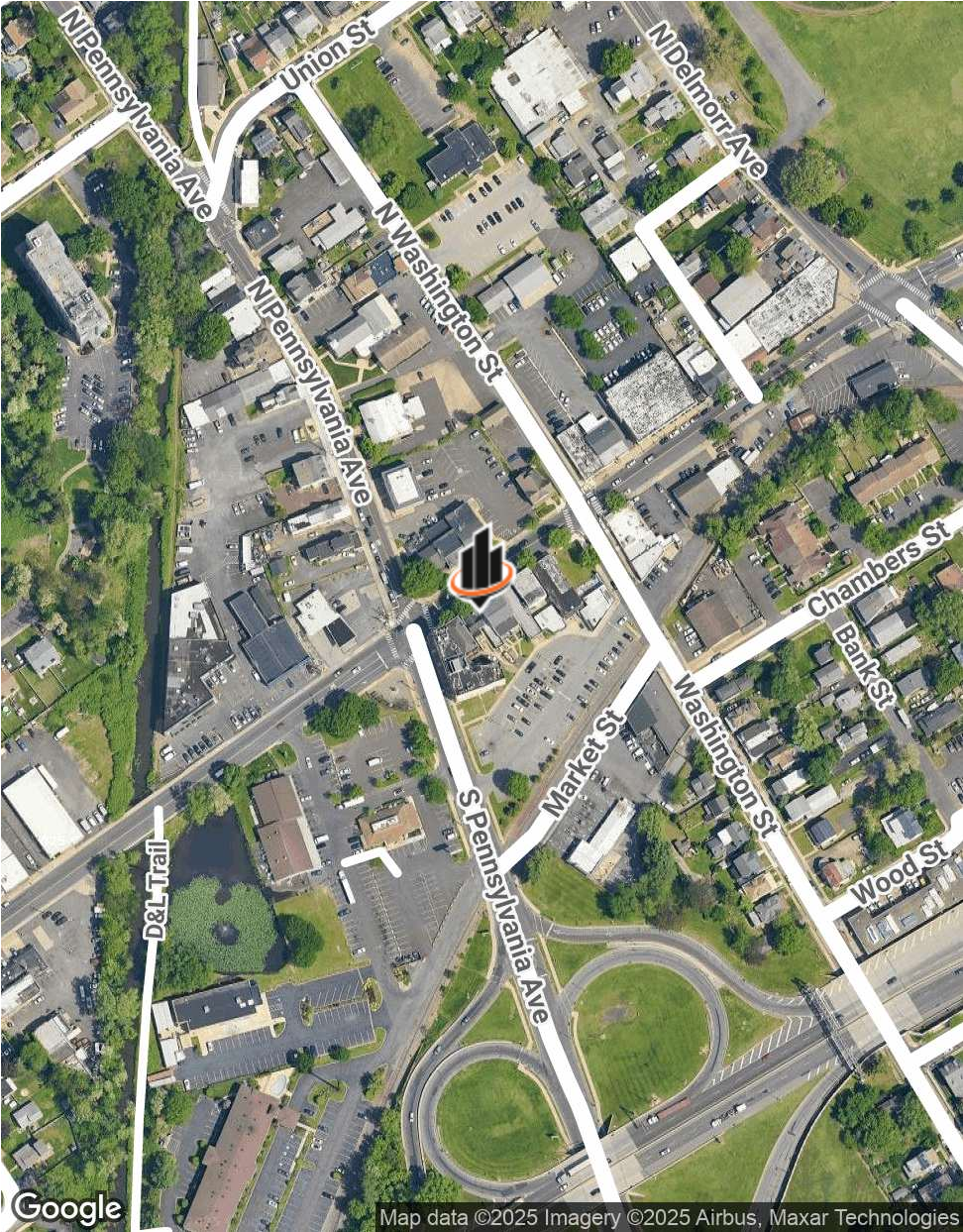
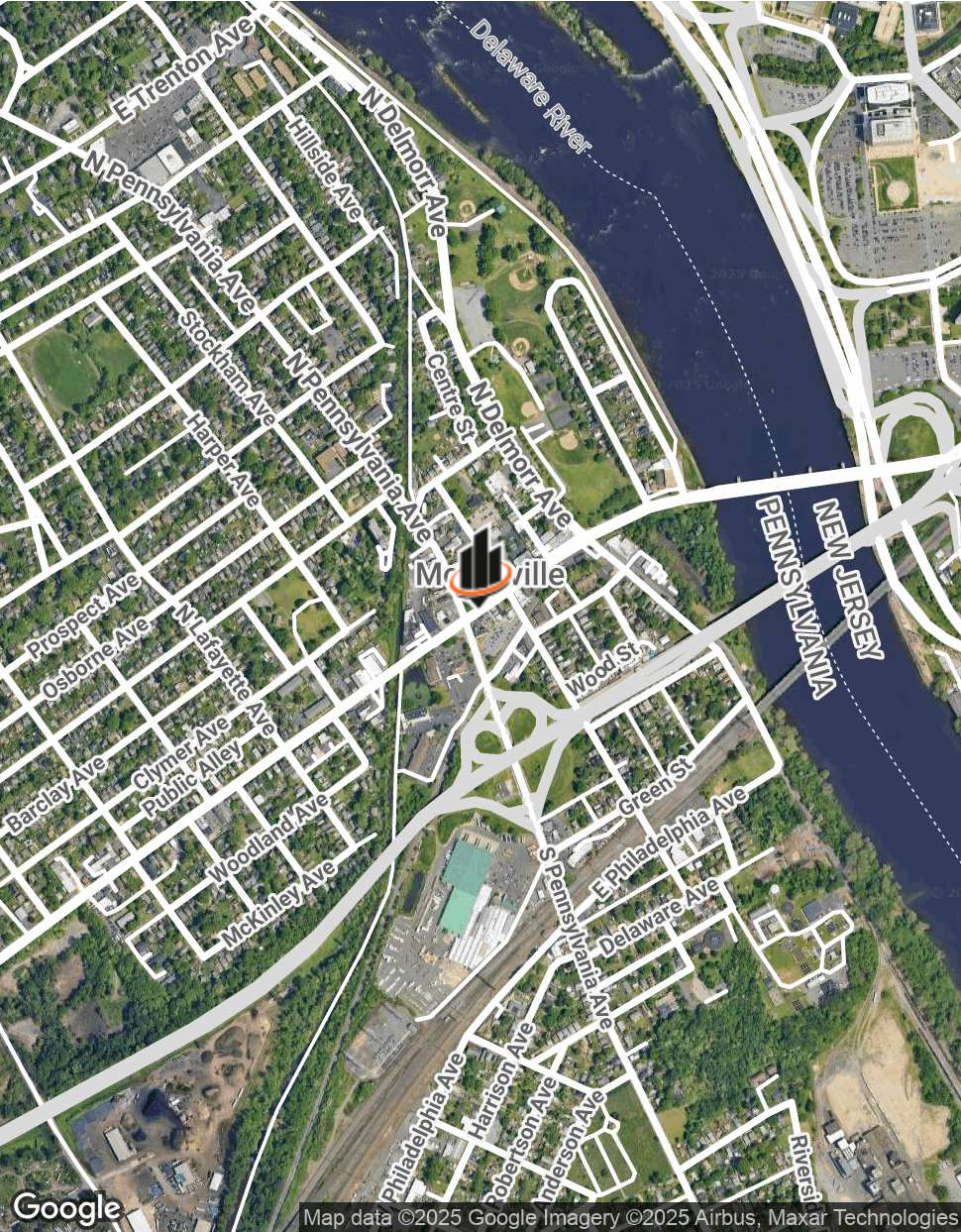


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP



PARCEL MAP



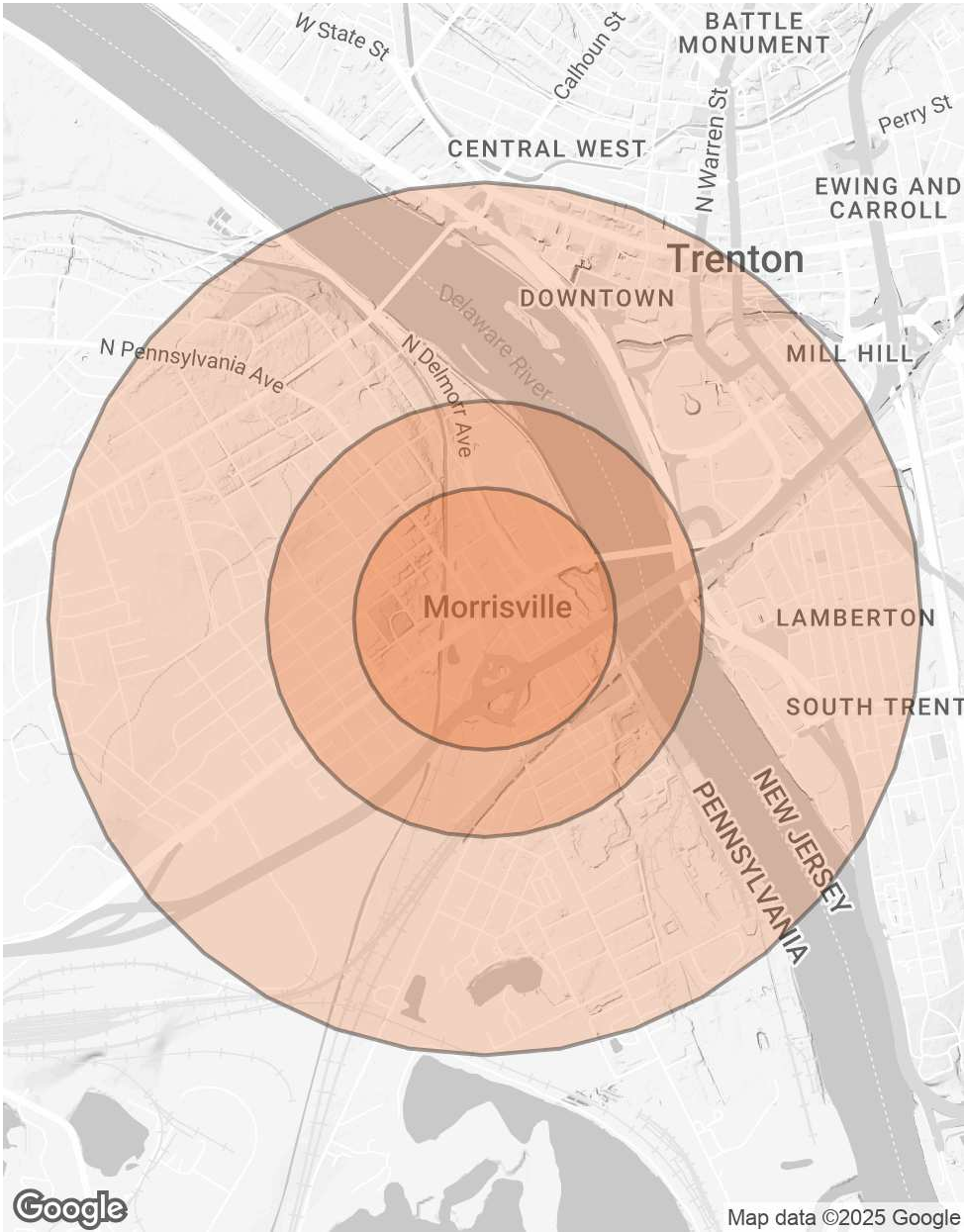
SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,497	3,560	14,090
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	41	39
AVERAGE AGE (FEMALE)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	650	1,525	5,465
# OF PERSONS PER HH	2.3	2.3	2.6
AVERAGE HH INCOME	\$91,400	\$95,066	\$102,203
AVERAGE HOUSE VALUE	\$337,972	\$332,664	\$269,114

Demographics data derived from AlphaMap



SECTION 4
The Zoning

ZONING

465 Attachment 1

Borough of Morrisville

Table 465-17

Table of Land Uses

[Amended 6-17-2002 by Ord. No. 920; 11-18-2002 by Ord. No. 924; 10-18-2004 by Ord. No. 943; 10-17-2005 by Ord. No. 947; 11-21-2005 by Ord. No. 948; 11-20-2006 by Ord. No. 954; 5-21-2007 by Ord. No. 958; 6-19-2017 by Ord. No. 1016; 11-18-2019 by Ord. No. 1026; 12-16-2019 by Ord. No. 1027; 8-16-2021 by Ord. No. 1035; 1-18-2022 by Ord. No. 1038]

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
A. Residential Land Uses																	
1. Single-family detached dwelling	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y	Y
2. Cluster development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
3. Two-family detached dwelling o/u	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y
4. Duplex or twin dwelling s/s	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y
5. Performance development	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
6. Garden apartment	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
7. Midrise apartment	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
8. Senior citizens housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
9. Rooming house	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N
10. Dwelling combination w/commerc.	N	N	N	N	N	Y	SE	Y	Y	N	N	N	N	N	N	N	Y
11. Mobile home	N	N	N	SE	N	N	N	N	N	N	N	N	N	N	N	N	N
12. Farmstead	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	N
13. No-impact home-based business	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
14. Bed-and-breakfast	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
15. (Reserved)																	
16. Live-work unit	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y
17. Mixed-use structure	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y
B. Institutional, Recreational and Educational Uses																	
1. Place of worship	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	N	N
2. School, private of public	N	N	Y	Y	Y	N	Y	Y	N	Y	N	N	N	N	N	SE	N
3. School, trade or commercial	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	SE	N
4. Library or museum	N	N	N	N	N	SE	SE	SE	Y	Y	N	N	N	N	N	SE	Y

MORRISVILLE CODE

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
5. Community center, etc.	N	N	N	N	N	N	Y	Y	Y	SE	N	N	N	N	N	SE	Y
6. Day nursery, etc.	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	N	Y	Y
7. Government sponsored recreation	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	SE	N	Y
8. Recreation, private, nonprofit	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	SE	SE	Y
9. Private club or lodge, nonprofit	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	SE	N
10. Orphanage, nursing home, etc.	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	Y	Y	N
11. Medical center	N	N	N	N	N	N	SE	SE	SE	N	N	N	N	Y	N	Y	Y
12. Municipal admin. facil.	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	SE
13. Municipal park	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N	N	N	N	N	Y
14. Natural land preserve	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
15. Walking trail	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	Y
C. Office Land Use																	
1. Medical office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	SE	Y	SE	Y	Y
2. Business office	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	Y
D. Commercial Land Uses																	
1. Shopping center	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N
2. Retail shop	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	Y
2A. Downtown commercial retail	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y
3. Downtown personal service	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
3A. Limited personal service	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
4. Financial establishment	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	SE	Y
5. Restaurant	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
6. Fast service eating establishment	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N	N	N
7. Drive-in eating establishment	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
8. Repair shop	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
9. Upholsterer and cabinet maker	N	N	N	N	N	N	Y	Y	N	N	N	N	N	Y	N	N	N
10. Mortuary	N	N	SE	N	N	N	Y	Y	N	N	N	N	N	Y	N	N	N
11. Motel, hotel or tourist home	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
12. Cultural and entertainment	N	N	N	N	N	SE	Y	Y	Y	N	N	N	N	N	N	N	Y
13. Indoor entertainment and recreation	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	Y
13A. Game rooms, etc.	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N
14. Outdoor entertainment	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	Y
15. Lumberyard	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
16. Animal kennel	N	N	N	N	N	N	SE	N	N	N	N	SE	N	N	N	N	N

ZONING

Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
17. Market	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
18. Brewery, winery, or distillery	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
19. Tavern, wine bar, or brewpub	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
20. Medical marijuana dispensary	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N
21. Hookah bar/lounge	N	N	N	N	N	SE	SE	N	N	N	N	N	N	N	N	N	N
22. Nightclub	N	N	N	N	N	SE	SE	N	N	N	N	N	N	N	N	N	N
23. Smoke shops and tobacco stores	N	N	N	N	N	N	Y ¹	Y ¹	Y ¹	N	N	N	N	N	N	N	N
E. Automotive Service and Uses																	
1. Residential parking	N	N	N	Y	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	N	Y
2. Nonresidential parking	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	Y
3. Gas station	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
4. Vehicle sales, service	N	N	N	N	N	N	N	N	N	N	N	N	Y	SE	N	N	N
5. Auto accessory sales	N	N	N	N	N	N	Y	Y	N	N	N	N	N	SE	N	N	N
6. Repair shop – automotive	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N
F. Utilities, Communications and Transportation																	
1. Elec. utility substation	N	N	N	N	N	N	Y	Y	N	SE	N	Y	Y	N	N	N	SE
2. Fire station	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
3. Hazardous fuels substation	N	N	N	N	N	N	N	N	N	N	N	SE	SE	N	N	N	N
4. Bus station	N	N	N	N	N	N	Y	Y	N	N	N	Y	Y	Y	N	N	N
5. Comm. antenna, microwave	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE
6. Municipal utilities	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	SE
7. Rail station	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
G. Industrial Land Uses																	
1. Wholesale business	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	Y	N	N	N
2. Warehousing	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N
3. General manufacturing	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
4. Bulk storage yard	N	N	N	N	N	N	N	N	N	N	N	SE	N	SE	N	N	N
5. Research laboratory	N	N	N	N	N	N	N	N	N	N	N	SE	SE	SE	N	N	N
6. Contractor's office	N	N	N	N	N	N	N	SE	N	N	N	Y	Y	Y	N	N	N
7. Truck depot, rail term.	N	N	N	N	N	N	N	N	N	N	N	SE	N	N	N	N	N
8. Craftsman's shop	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N
9. Printing, publ., binding	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N
10. Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
11. Electronic print., publ., binding	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	N

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Land Use Category	Zoning Districts																
	R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
12. Fireworks sales	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
13. Flex space	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
14. Food processing facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
15. Medical marijuana grower/processor	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N
H. Accessory Uses																	
1. Home occupation	SE	SE	SE	SE	SE	N	Y	Y	N	N	N	N	N	N	N	N	Y
2. Res. accessory uses	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	SE	N	Y
3. Fences, walls, landscaping, naturalizing, etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
4. Nonres. off-street park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
5. Signs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
6. Acc. retail, off. uses	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	Y
7. Temporary uses	N	N	N	N	N	N	SE	SE	N	N	N	SE	SE	SE	SE	SE	N
8. Nonres. access. uses	N	N	N	N	N	N	SE	SE	SE	N	N	SE	SE	SE	N	SE	N
9. Outside storage, display	N	N	N	N	N	N	Y	Y	N	N	N	SE	N	SE	N	N	N
10. Travel trailers, boats	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y	N	Y	N	N	N
11. Drive-through	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
12. Accessory outdoor dining/drinking area	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y
13. Accessory brewing	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N	Y

NOTES:

¹ (D23) Smoke shops and tobacco stores are permitted as conditional uses in the C-2, C-3 and C-4 Zoning Districts.



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