



OFFERING MEMORANDUM

Washington Crossing Retail Space

1075 - 1077 RIVER ROAD

Washington Crossing, PA 18977

PRESENTED BY:

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An aerial photograph of a commercial property featuring a long, single-story building with a grey roof and a parking lot. The building has several red doors and windows. A few cars are parked in the lot, and a red truck is visible near the building. The property is surrounded by lush green trees and a grassy area in the foreground. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr MG
BUILDING SIZE:	7,838 SF±
TOTAL AVAIL SF:	700 SF±
LOT SIZE:	1.36 AC±
ZONING:	VC-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease prime retail space in a U.S. Post Office anchored strip center, located in the highly desirable Washington Crossing, Bucks County, PA. The total gross leasable area of 700 SF creates an opportunity for a multitude of possible retail uses. A superior location with easy access to the Washington Crossing Bridge, General Washington Memorial Blvd., I-295/95 and other major commuter routes.

LOCATION OVERVIEW

Located on River Road in Washington Crossing, in immediate proximity to Washington Crossing Historic Park and Washington Crossing Bridge. Convenient location along the New Jersey state border with easy access to Lambertville, New Hope, Newtown, Pennington, and Hopewell. Commutable distance to Philadelphia, South and Central New Jersey, and New York City.

PROPERTY DETAILS

LEASE RATE	\$25.00 SF/YR MG
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LOCATION INFORMATION

STREET ADDRESS	1075 - 1077 River Road
CITY, STATE, ZIP	Washington Crossing, PA 18977
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Lord Sterling Road
TOWNSHIP	Upper Makefield
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295 - 2.9 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 5.1 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4.2/1,000
NUMBER OF PARKING SPACES	33

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	VC-1, Village Commercial 1 District
LOT SIZE	1.36 AC±
APN #	47-022-186-001
LOT FRONTAGE	304 ft
LOT DEPTH	315 ft
TRAFFIC COUNT	5,771 VPD
TRAFFIC COUNT STREET	River Rd & General Washington Memorial Blvd.

BUILDING INFORMATION

BUILDING SIZE	7,838 SF±
NUMBER OF FLOORS	1
YEAR BUILT	1962
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- Premier retail space
- Anchored by U.S. Postal Service
- 700 SF± suite available
- Turn-key set up
- 24-hour access
- Excellent monument signage
- Ample parking
- Immediate delivery
- Creative space / adaptive reuse opportunities
- Excellent location
- Convenient access to region's highway systems
- Close proximity to the New Jersey border
- Strong demographic profile



ADDITIONAL PHOTOS

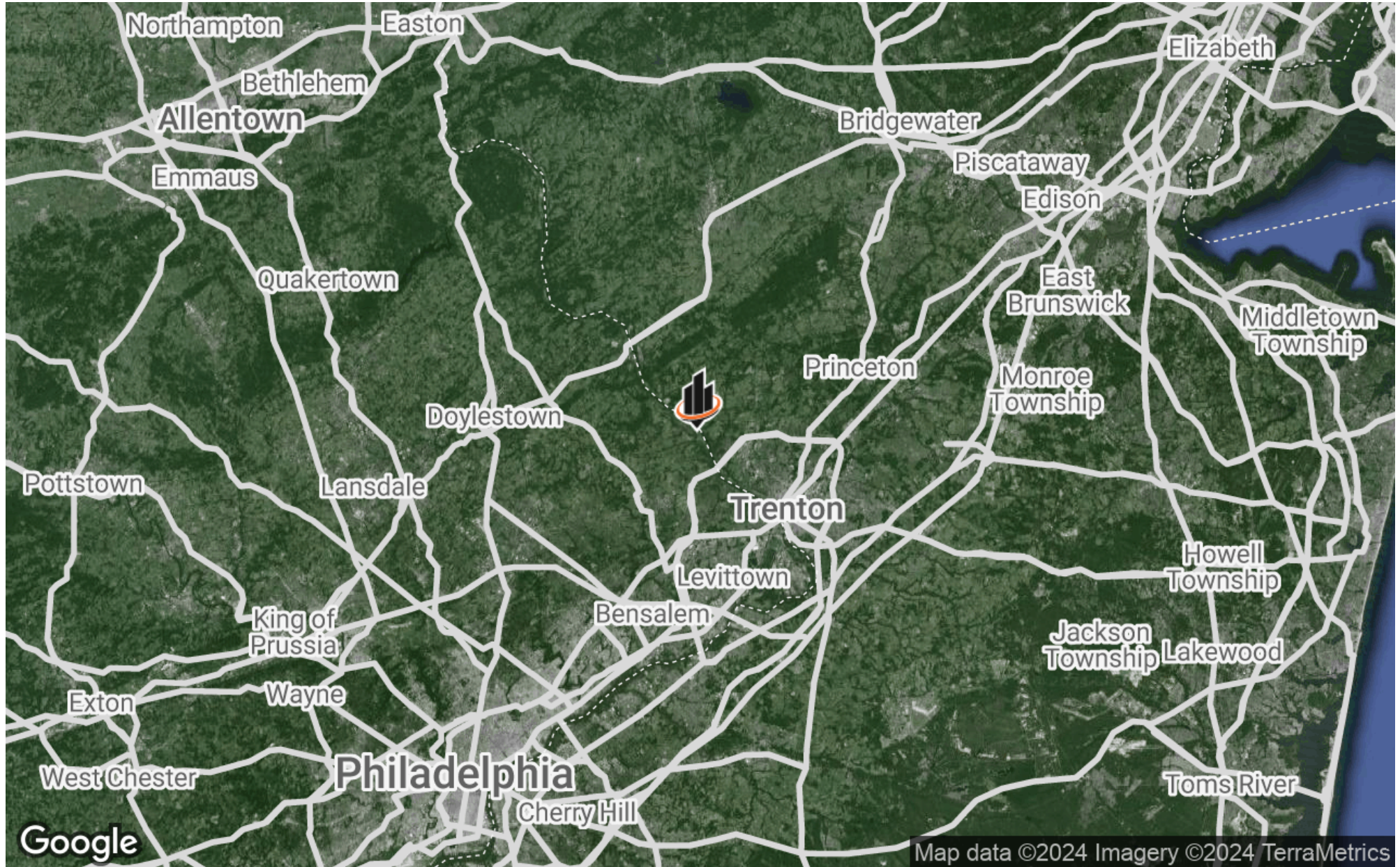




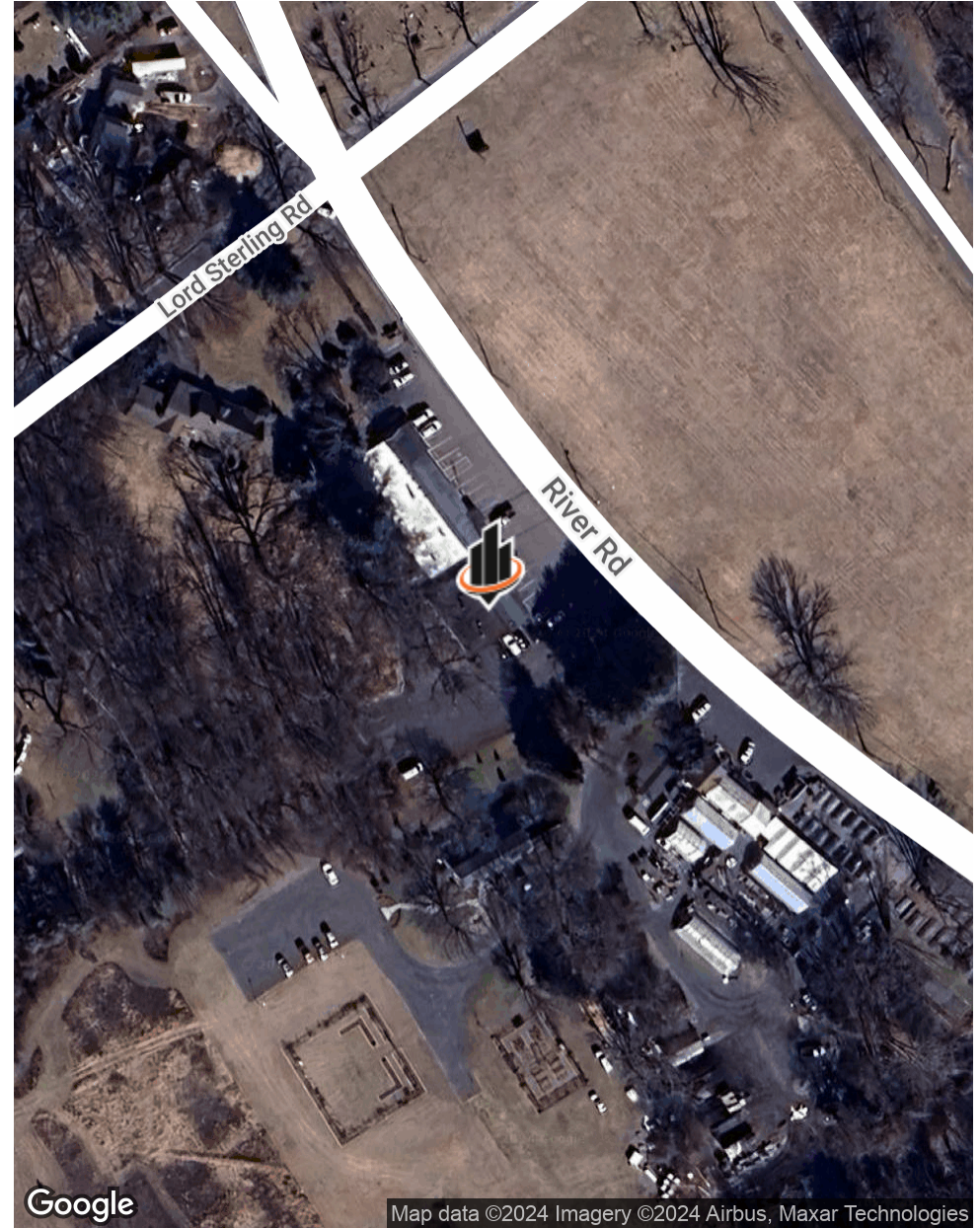
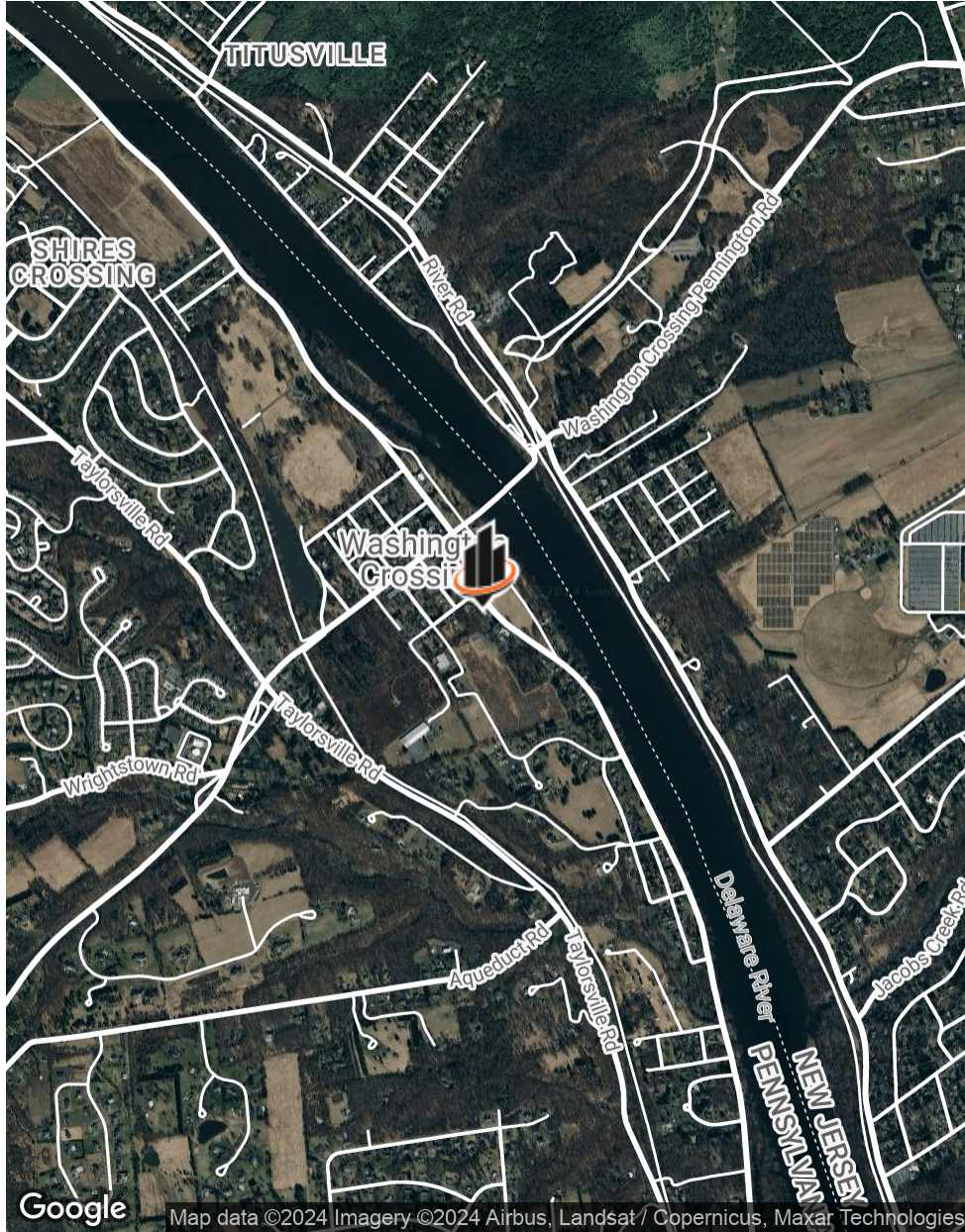


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

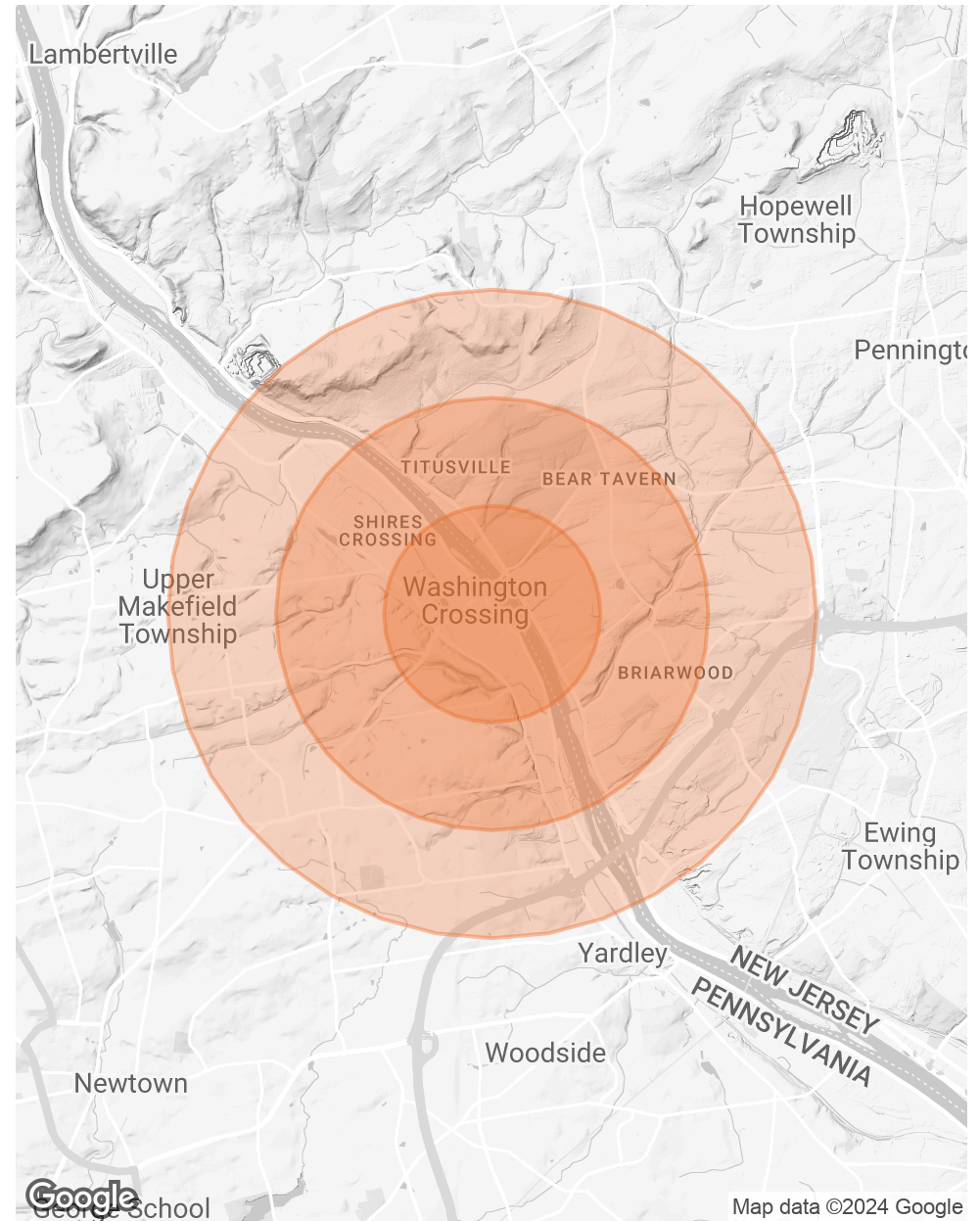
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,927	8,943	16,645
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	46	46	45
AVERAGE AGE (FEMALE)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	715	3,440	6,366
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$254,853	\$214,997	\$211,632
AVERAGE HOUSE VALUE	\$916,367	\$781,673	\$742,572

* Demographic data derived from 2020 ACS - US Census





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