



OFFERING MEMORANDUM
Prime Office Building

6 E. TRENTON AVENUE

Morrisville, PA 19067

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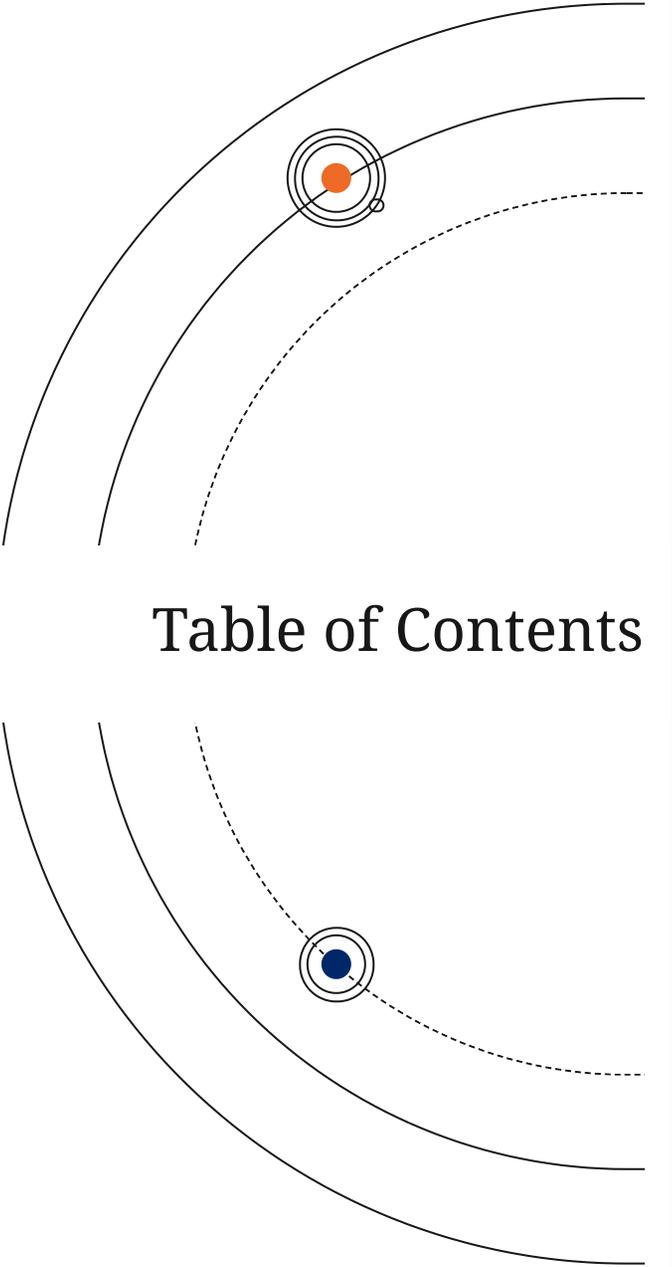


Table of Contents

5

THE PROPERTY

Property Summary
Property Details
Property Highlights
Exterior Photos

6
7
8
9

10

THE LOCATION

Regional Map
Location Map

11
12

13

THE DEMOGRAPHICS

Demographics Map & Report

14

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SECTION 1
The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
BUILDING SIZE:	14,633 SF±
AVAILABLE SF:	1,189 & 6,920 SF±
LOT SIZE:	0.70 AC±
ZONING:	R-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to offer a freestanding office opportunity in the heart of Morrisville Borough, Bucks County, Pennsylvania. The property includes two available office suites in a highly visible location with ample on-site parking. The first-floor suite (approximately 6,920 SF), formerly a bank, has been upgraded and offers a turnkey layout filled with natural light, ideal for financial, medical, or professional office users. The second-floor suite (Suite A) provides a functional layout with elevator access and immediate availability. This well-located property offers flexibility, convenience, and strong presence for a wide range of users.

LOCATION OVERVIEW

The site is located at the signalized intersection of E. Trenton Ave and N. Pennsylvania Ave in the Borough of Morrisville. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City. Easy access to US-1, Rt. 29 and PA/NJ Turnpikes. Conveniently located in a dense retail trade area and close to residential neighborhoods.

PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	6 E. Trenton Avenue
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	N. Pennsylvania Ave
TOWNSHIP	Morrisville Borough
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	US - 1 (0.9 Mi.)
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 5.7 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface paved lot
PARKING RATIO	4/1000
NUMBER OF PARKING SPACES	57

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	R-1
LOT SIZE	0.70 Acres
APN #	24-008-037
CORNER PROPERTY	Yes
TRAFFIC COUNT	15,064 VPD
TRAFFIC COUNT STREET	Trenton Ave

BUILDING INFORMATION

BUILDING SIZE	14,633 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1955
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- Freestanding office building
- Corner location / signalized intersection
- Prominent signage opportunities
- Former bank branch
- 6,920 SF± available on the 1st floor
- 1,189 SF± available on the 2nd floor
- Elevator served building

- Ample parking
- Diverse platform of national, regional, local retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Convenient access to major connecting routes



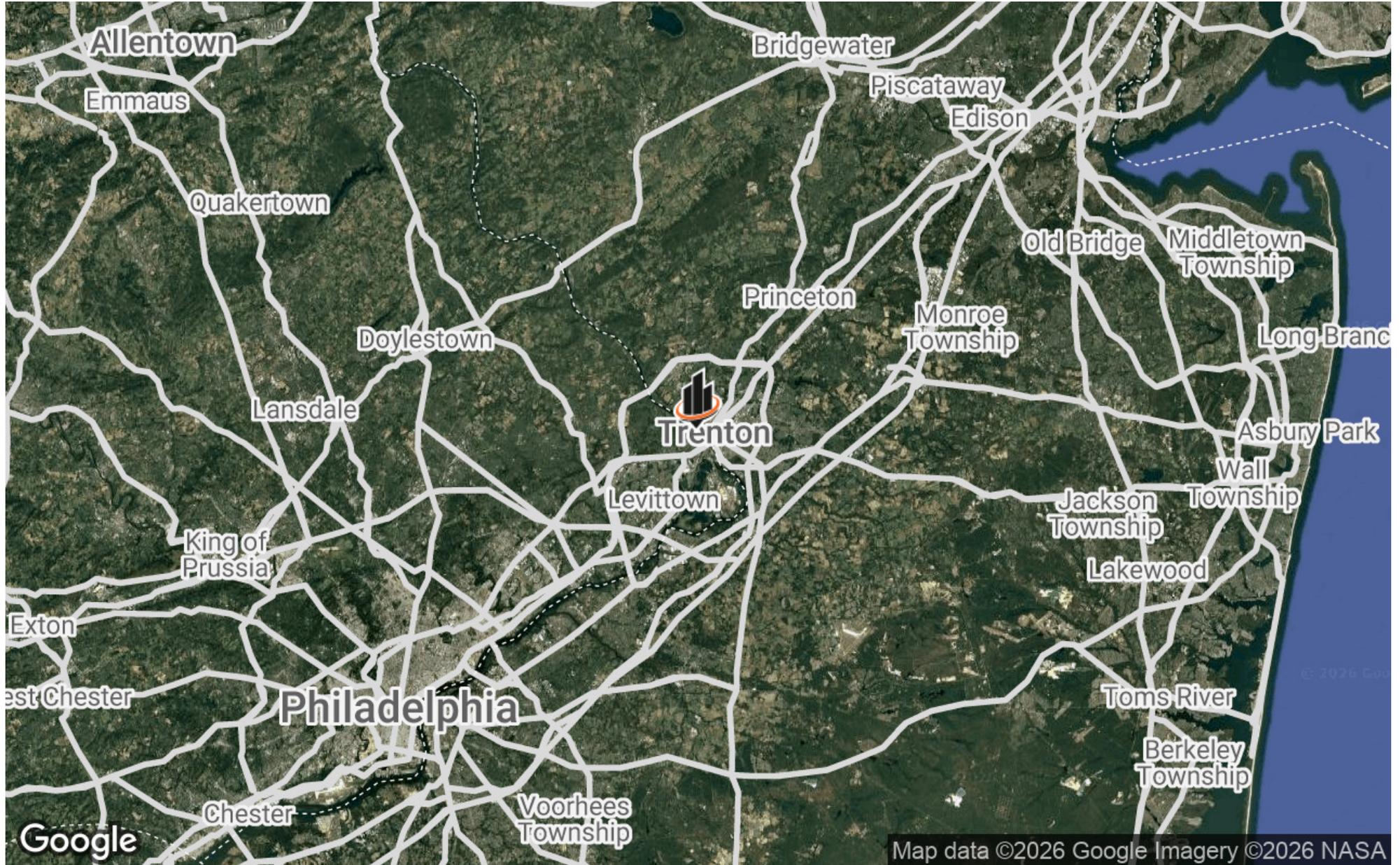
EXTERIOR PHOTOS



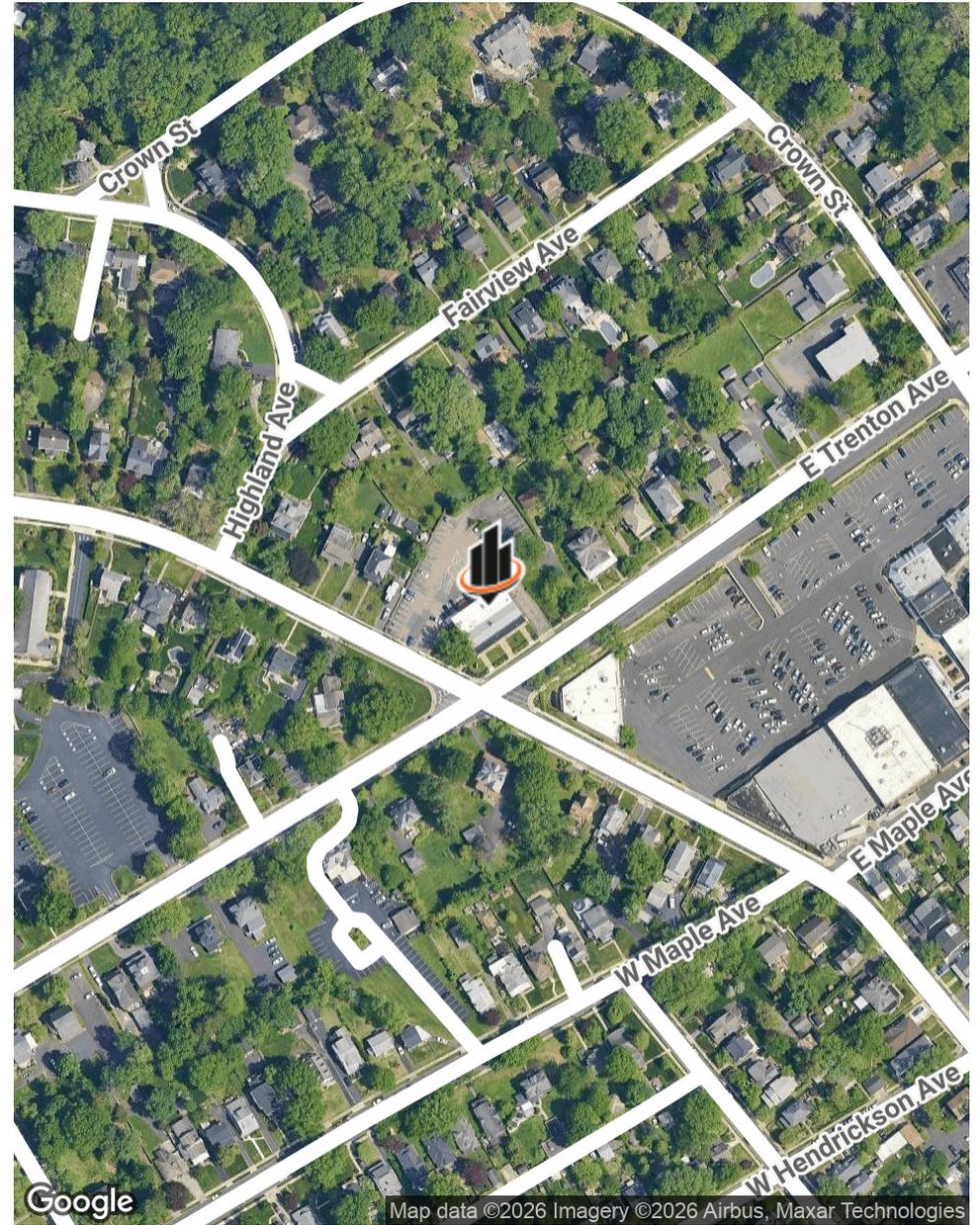
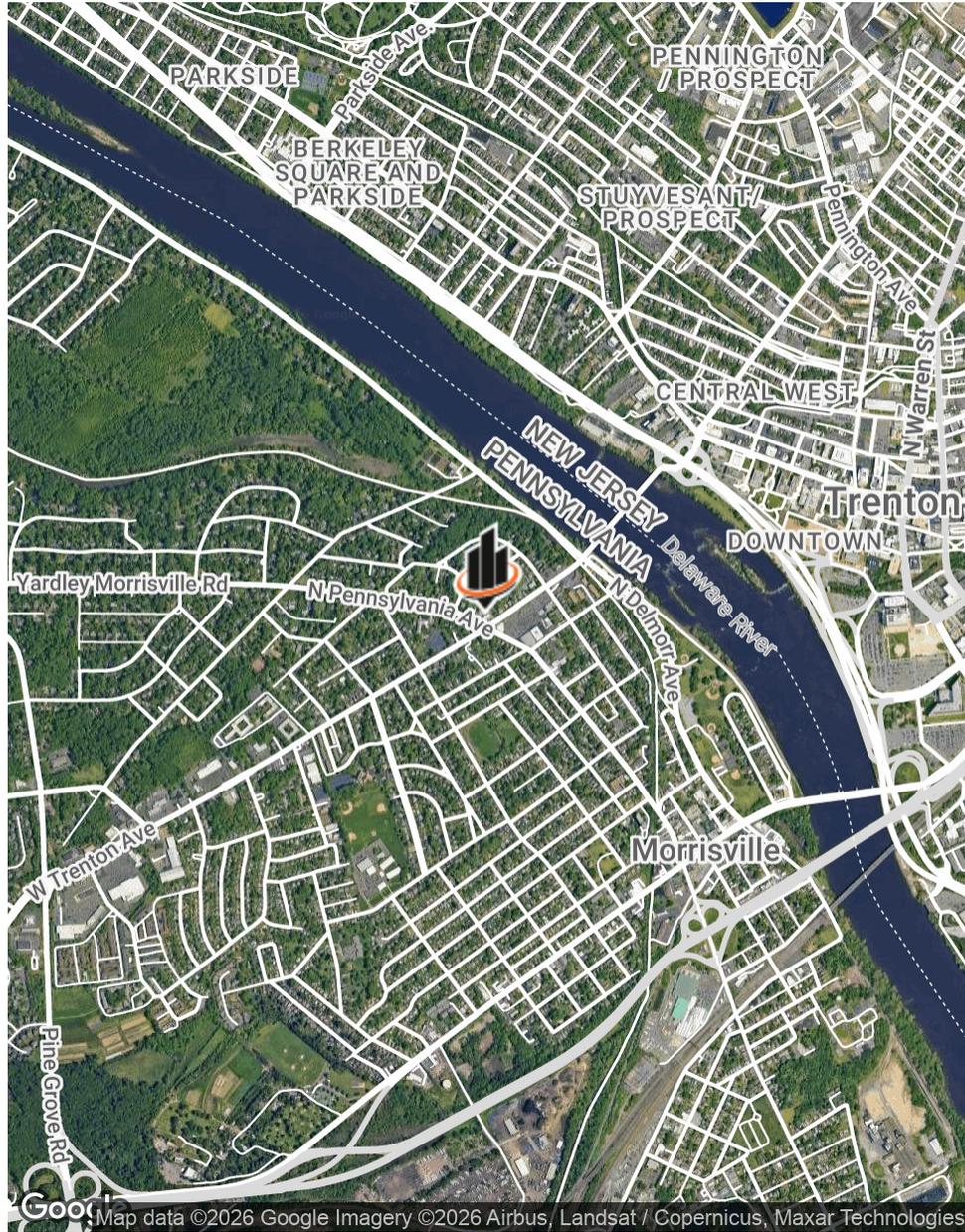


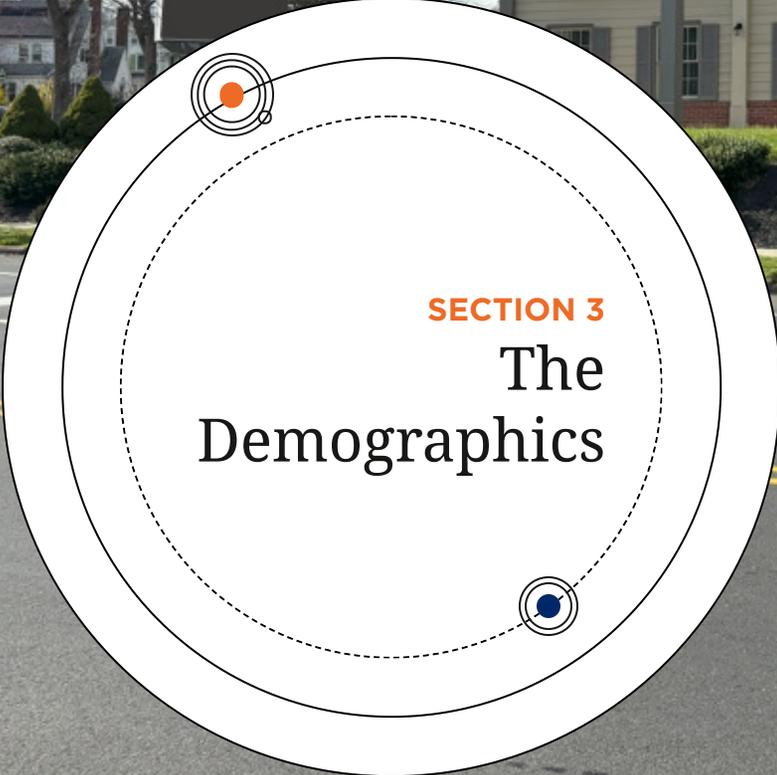
SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

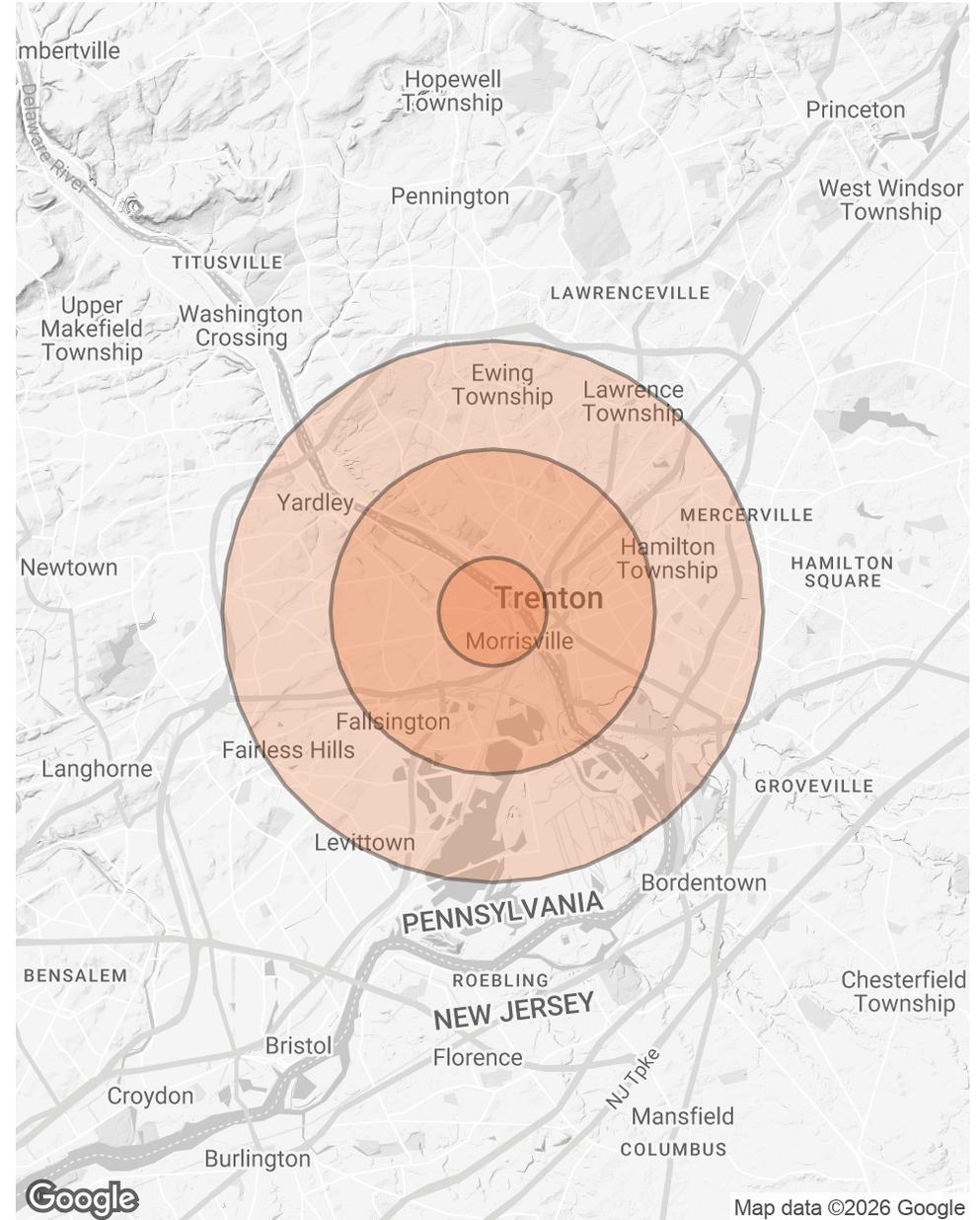
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,326	143,140	253,054
AVERAGE AGE	40	38	40
AVERAGE AGE (MALE)	39	37	39
AVERAGE AGE (FEMALE)	41	38	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,480	50,484	92,162
# OF PERSONS PER HH	2.4	2.8	2.7
AVERAGE HH INCOME	\$99,217	\$91,150	\$107,018
AVERAGE HOUSE VALUE	\$301,663	\$245,307	\$297,865

Demographics data derived from AlphaMap





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