

Brewery / Restaurant Space for Lease

212 MILL STREET, BRISTOL, PA 19007

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MARKETING TEAM



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TABLE OF CONTENTS

Marketing Team	2
THE PROPERTY	4
Property Summary	5
Property Details	6
Property Highlights	7
Additional Photos	8
Lower Level - Floor Plan	10
Ground Level - Floor Plan	11
THE LOCATION	12
Location Description	13
Bristol Borough	14
Regional Map	15
Aerial Map	16
THE DEMOGRAPHICS	17
Demographics Map & Report	18





The Property

PROPERTY SUMMARY

BRISTOL PREMIER RESTAURANT / BREWERY OPPORTUNITY

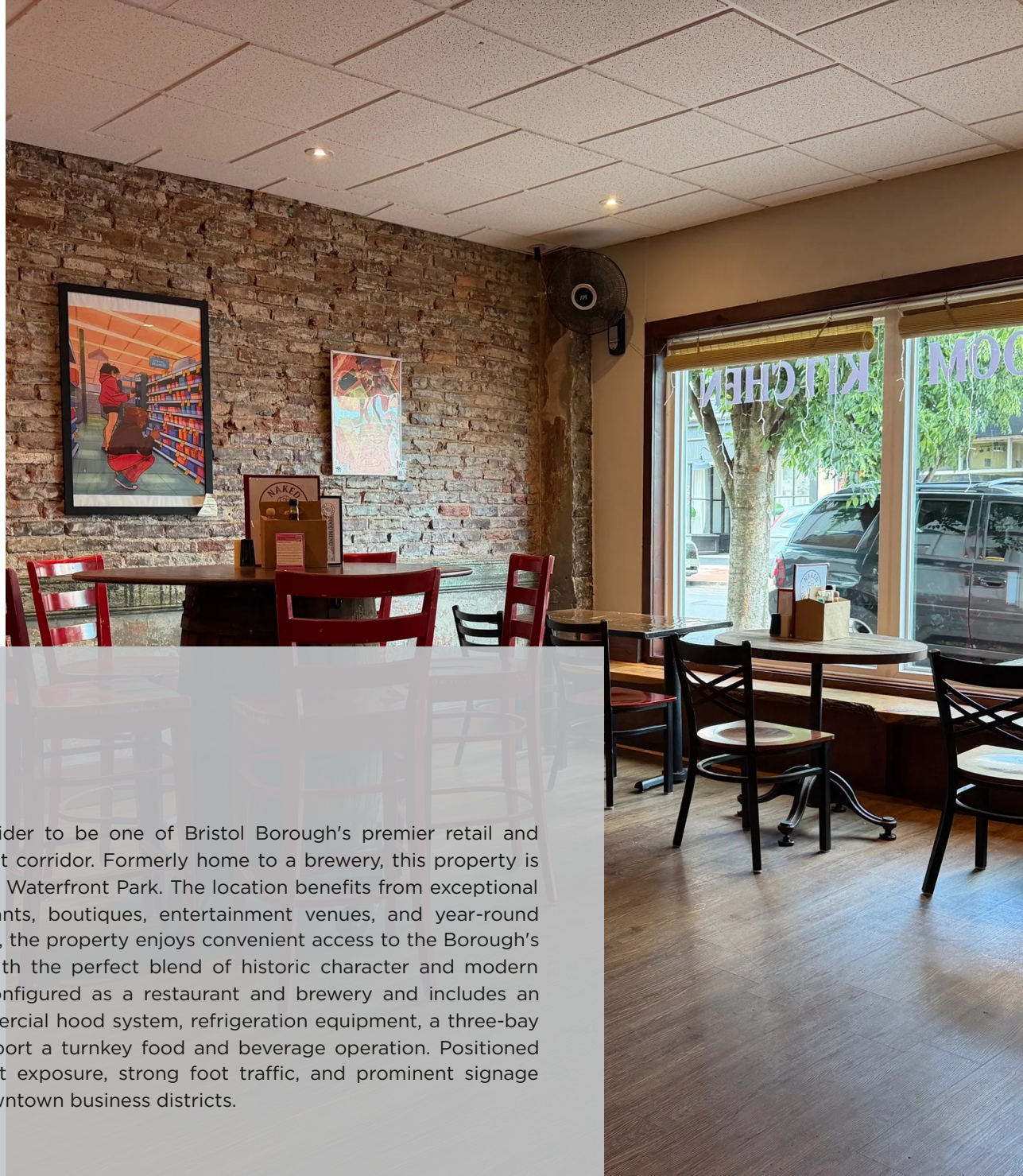
BUCKS COUNTY, PENNSYLVANIA

OFFERING SUMMARY

LEASE RATE:	\$20 SF/yr (MG)
AVAILABLE SF:	5,106 SF±
LOT SIZE:	0.236 AC±
PROPERTY TYPE:	Retail
ZONING:	TC

PROPERTY SUMMARY

SVN is pleased to present 212 Mill Street, what many consider to be one of Bristol Borough's premier retail and restaurant opportunities, located within the historic Mill Street corridor. Formerly home to a brewery, this property is ideally situated just steps from the Delaware River and Bristol Waterfront Park. The location benefits from exceptional pedestrian traffic generated by the area's popular restaurants, boutiques, entertainment venues, and year-round community events. In addition to its prime waterfront location, the property enjoys convenient access to the Borough's public parking lot. The building offers a stately presence with the perfect blend of historic character and modern functionality. Spanning two floors, the space is currently configured as a restaurant and brewery and includes an outdoor seating area. Existing infrastructure features a commercial hood system, refrigeration equipment, a three-bay sink, gas service, and other improvements necessary to support a turnkey food and beverage operation. Positioned along highly visible Mill Street, the property offers excellent exposure, strong foot traffic, and prominent signage opportunities within one of the region's most sought-after downtown business districts.



PROPERTY DETAILS

LEASE RATE

\$20 SF/YR (MG)

LOCATION INFORMATION

STREET ADDRESS

212 Mill St

CITY, STATE, ZIP

Bristol, PA 19007

COUNTY

Bucks

MARKET

Philadelphia

SUB-MARKET

Lower Bucks County

CROSS-STREETS

Wood Street

TOWNSHIP

Bristol Borough

NEAREST HIGHWAY

Route 13 - 0.9 Mi.

NEAREST AIRPORT

Philadelphia Int'l (PHL) - 30.8 Mi.

SPACE INFORMATION

AVAILABLE

5,106 GLA

NUMBER OF FLOORS

2

PROPERTY INFORMATION

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Street Retail

ZONING

TC - Town Center District

LOT SIZE

0.236 Acres

APN #

04-018-020

LOT FRONTAGE

38 ft

LOT DEPTH

190 ft

TRAFFIC COUNT

3,548 VPD

TRAFFIC COUNT STREET

Mill Street

YEAR BUILT

1901

PARKING

STREET PARKING

Yes

PUBLIC PARKING

Yes

PROPERTY HIGHLIGHTS

- Premier Downtown Bristol Location
- Former Brewery & Restaurant
- Turnkey Setup
- Immediate Occupancy
- Two-Story Layout
- Outdoor Seating Area
- Turnkey Kitchen Infrastructure
- Strong Foot Traffic
- Excellent Visibility & Signage
- Adjacent to Public Parking
- Easy Access to I-95 & New Jersey



Historic Downtown



Turnkey Restaurant



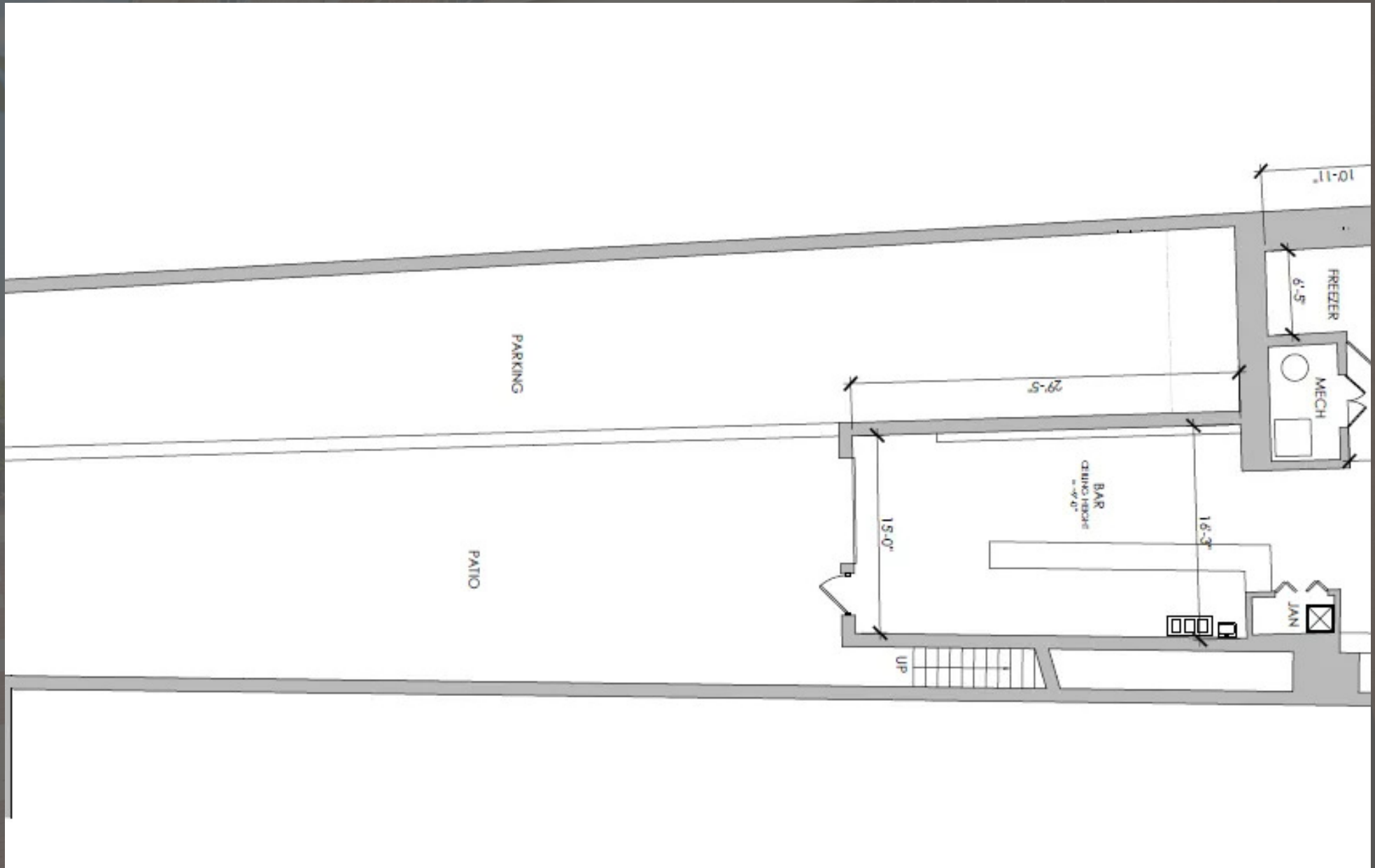
Outdoor Seating

ADDITIONAL PHOTOS

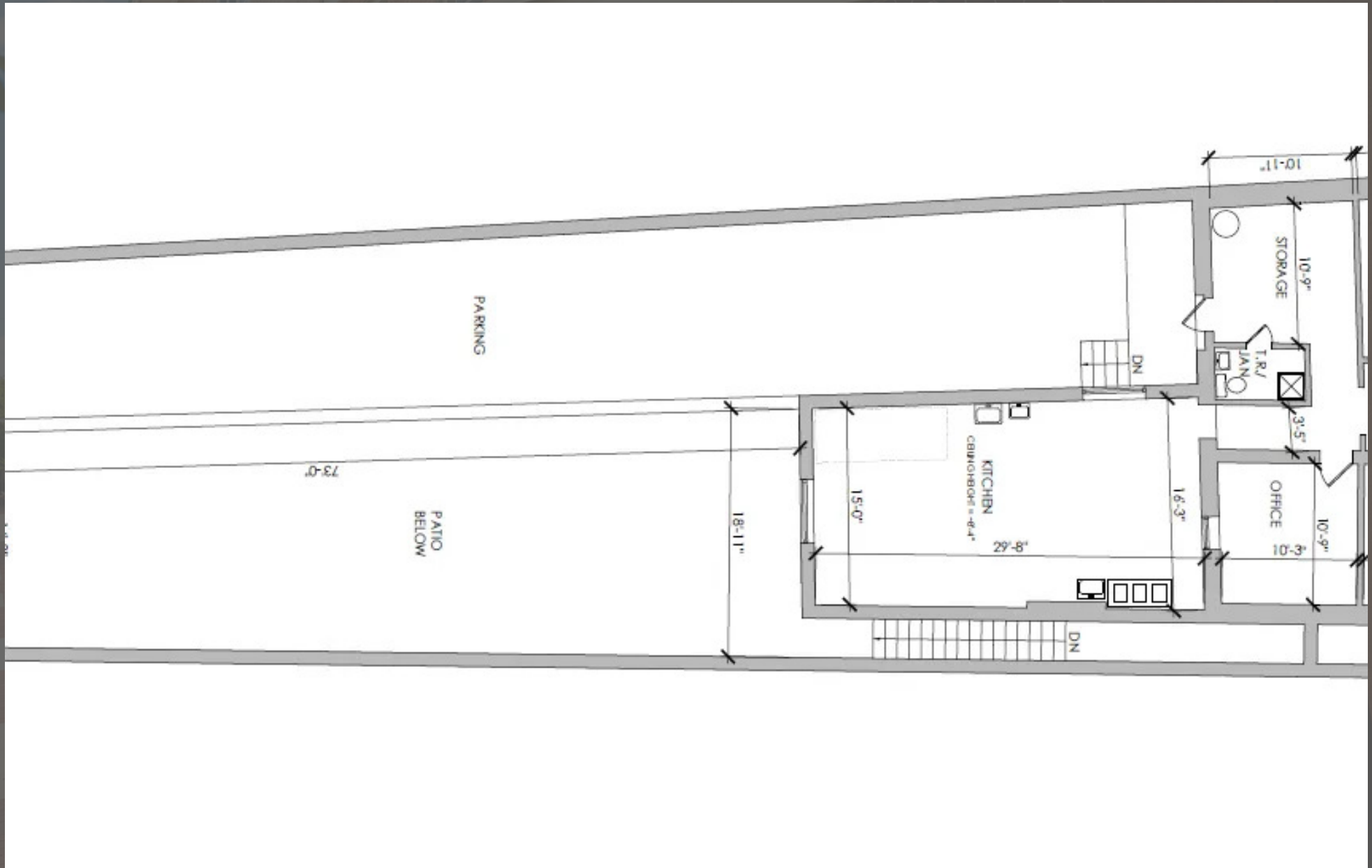




LOWER LEVEL - FLOOR PLAN



GROUND LEVEL - FLOOR PLAN

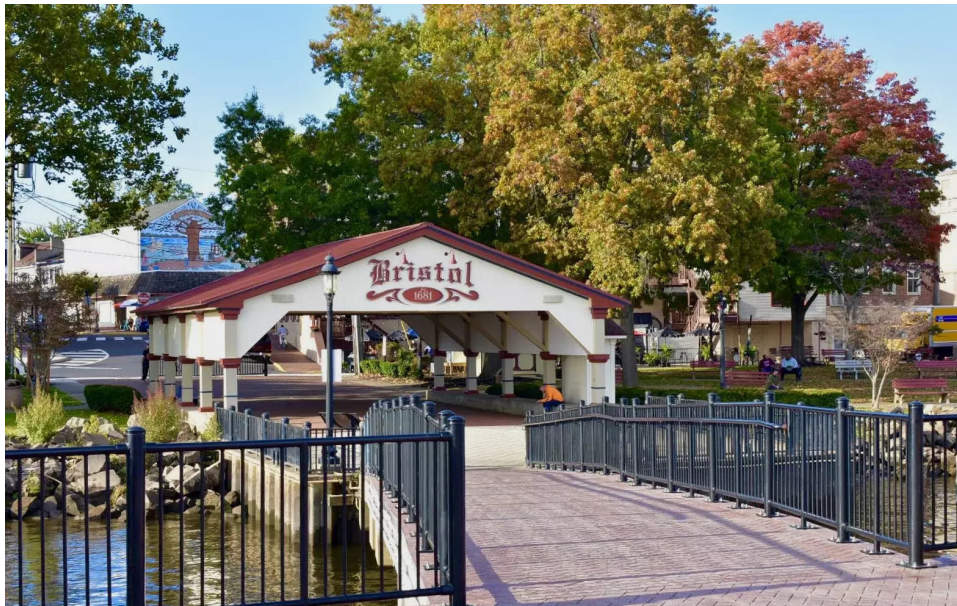




The Location

LOCATION DESCRIPTION

Positioned on historic Mill Street in the heart of downtown Bristol Borough, the property offers exceptional visibility within one of Bucks County's most vibrant waterfront business districts. The property benefits from strong pedestrian traffic generated by the area's popular restaurants, boutiques, and community events. Located just steps from the Delaware River and Bristol Waterfront Park, the site enjoys a unique blend of historic charm and modern commercial activity. The property also provides convenient access to I-95, the PA Turnpike, Routes 13 and 413, and is only minutes from New Jersey via the Burlington-Bristol Bridge, offering excellent regional connectivity.



ABOUT BRISTOL BOROUGH

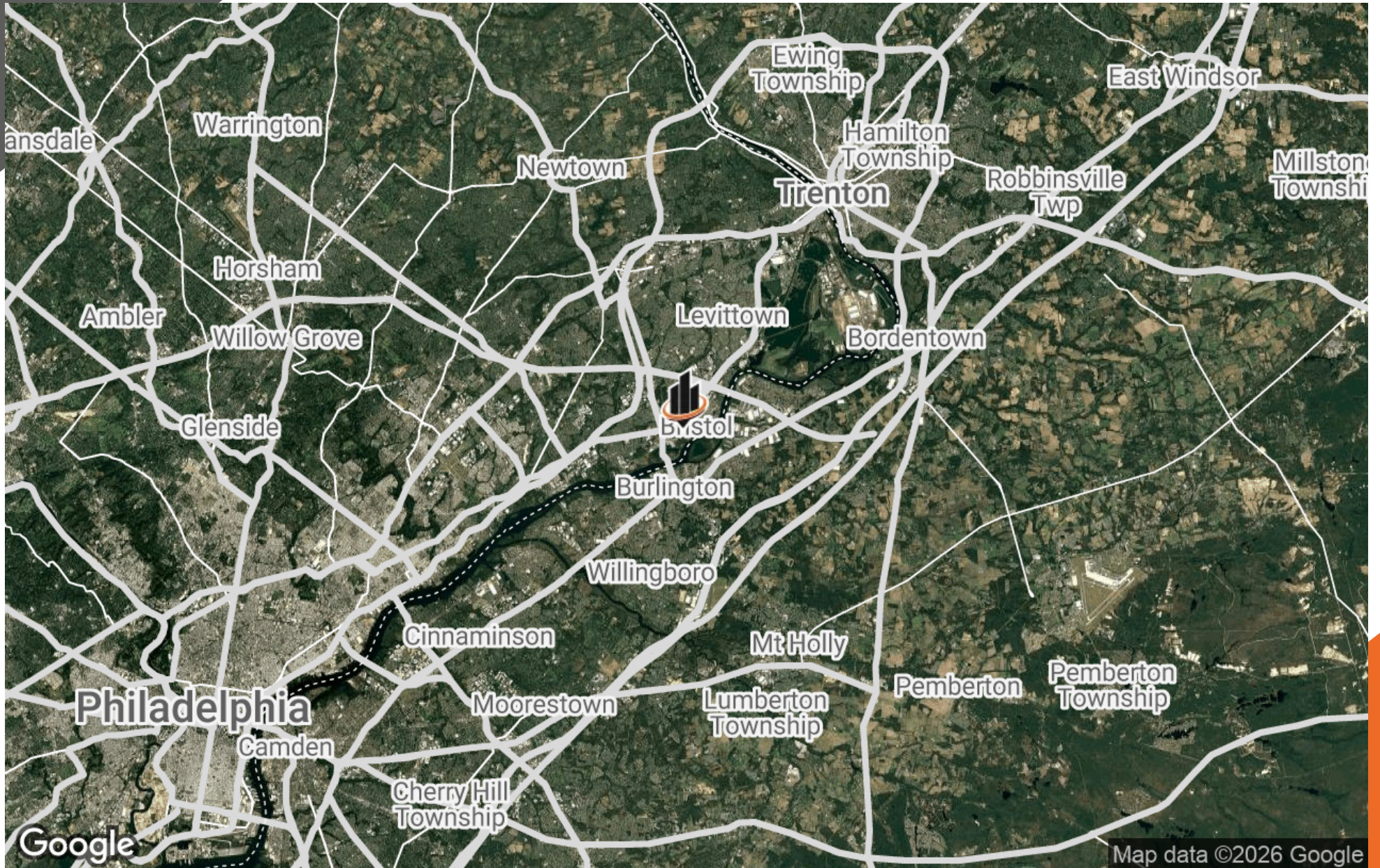
Bristol Borough, Pennsylvania offers a unique blend of historic charm, strategic accessibility, and economic vitality that continues to attract both residents and businesses. Located along the Delaware River in Bucks County, Bristol sits approximately 23 miles northeast of Center City Philadelphia with direct access to I-95, the Pennsylvania Turnpike, Route 13, and regional rail service via the SEPTA Bristol Station. Its proximity to Philadelphia, Princeton, and Northern New Jersey positions the borough within one of the Northeast Corridor's most active commercial and consumer markets.

The Borough has experienced steady reinvestment and revitalization, driven by a diverse mix of local retailers, professional offices, healthcare providers, restaurants, light industrial users, and service-oriented businesses. Bristol's walkable downtown district, riverfront amenities, and ongoing infrastructure improvements continue to enhance the area's appeal for both employers and consumers. Nearby industrial and logistics hubs throughout Lower Bucks County also contribute to strong daytime population and workforce activity.

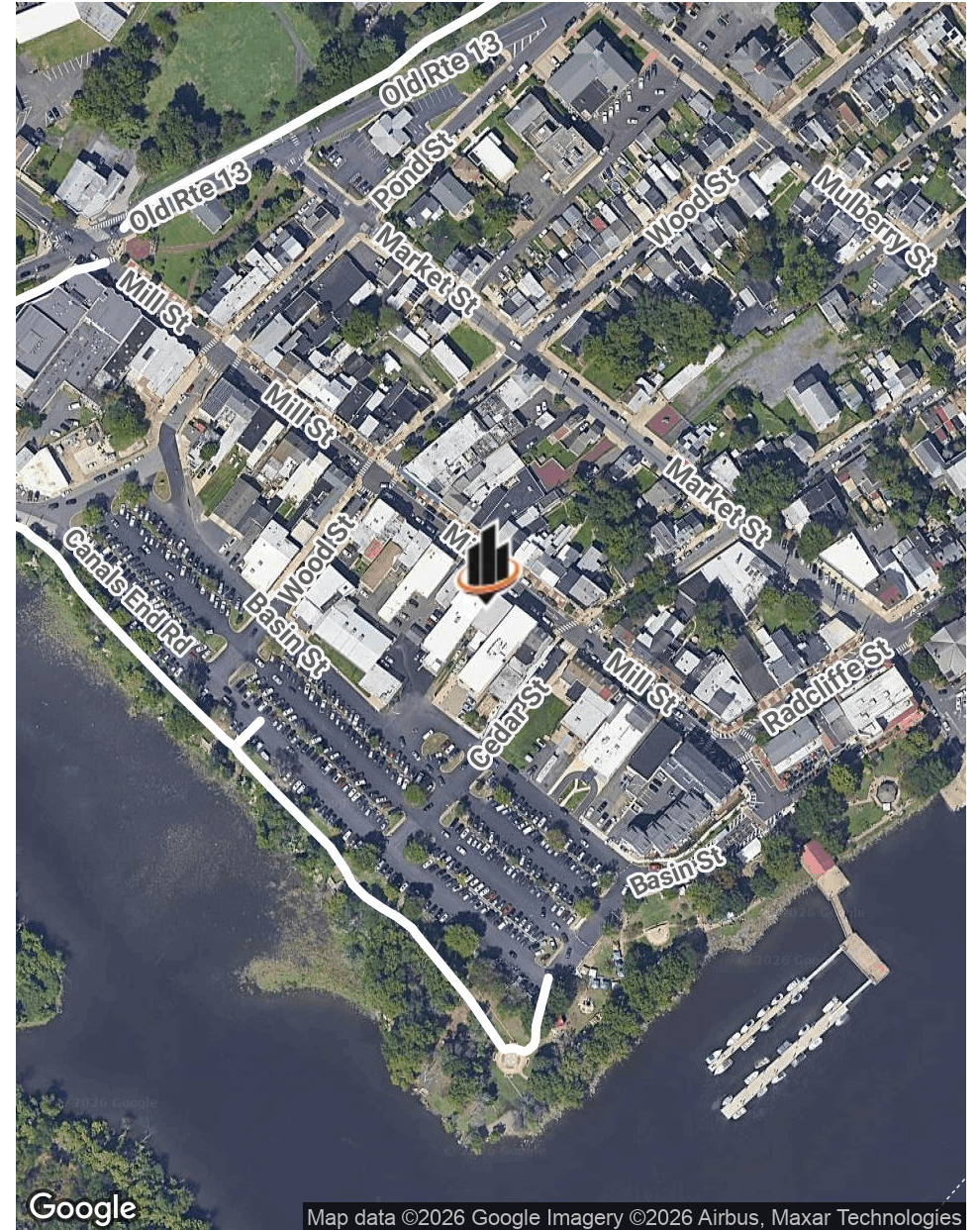
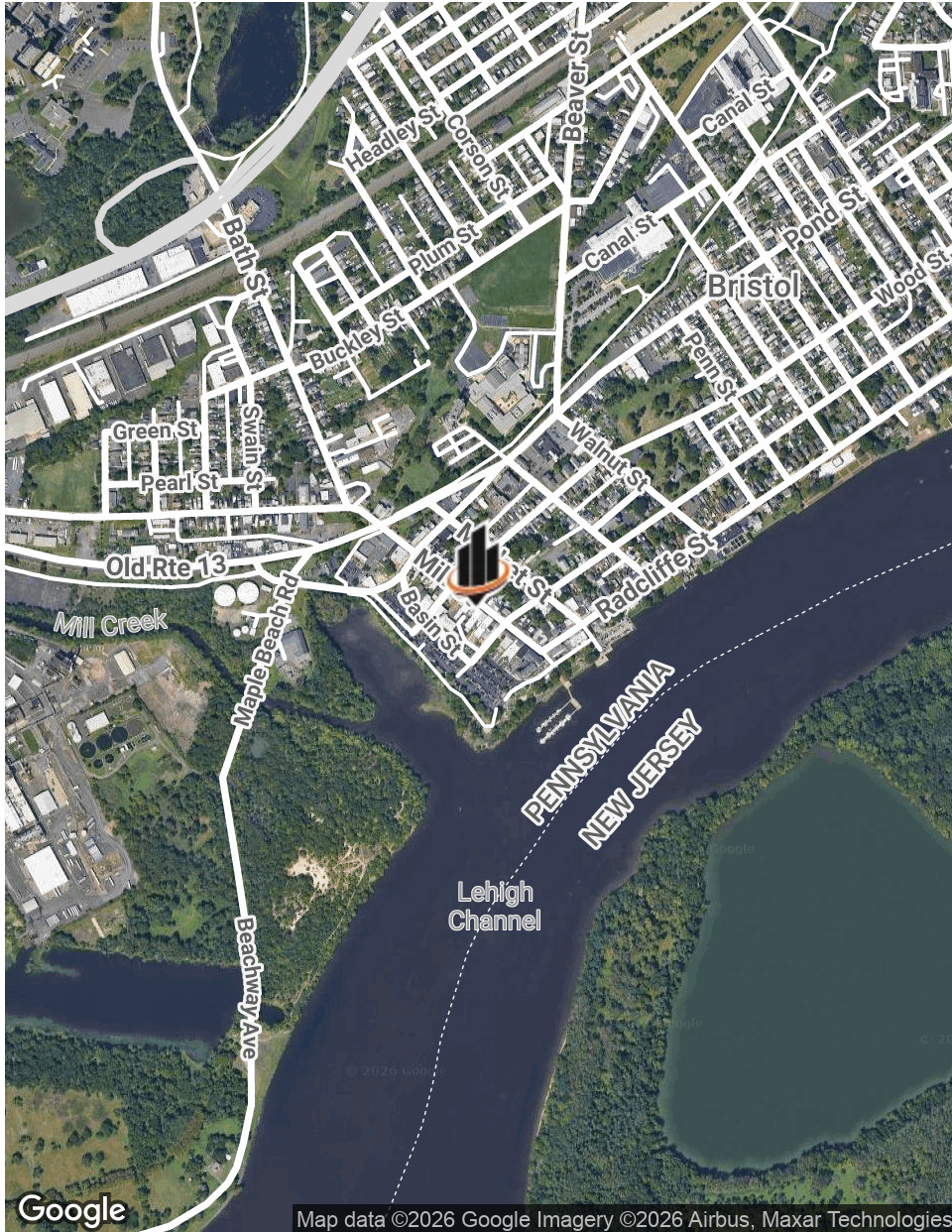
Demographically, the Bristol trade area benefits from a dense and stable residential base with access to a skilled regional labor pool throughout Bucks County and the greater Philadelphia metropolitan area. The surrounding communities support a broad mix of middle- and upper-middle-income households, while continued residential development and redevelopment initiatives are helping drive long-term economic growth and demand for commercial services.

For investors, Bristol Borough presents an opportunity to capitalize on a well-established market with strong regional connectivity, a growing business environment, and favorable positioning within one of Pennsylvania's most desirable suburban counties. Its combination of accessibility, affordability relative to nearby urban markets, and ongoing community investment makes Bristol an attractive location for office, retail, medical, and mixed-use commercial real estate opportunities.

REGIONAL MAP



AERIAL MAP





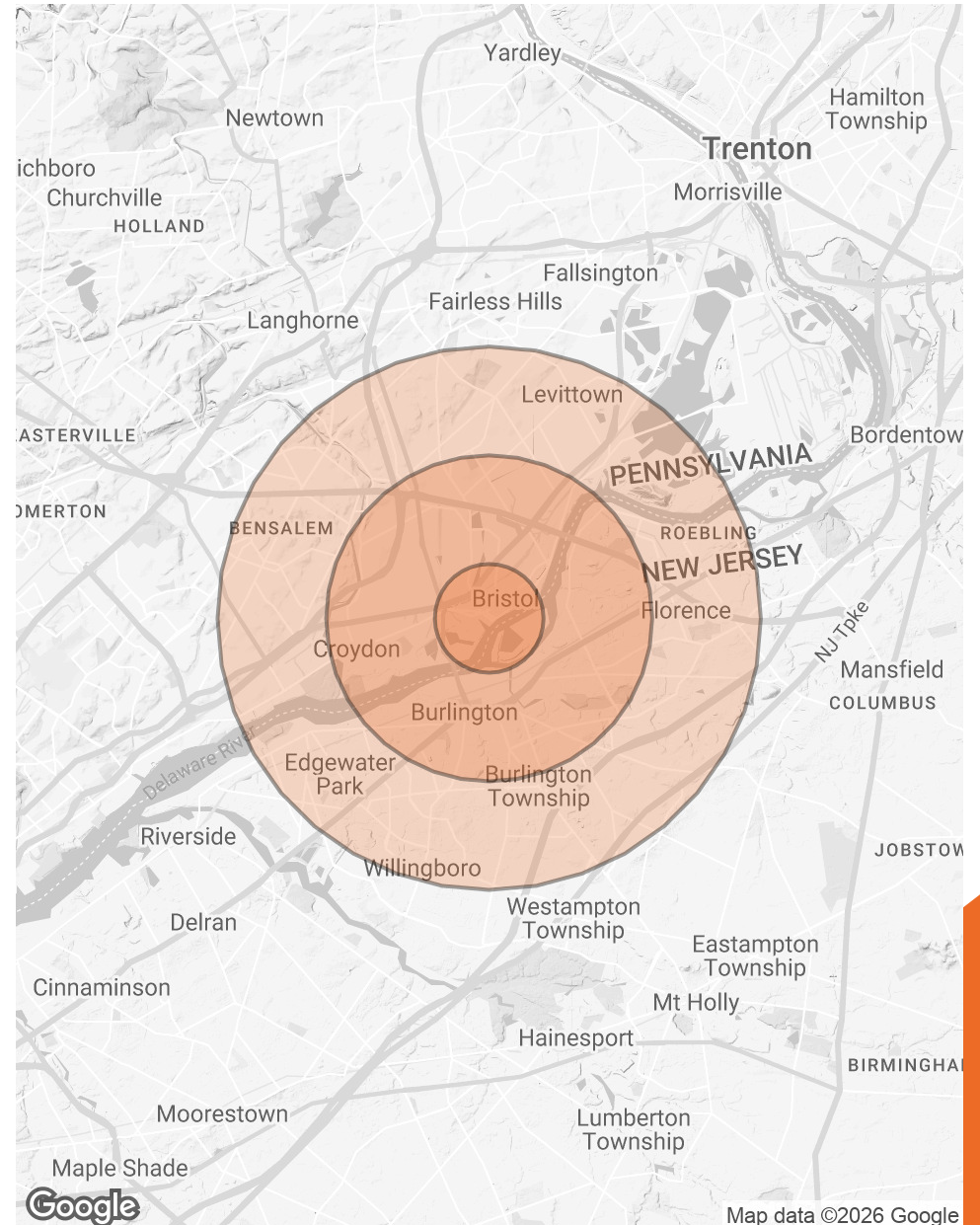
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,695	67,631	196,561
AVERAGE AGE	41.7	39.6	40.7
AVERAGE AGE (MALE)	37.6	38.4	39.1
AVERAGE AGE (FEMALE)	44.2	40.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,886	26,420	74,293
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$94,747	\$97,029	\$106,472
AVERAGE HOUSE VALUE	\$255,200	\$282,796	\$298,634

2023 American Community Survey (ACS)





DISCLAIMER

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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.



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