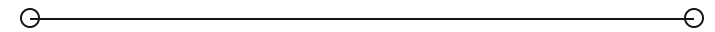


## OFFERING MEMORANDUM

# Premier Automotive & Truck Repair Service Property

**900 W. LINCOLN HWY**

Langhorne, PA 19047



### PRESENTED BY:

**CHICHI E. AHIA, SIOR**

O: 215.757.2500 x2202

chichi.ahia@svn.com

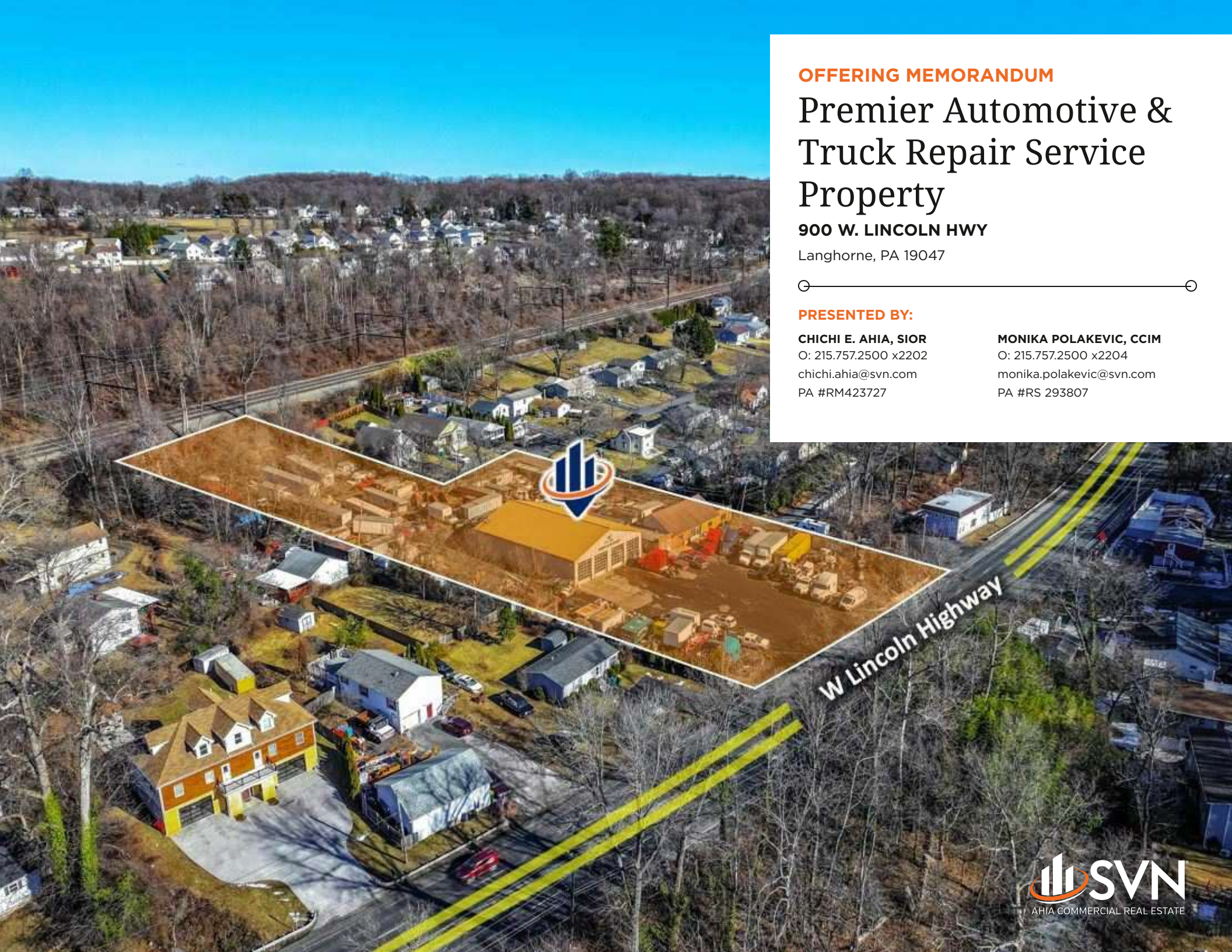
PA #RM423727

**MONIKA POLAKEVIC, CCIM**

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



**EXCLUSIVELY MARKETING BY:**



**CHICHI E. AHIA, SIOR**

Executive Director/ Principal

**Direct:** 215.757.2500 x2202  
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



**MONIKA POLAKEVIC, CCIM**

Senior Advisor

**Direct:** 215.757.2500 x2204  
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312





# Table of Contents

5

## THE PROPERTY

Property Summary  
Property Details  
Property Highlights

6

7

8

9

## THE LOCATION

Regional Map

Location Map

Major Roadways Map

Parcel Map

10

11

12

13

14

## THE DEMOGRAPHICS

Demographics Map & Report

15

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

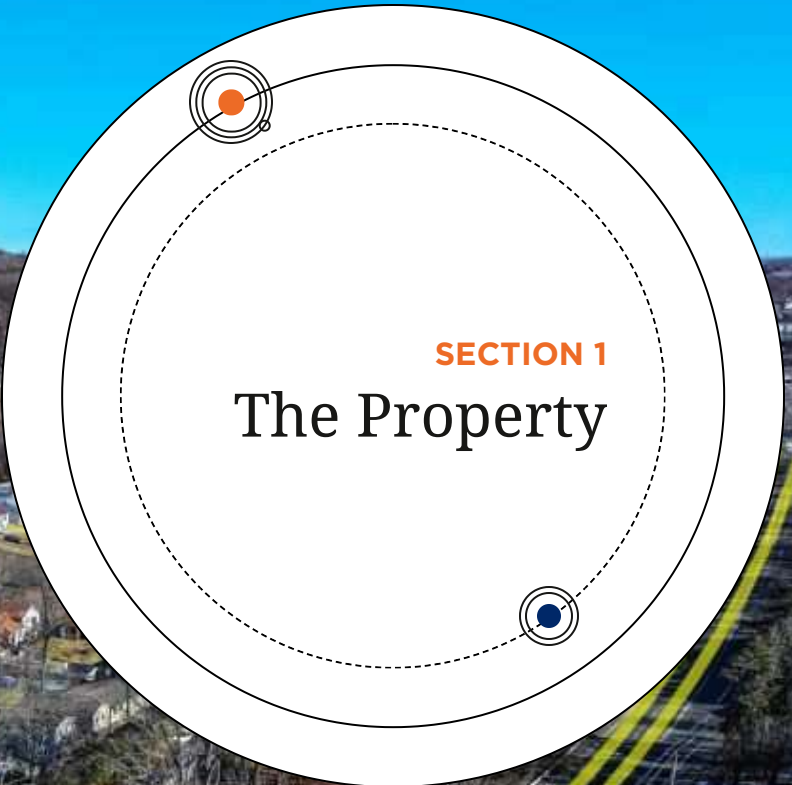
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.





W Lincoln Highway



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	7,666 SF±
LOT SIZE:	2 AC±
ZONING:	C & R-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	13,636 VPD

PROPERTY OVERVIEW

SVN is pleased to present a prime opportunity to acquire a 7,666 SF±, 5-bay automotive and truck repair facility in the heart of Bucks County, Pennsylvania. This unique, multi-parcel assemblage includes three contiguous lots under single ownership, spanning approximately 2 acres. The property boasts excellent highway commercial proximity with frontage on Lincoln Highway, offering outstanding visibility and signage opportunity. Ideally located, it provides easy access to major highways, key commuter routes, and a robust blend of dense commercial and residential areas.

LOCATION OVERVIEW

The site is conveniently situated immediately off the Lincoln Highway in Middletown Township, Bucks County, PA. It offers an ideal location close to major highways with a commutable reach to Philadelphia, Central and South Jersey, and New York City, making it highly accessible for both local and regional traffic.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
------------	------------------

LOCATION INFORMATION

STREET ADDRESS	900 W. Lincoln Hwy
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Hulmeville Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	US. Route 1 - 1 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 39 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Commercial - Vehicle Related
ZONING	C & R-2
LOT SIZE	2 AC±
APN #	22-019-058, 22-019-059, 22-019-185
RE TAXES (2025)	\$12,195
LOT FRONTAGE	193 ft
LOT DEPTH	479 ft
TRAFFIC COUNT	13,636 VPD
TRAFFIC COUNT STREET	W. Lincoln Hwy and Carter Ave

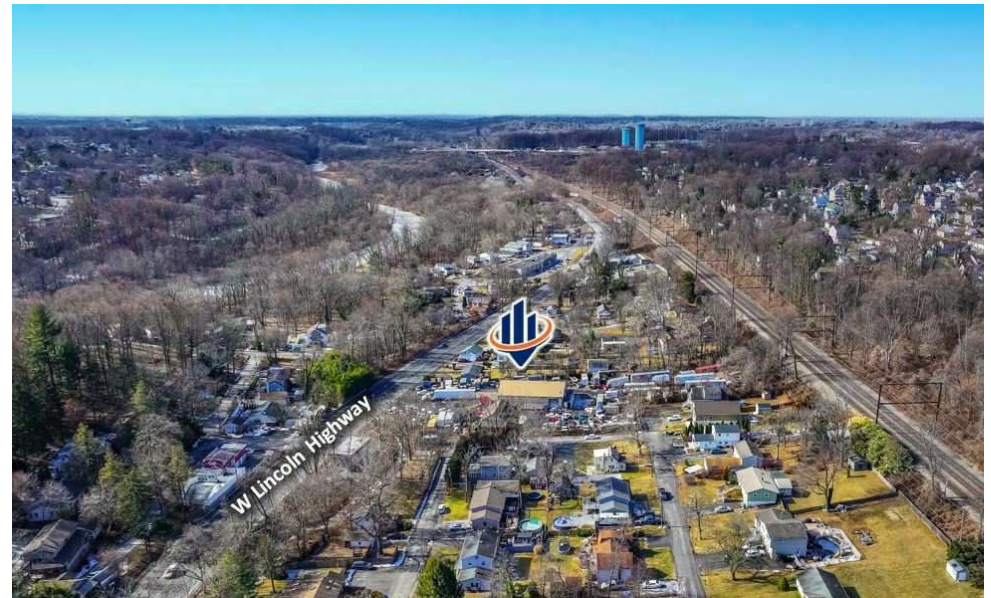
BUILDING INFORMATION

BUILDING SIZE	7,666 SF±
YEAR BUILT	1940



## PROPERTY HIGHLIGHTS

- Existing automotive truck repair and towing
- 2.02 AC± land area
- 7,666 SF± building
- Five (5) drive-in doors
- Highly visible/accessible location
- Excellent signage opportunity
- Ideally located for business and consumer access
- Potential redevelopment opportunity
- Amenities rich location
- Convenient access to US Route 1, I-295 and PA Turnpike
- Commutable proximity to/from Philadelphia and South and Central New Jersey
- Commercial (C) zoning district - abundant permitted uses





An aerial photograph of a suburban area. A large, irregularly shaped property is highlighted with a brown overlay. A blue and white logo, resembling a stylized 'S' or a building, is placed on the brown area. The property is bordered by a road on the right and a residential area on the left. In the background, there are more houses and a line of trees.

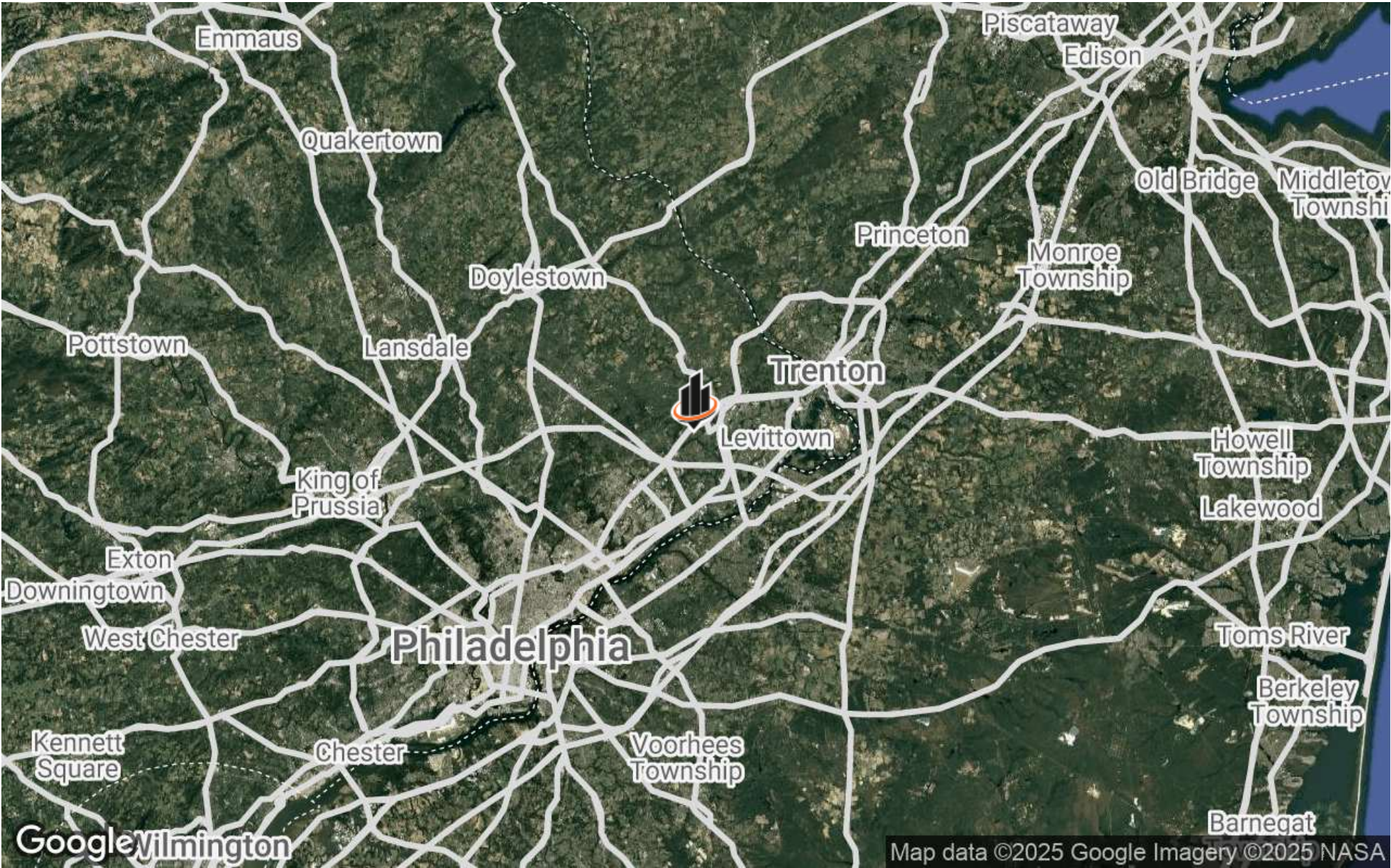
## SECTION 2

# The Location

W Lincoln Highway

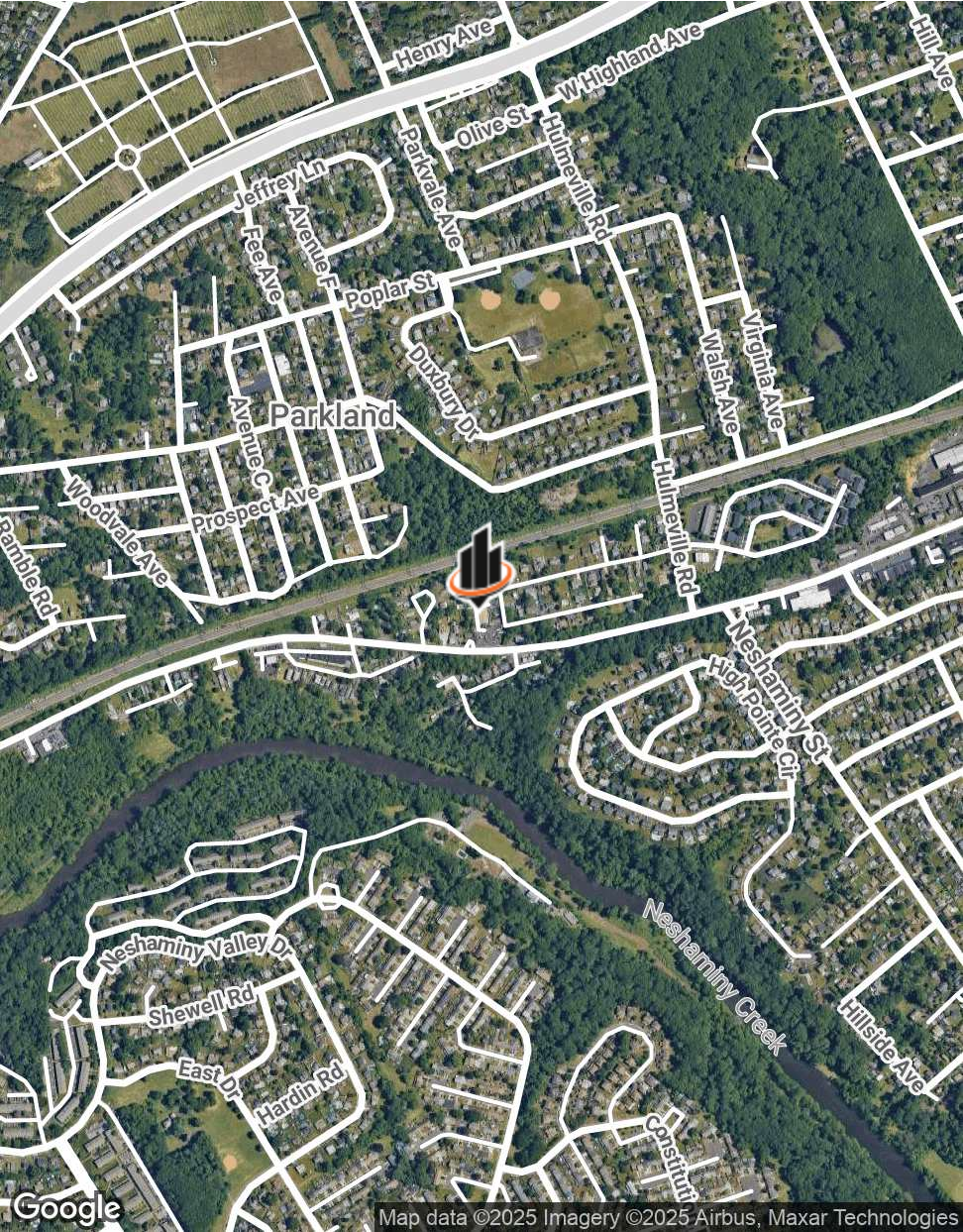


REGIONAL MAP



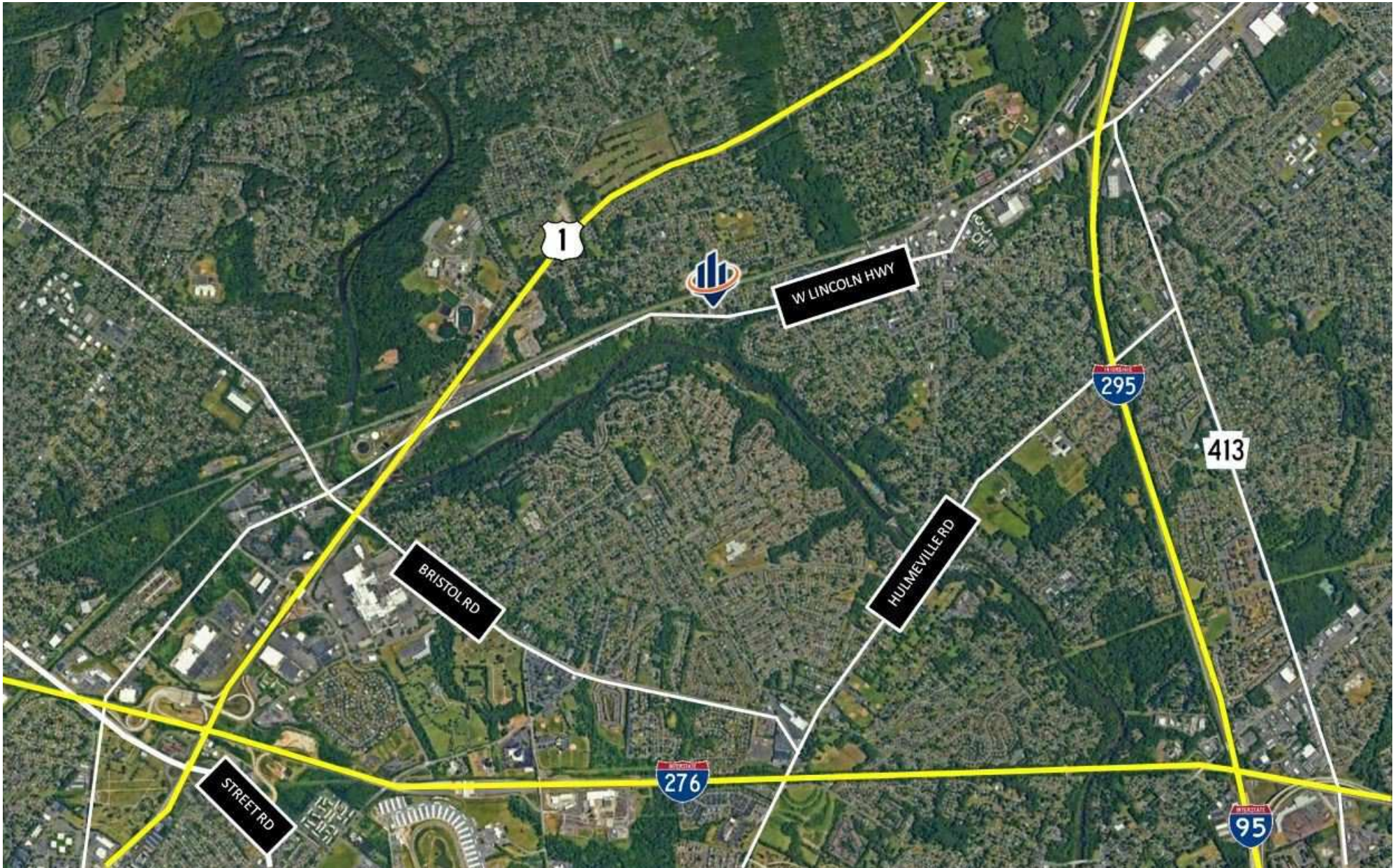


LOCATION MAP





MAJOR ROADWAYS MAP





PARCEL MAP



22-019-058	1.5 AC
22-019-059	0.135 AC
22-019-185	0.38 AC
<b>Total Land Area: 2.015 AC</b>	





## SECTION 3

# The Demographics



W Lincoln Highway

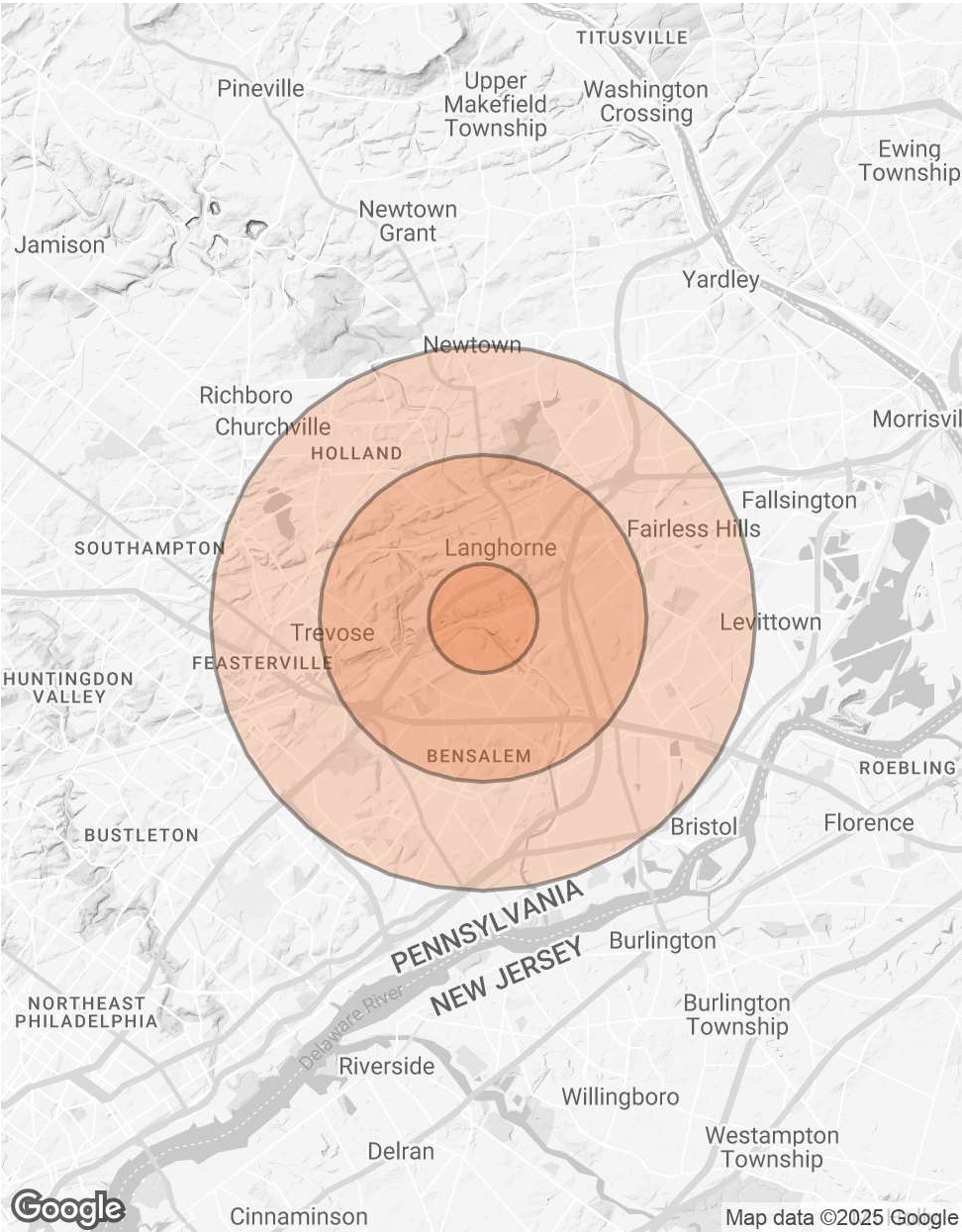


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,205	78,271	243,858
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,693	29,589	92,308
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$125,034	\$125,908	\$120,939
AVERAGE HOUSE VALUE	\$410,415	\$414,618	\$398,967

Demographics data derived from AlphaMap







2050 Cabot Blvd. W. Ste. 102  
Langhorne, PA 19047  
215.757.2500  
SVNAhia.com