

1660 Big Oak Road
Yardley, PA 19067

Property Overview



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I: Executive Summary

II: Property Overview

Site Plan

III: Location Overview

Property Location

Eateries

Banking / Business Support

Health / Wellness

Miscellaneous Retail

Lodging

Demographics

IV: Zoning

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EXECUTIVE SUMMARY

On behalf of ownership, NAI Geis Realty Group is pleased to exclusively present 1660 Big Oak Road, a rare opportunity to acquire an approved office site located just off of the Route 1 on/off ramp. The subject property is nestled in between new residential development and minutes from the dense commercial corridor along N. Oxford Valley Road, **allowing for a strategic retail location or amenity-rich office site.** Condo mix includes Capital Health & Lightbridge Academy.

Sale Price: \$399,000

Lot Size: +/- 2,200 SF

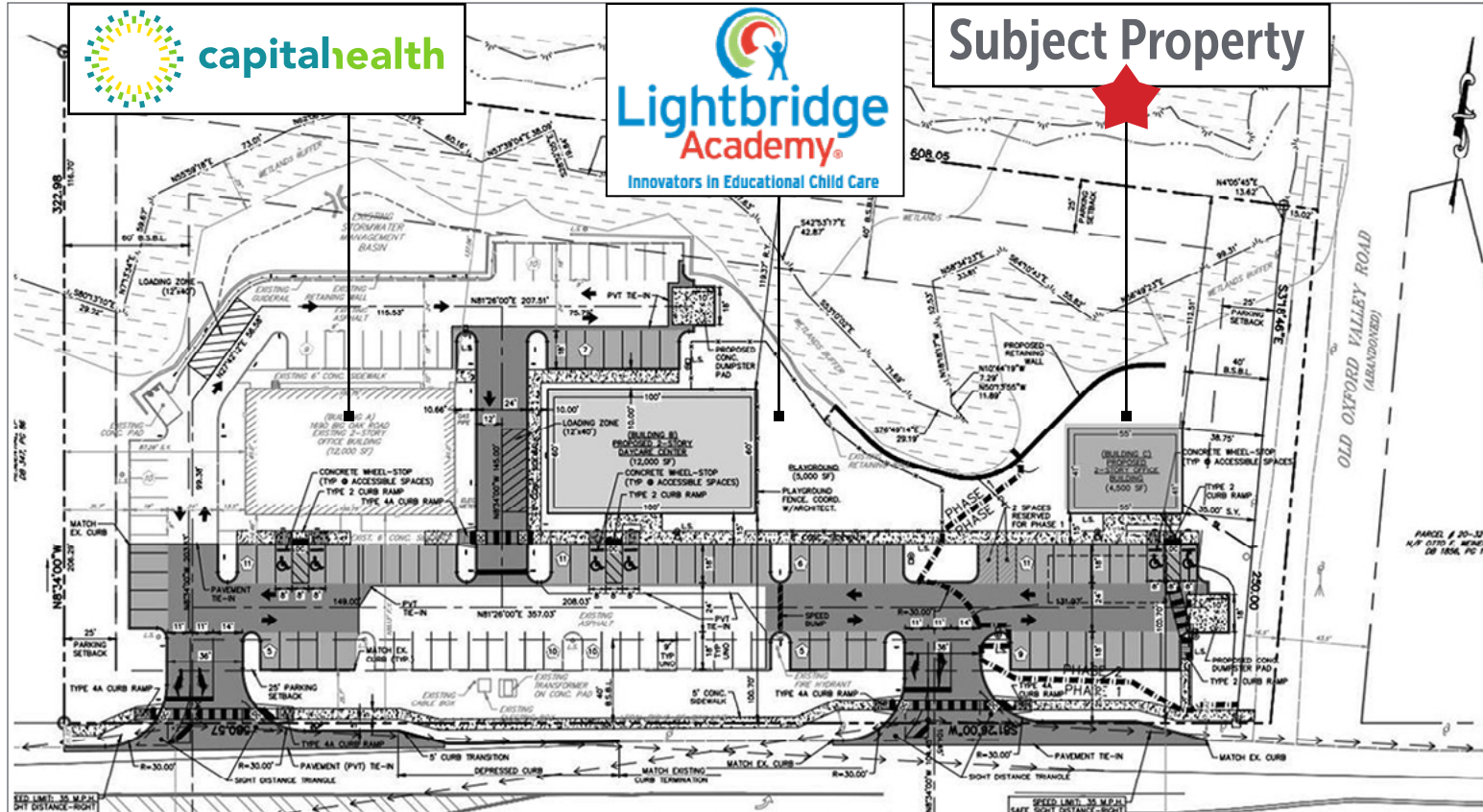
Approved Building Size: +/- 4,400 SF

Ownership Type: Condo

Zoning: C-3



PROPERTY OVERVIEW

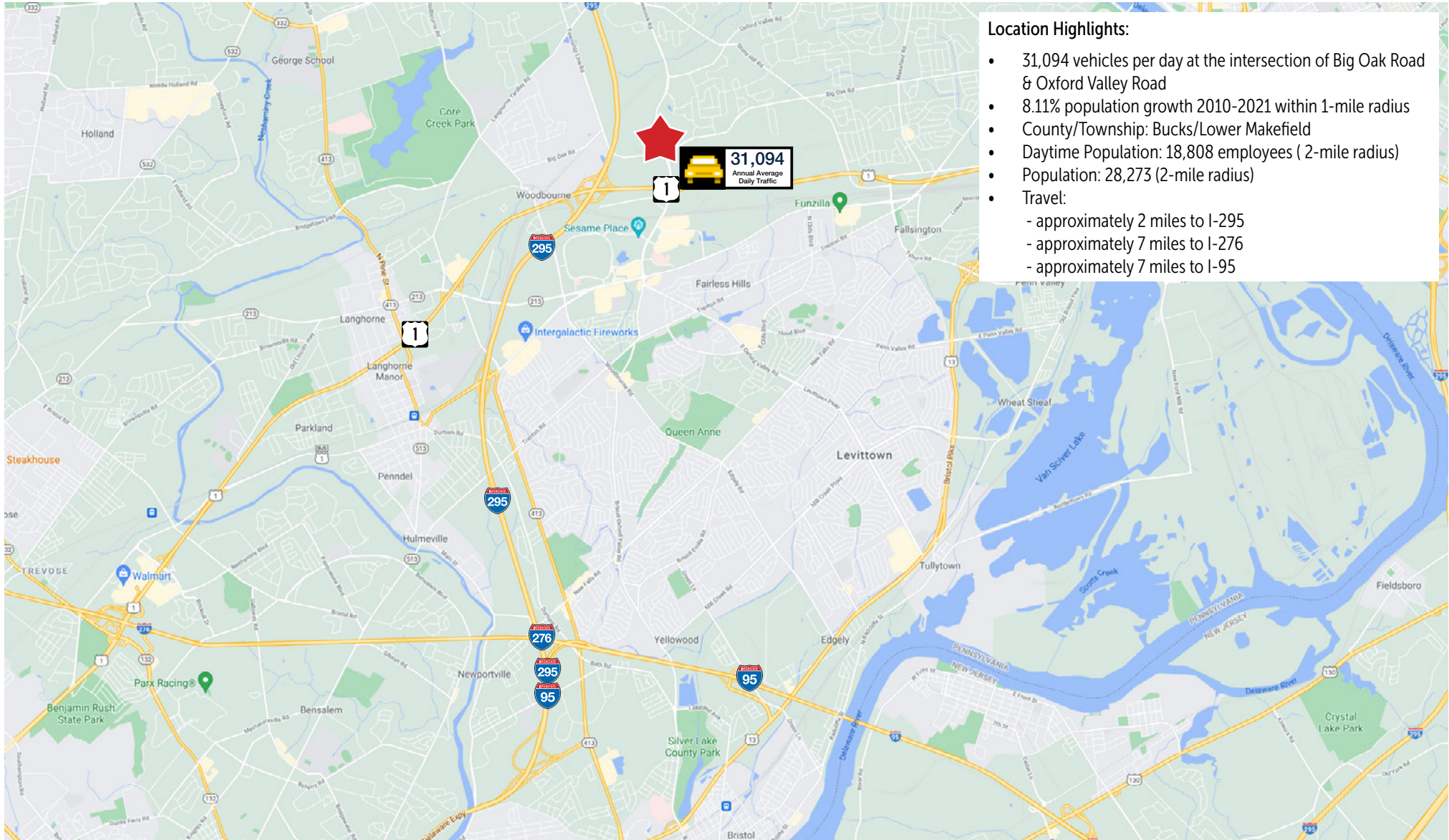


Octagon Office Center	
Lot Size:	3.88 acres
Lot Frontage:	645 feet
Lot Depth:	298 feet
Zoning:	C-3

Subject Property	
Zoning:	C-3
Building Size:	4,400 SF
Building Measurements:	55'x40'
# of Stories:	2
Ownership Type:	Condo

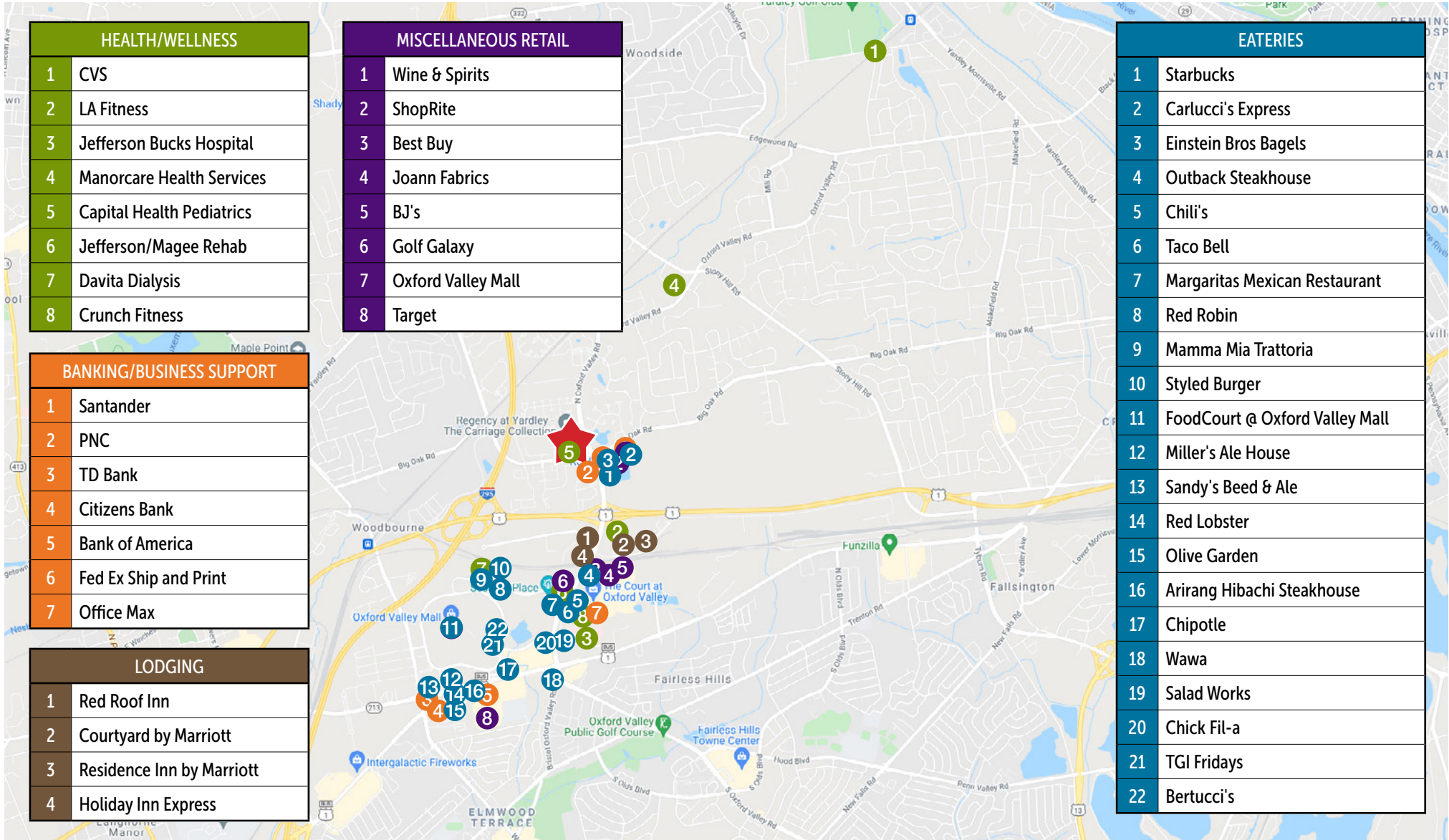
LOCATION OVERVIEW

LOCATION HIGHLIGHTS



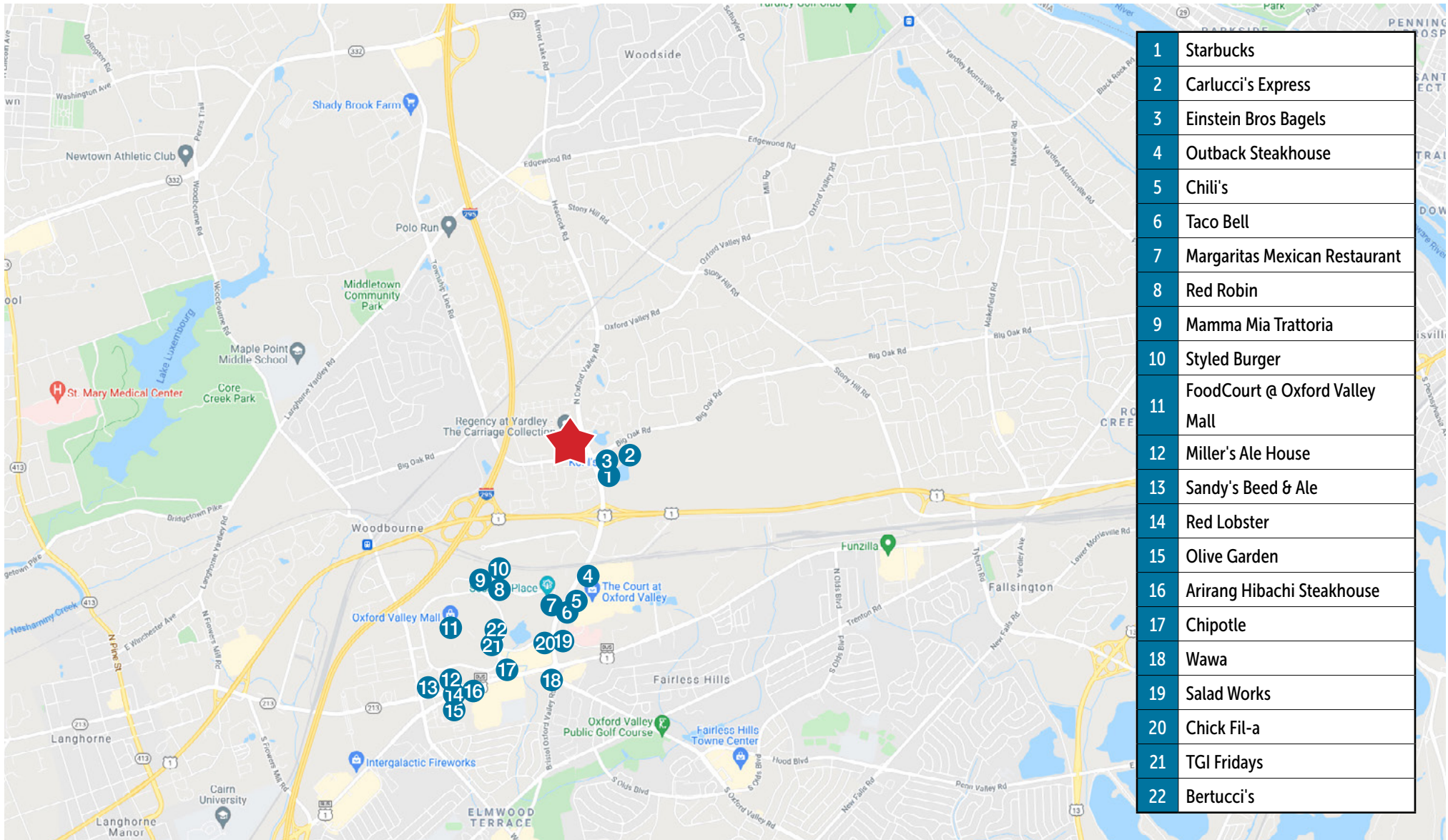
LOCATION OVERVIEW (CONTINUED)

NEARBY AMENITIES



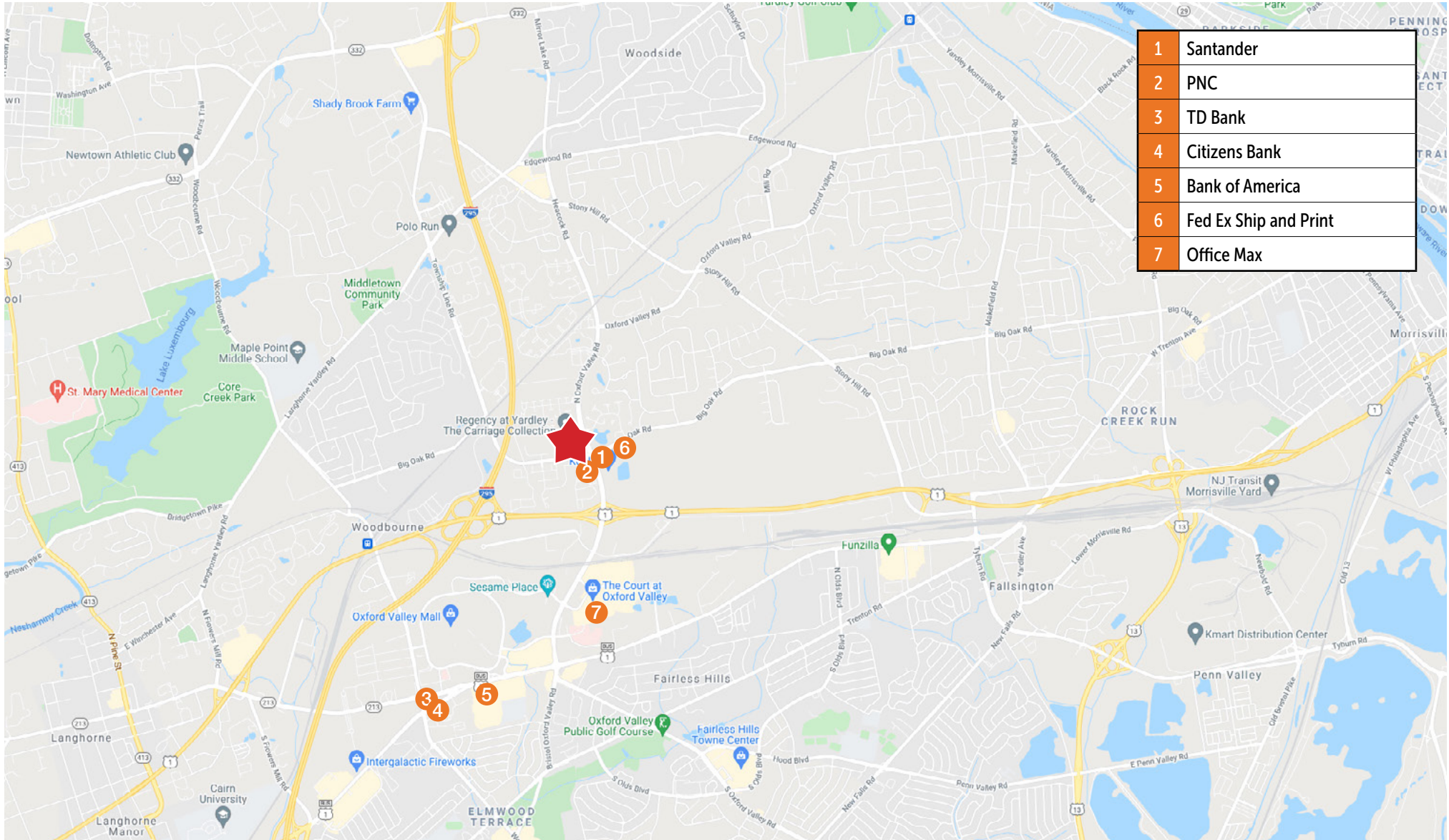
LOCATION OVERVIEW (CONTINUED)

EATERIES



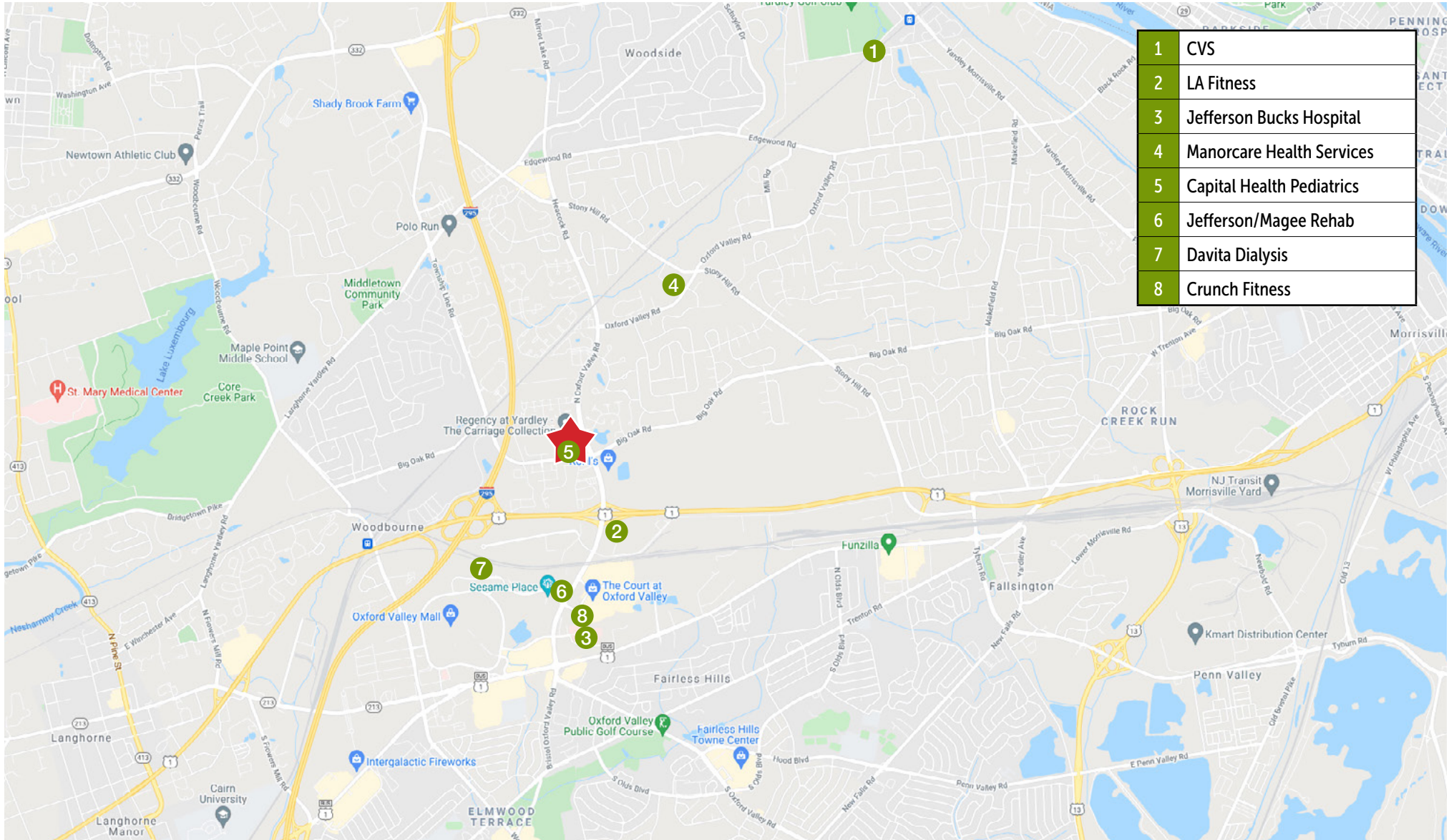
LOCATION OVERVIEW (CONTINUED)

BANKING & BUSINESS SUPPORT



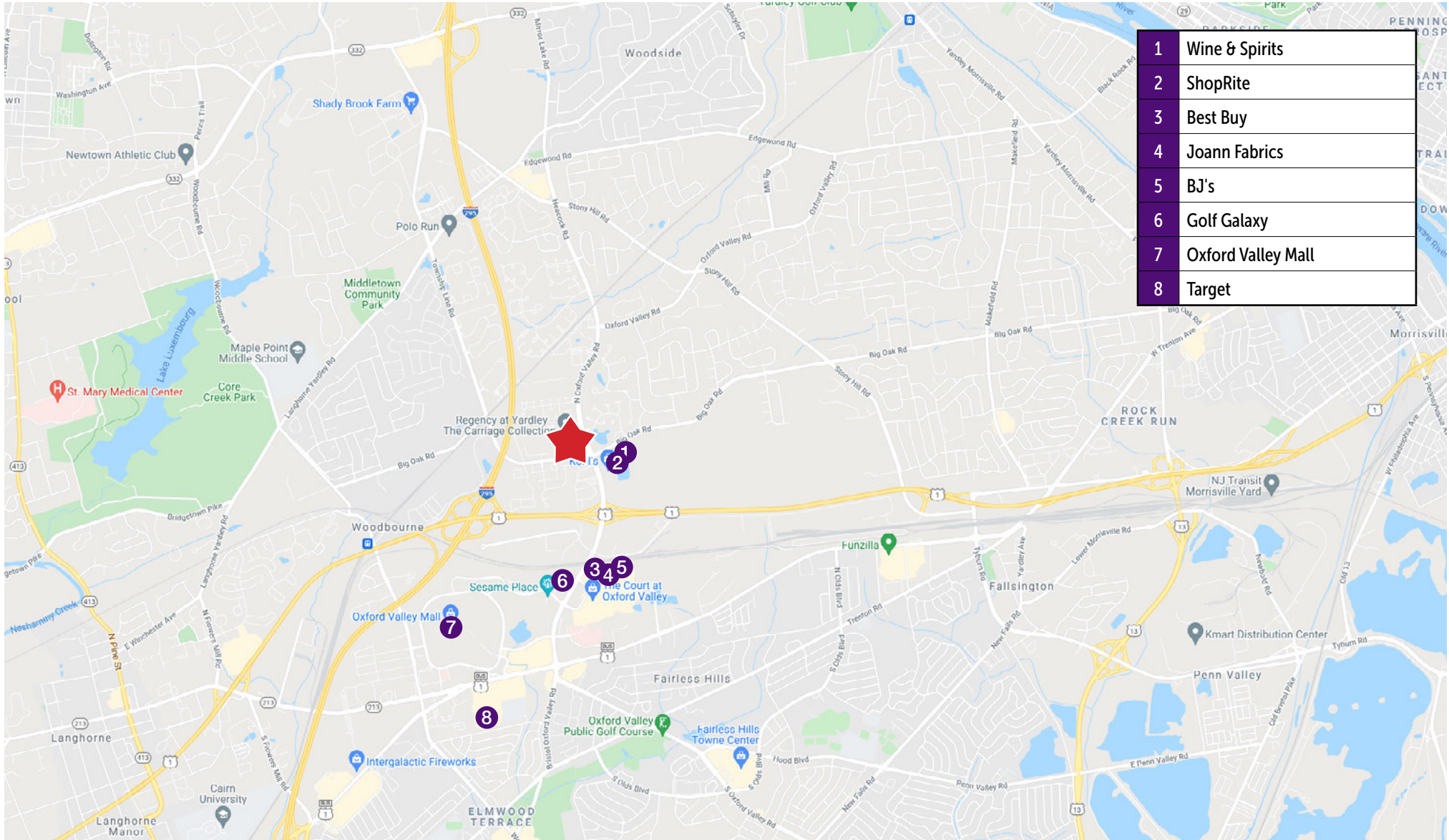
LOCATION OVERVIEW (CONTINUED)

HEALTH & WELLNESS



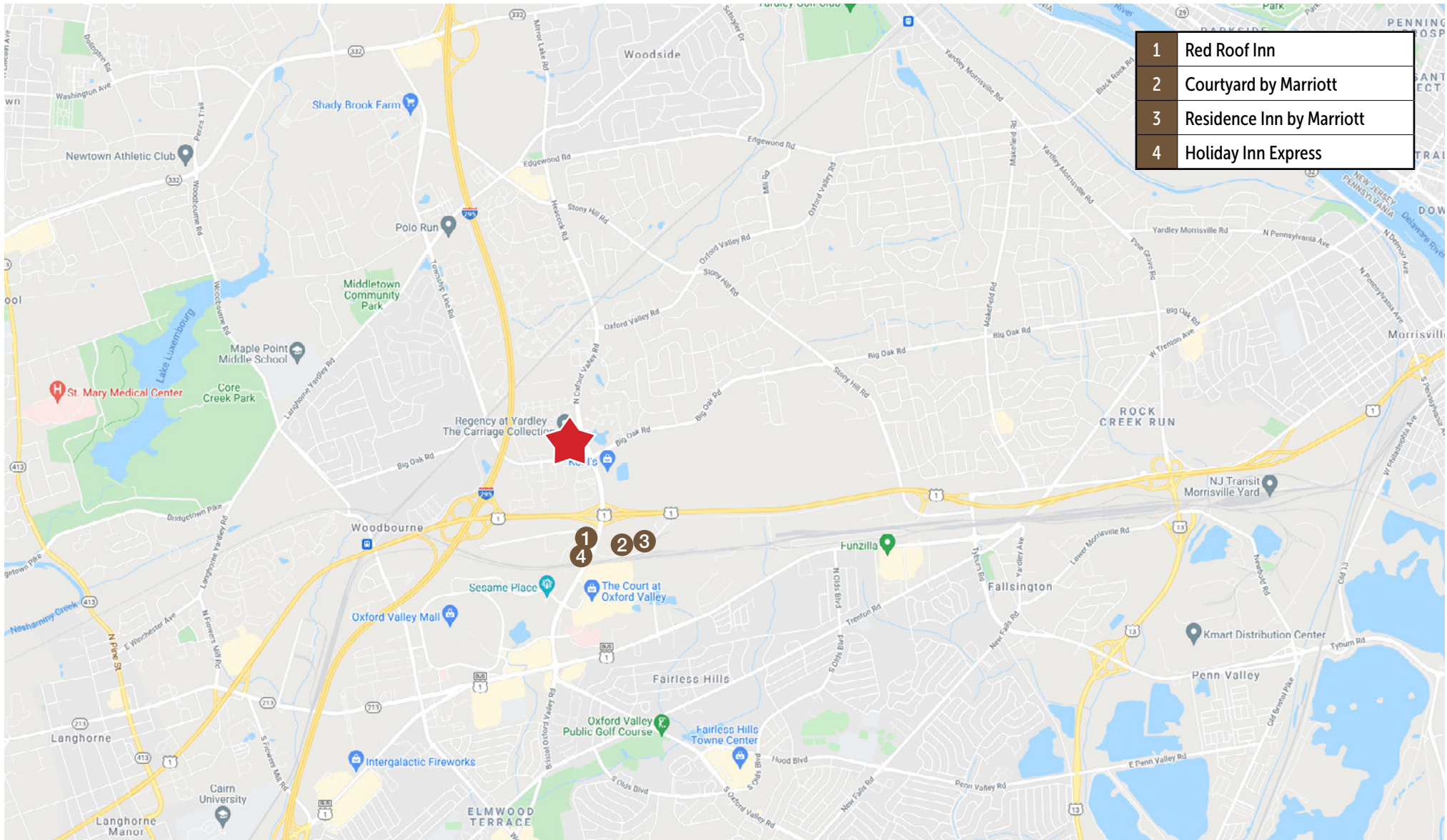
LOCATION OVERVIEW (CONTINUED)

MISCELLANEOUS RETAIL





LOCATION OVERVIEW (CONTINUED)

LODGING



DEMOGRAPHICS

1660 Big Oak Rd, Yardley, PA 19067				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	2 Mile	5 Mile	
Population				
2026 Projection	6,858	28,644	194,982	
2021 Estimate	6,733	28,273	194,761	
2010 Census	6,228	26,942	197,606	
Growth 2021 - 2026	1.86%	1.31%	0.11%	
Growth 2010 - 2021	8.11%	4.94%	-1.44%	
2021 Population by Hispanic Origin	250	1,128	10,426	
2021 Population	6,733	28,273	194,761	
White	5,622 83.50%	24,113 85.29%	162,682 83.53%	
Black	268 3.98%	1,211 4.28%	17,272 8.87%	
Am. Indian & Alaskan	10 0.15%	39 0.14%	478 0.25%	
Asian	724 10.75%	2,412 8.53%	10,390 5.33%	
Hawaiian & Pacific Island	7 0.10%	17 0.06%	101 0.05%	
Other	103 1.53%	480 1.70%	3,837 1.97%	
U.S. Armed Forces	0	2	90	
Households				
2026 Projection	2,919	11,130	72,874	
2021 Estimate	2,860	10,979	72,803	
2010 Census	2,610	10,417	73,946	
Growth 2021 - 2026	2.06%	1.38%	0.10%	
Growth 2010 - 2021	9.58%	5.40%	-1.55%	
Owner Occupied	2,010 70.28%	8,494 77.37%	54,926 75.44%	
Renter Occupied	850 29.72%	2,485 22.63%	17,877 24.56%	
2021 Households by HH Income	2,859	10,978	72,806	
Income: <\$25,000	184 6.44%	817 7.44%	7,706 10.58%	
Income: \$25,000 - \$50,000	212 7.42%	1,103 10.05%	9,457 12.99%	
Income: \$50,000 - \$75,000	323 11.30%	1,439 13.11%	10,503 14.43%	
Income: \$75,000 - \$100,000	348 12.17%	1,298 11.82%	9,992 13.72%	
Income: \$100,000 - \$125,000	351 12.28%	1,317 12.00%	8,933 12.27%	
Income: \$125,000 - \$150,000	211 7.38%	1,024 9.33%	6,761 9.29%	
Income: \$150,000 - \$200,000	484 16.93%	1,610 14.67%	8,880 12.20%	
Income: \$200,000+	746 26.09%	2,370 21.59%	10,574 14.52%	
2021 Avg Household Income	\$156,198	\$142,497	\$120,474	
2021 Med Household Income	\$126,363	\$115,793	\$96,859	

1660 Big Oak Rd, Yardley, PA 19067			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,015	18,808	9
Retail & Wholesale Trade	312	5,027	16
Hospitality & Food Service	84	1,828	22
Real Estate, Renting, Leasing	66	667	10
Finance & Insurance	124	486	4
Information	39	1,008	26
Scientific & Technology Services	198	1,756	9
Management of Companies	2	6	3
Health Care & Social Assistance	831	3,172	4
Educational Services	21	620	30
Public Administration & Sales	15	202	13
Arts, Entertainment, Recreation	23	184	8
Utilities & Waste Management	50	648	13
Construction	90	1,205	13
Manufacturing	43	881	20
Agriculture, Mining, Fishing	3	9	3
Other Services	114	1,109	10

ZONING

C-3 PERMITTED USES

§ 200-45. Permitted uses.

A building or structure may be erected or used and a lot may be used or occupied for any of the following uses and no other. All uses permitted by right or by special exception are subject to the specific regulations in Article XV for individual uses, in addition to the requirements contained in this and other sections.

A. Uses by right. Uses by right shall be as follows:

- (1) Agriculture.
- (2) Automobile body repair or paint shop.
- (3) Cemetery.
- (4) Convenience store.
- (5) Crematorium.
- (6) Day-care, group day-care facility and nursery school/ kindergarten.
- (7) Emergency service.
- (8) Financial service.
- (9) Funeral home.
- (10) General business, professional or government office.
- (11) Health or fitness club.
- (12) Hospital.
- (13) Kennel.
- (14) Large retail store.
- (15) Light manufacturing.
- (16) Medical office.
- (17) Mobile home park.
- (18) Nursery/horticulture/greenhouse.
- (19) Nursing home.
- (20) Research and development facility.
- (21) Restaurant.
- (22) Restaurant with drive-through service.

:1

- (23) Retail or personal services shop.
- (24) Service station.
- (25) Vehicle sales.
- (26) Veterinary office.
- (27) Warehousing and distribution.
- (28) Wholesale trade.
- (29) Uses and structures accessory to permitted uses, including a helistop and excluding accessory outside storage.
- (30) Forestry/timber harvesting, pursuant to the regulations set forth in Article XV, § 200-68. **[Added 12-3-2001 by Ord. No. 329]**
- (31) Age-qualified community. **[Added 12-19-2005 by Ord. No. 355]**

B. Uses by special exception. The following uses may be authorized only as special exceptions by the Zoning Hearing Board in accordance with the standards set forth in § 200-98 of this chapter.

- (1) Accessory outside storage.
- (2) (Reserved)¹
- (3) Commercial recreation.
- (4) Utility. **[Amended 8-7-1995 by Ord. No. 297]**
- (5) Riding stable.
- (6) Salvage facility.
- (7) Shopping center.
- (8) Trade or commercial school.
- (9) Community treatment/rehabilitation facility. **[Added 10-17-2005 by Ord. No. 354]**

C. Conditional uses. The following uses may be authorized only as conditional uses by the Board of Supervisors in accordance with the standards set forth in Article XXII of this chapter.

1. **Editor's Note: Former Subsection B(2), commercial communications tower, was repealed 12-15-1997 by Ord. No. 313.**

:2

ZONING (CONTINUED)

C-3 PERMITTED USES

§ 200-45

§ 200-45

- (1) Accessory farm business.
- (2) Quarry.
- (3) Solid waste facility.
- (4) Retail and wholesale sale and storage of consumer fireworks.
[Added 5-16-2007 by Ord. No. 362²]
- (5) Lawful use not otherwise permitted. Any lawful use which is required to be permitted by the Pennsylvania Municipalities Planning Code³ and which is not otherwise permitted in other use categories of this chapter, provided that the applicant for such conditional use establishes that the proposed use meets the following criteria as well as the requirements set forth in all other applicable sections of this chapter:
 - (a) The use must comply with the lot, area, dimensional and design criteria of the C-3 District.
 - (b) Where applicable, the applicant must demonstrate that the use proposed will comply with all permit requirements of the Pennsylvania Department of Environmental Protection and/or other commonwealth or federal governmental agencies which regulate such use.
 - (c) A buffer area shall be established in accordance with the conditions imposed upon the granting of the conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity. The buffer area shall be in accordance with Article XVI of this chapter and shall be of sufficient width to protect the surrounding area from objectionable effects of the proposed use, including but not limited to noise, dust, vibration, odor, illumination, visual effects and the like.
 - (d) The applicant must submit an Environmental Impact Statement at the time the conditional use application is submitted. The Environmental Impact Statement shall be in accordance with the provisions of Appendix A, Requirements for Environmental Impact Assessment Report, incorporated into this chapter.⁴

2. Editor's Note: This ordinance also provided for the redesignation of former Subsection C(4) as Subsection C(5).

3. Editor's Note: See 53 P.S. § 10101 et seq.

4. Editor's Note: Appendix A is included at the end of this chapter.

:3

