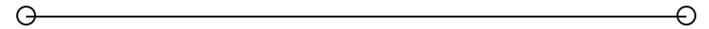


OFFERING MEMORANDUM

Fairless Hills Freestanding Office Building

413 HOOD BLVD

Fairless Hills, PA 19030



PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727



EXCLUSIVELY MARKETED BY:



CHICHI E. AHIA, SIOR

Executive Director/ Principal

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

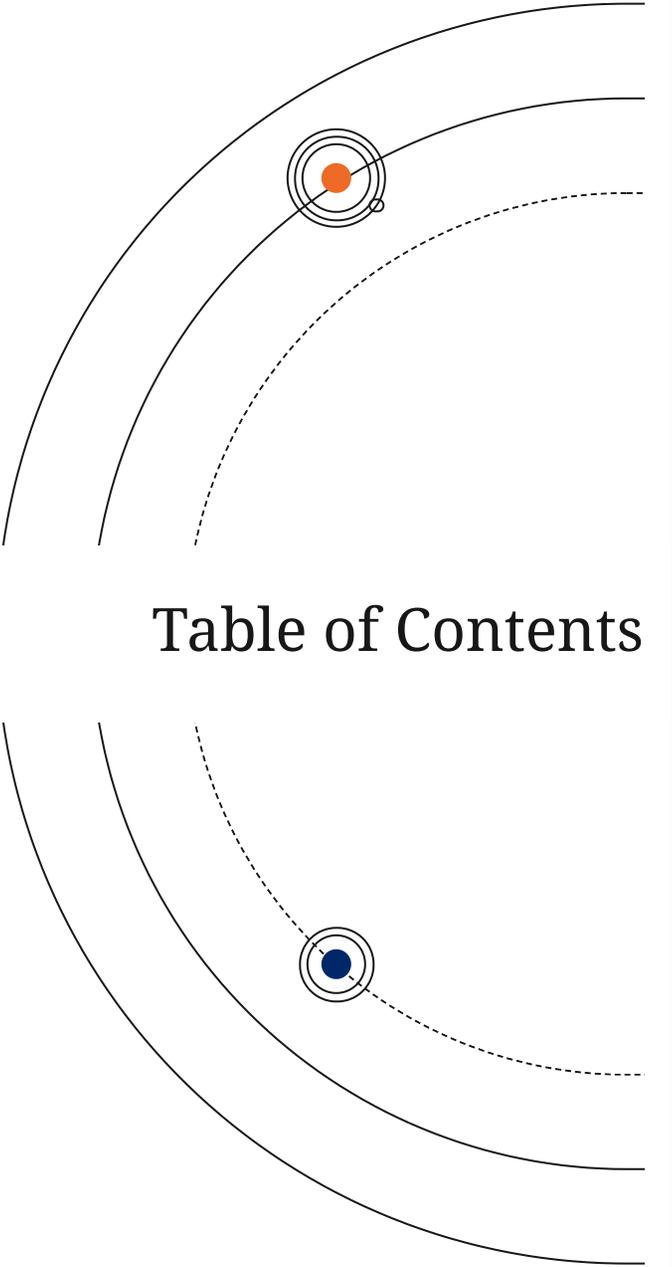


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DISCLAIMER

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This Proposal 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 Proposal 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.



N Oxford Valley Rd

Hood Blvd



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$685,000
BUILDING SIZE:	3,274 SF±
LOT SIZE:	0.43 AC±
ZONING:	NCR
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
APN:	13-014-007

PROPERTY OVERVIEW

This 3,274 SF property in Fairless Hills, PA, is a prime opportunity for office building users and investors alike. With a well-appointed, single-story building offers a strategic location, versatile layout options, and ample square footage. Its convenient accessibility and visibility make it a compelling investment opportunity for those seeking a strong foothold in the thriving commercial market of Fairless Hills.

LOCATION OVERVIEW

The property is located in Fairless Hills, Falls Twp., in Bucks County, Pennsylvania. Falls Twp. is a prime location for business, offering convenient accessibility and a range of amenities. Situated within a flourishing commercial corridor, the area is in close proximity to numerous local attractions, including the Oxford Valley Mall, outdoor attractions such as Falls Township Community Park and Lake Luxembourg. The property presents an exceptional prospect for office users or investors seeking a foothold in this thriving community.

PROPERTY DETAILS

SALE PRICE	\$685,000
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LOCATION INFORMATION

STREET ADDRESS	413 Hood Blvd
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Hood Blvd. and N. Oxford Valley Road
TOWNSHIP	Falls
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Small
NEAREST HIGHWAY	US-1, I-95/295, US-1 Business
NEAREST AIRPORT	Trenton Mercer (TTN) - 12.1 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Office Building
ZONING	NCR
LOT SIZE	0.43 AC±
APN #	13-014-007
LOT FRONTAGE	125 ft
LOT DEPTH	168 ft

BUILDING INFORMATION

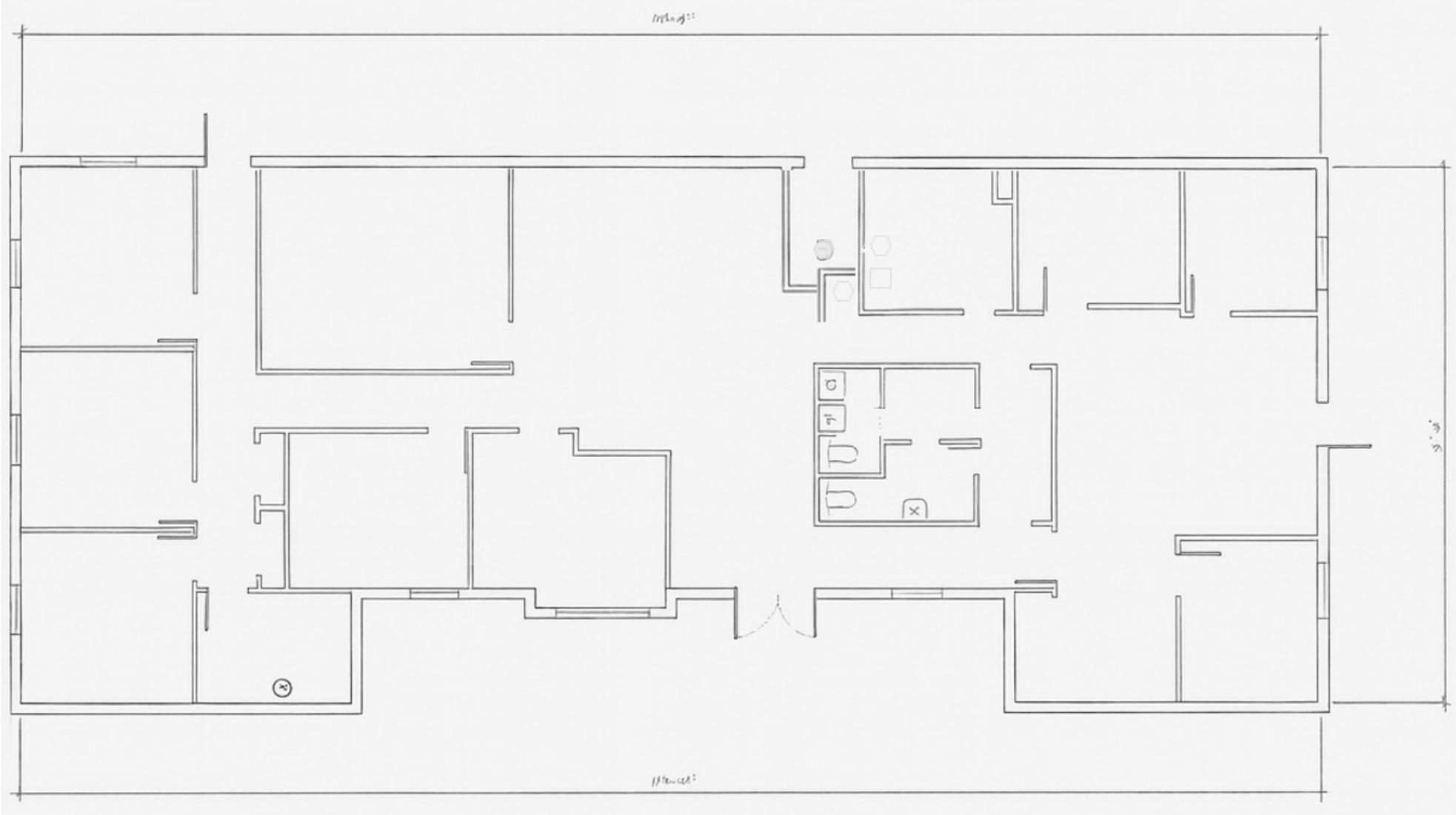
BUILDING SIZE	3,274 SF±
BUILDING CLASS	B

PROPERTY HIGHLIGHTS

- 3,274 SF freestanding office building
- Strategic Fairless Hills location
- Versatile floorplan
- Ample square footage
- Appropriate for medical and/or professional office uses
- Large monument signage
- Convenient and highly accessible location
- Zoned NCR



FLOOR PLANS



ADDITIONAL PHOTOS





N Oxford Valley Rd

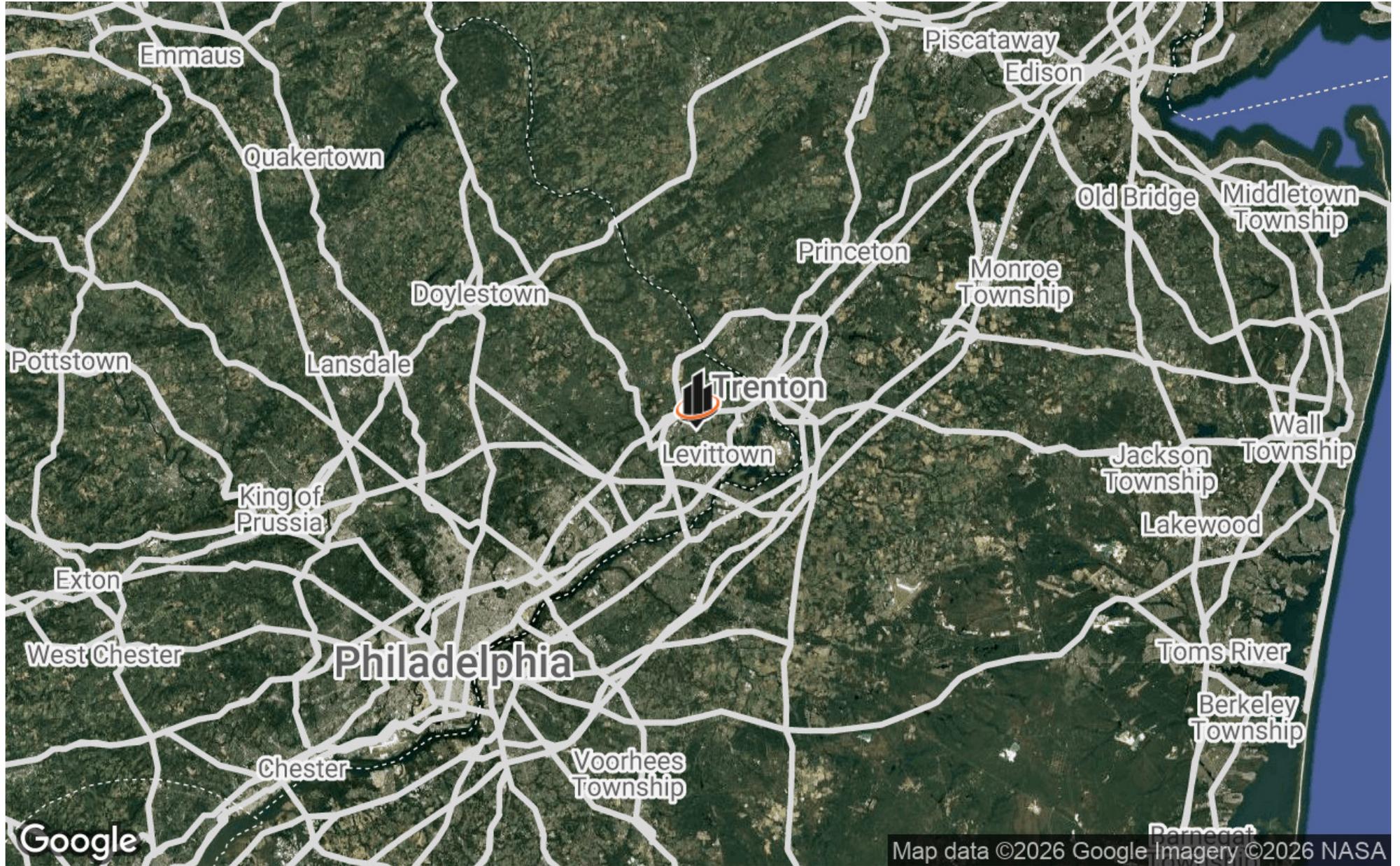
Hood Blvd



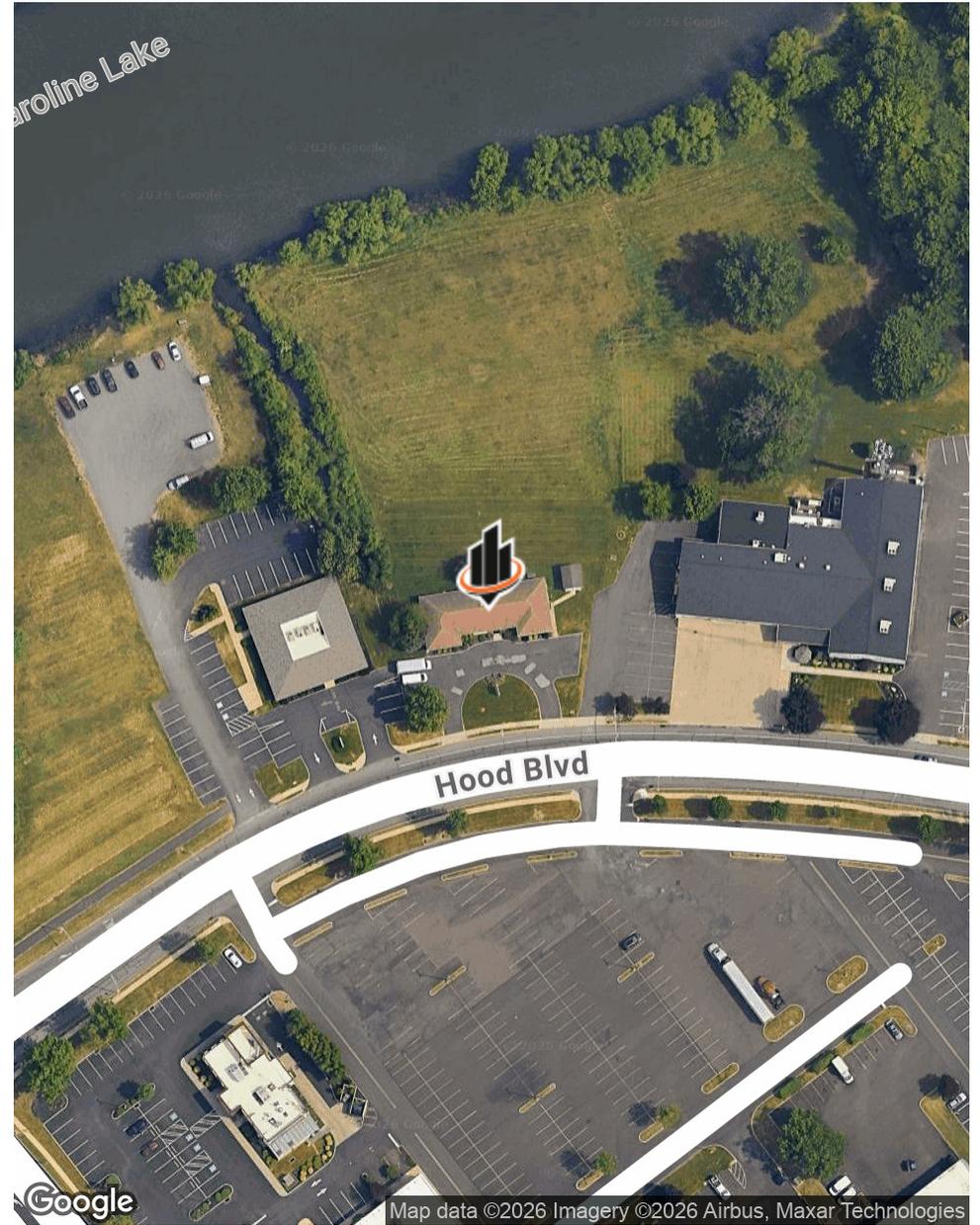
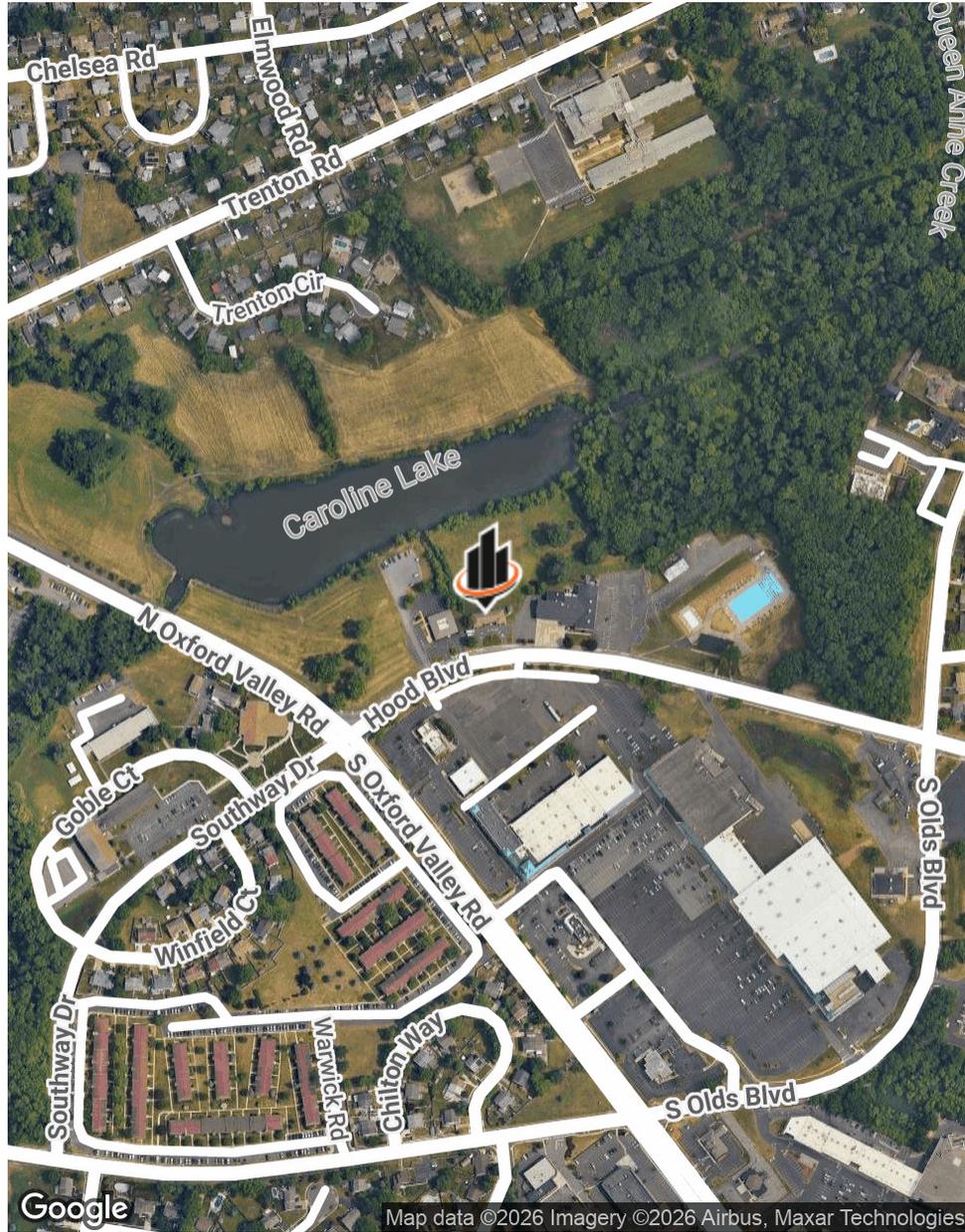
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



PARCEL MAP





N Oxford Valley Rd

Hood Blvd



SECTION 3

The Demographics

DEMOGRAPHICS MAP & REPORT

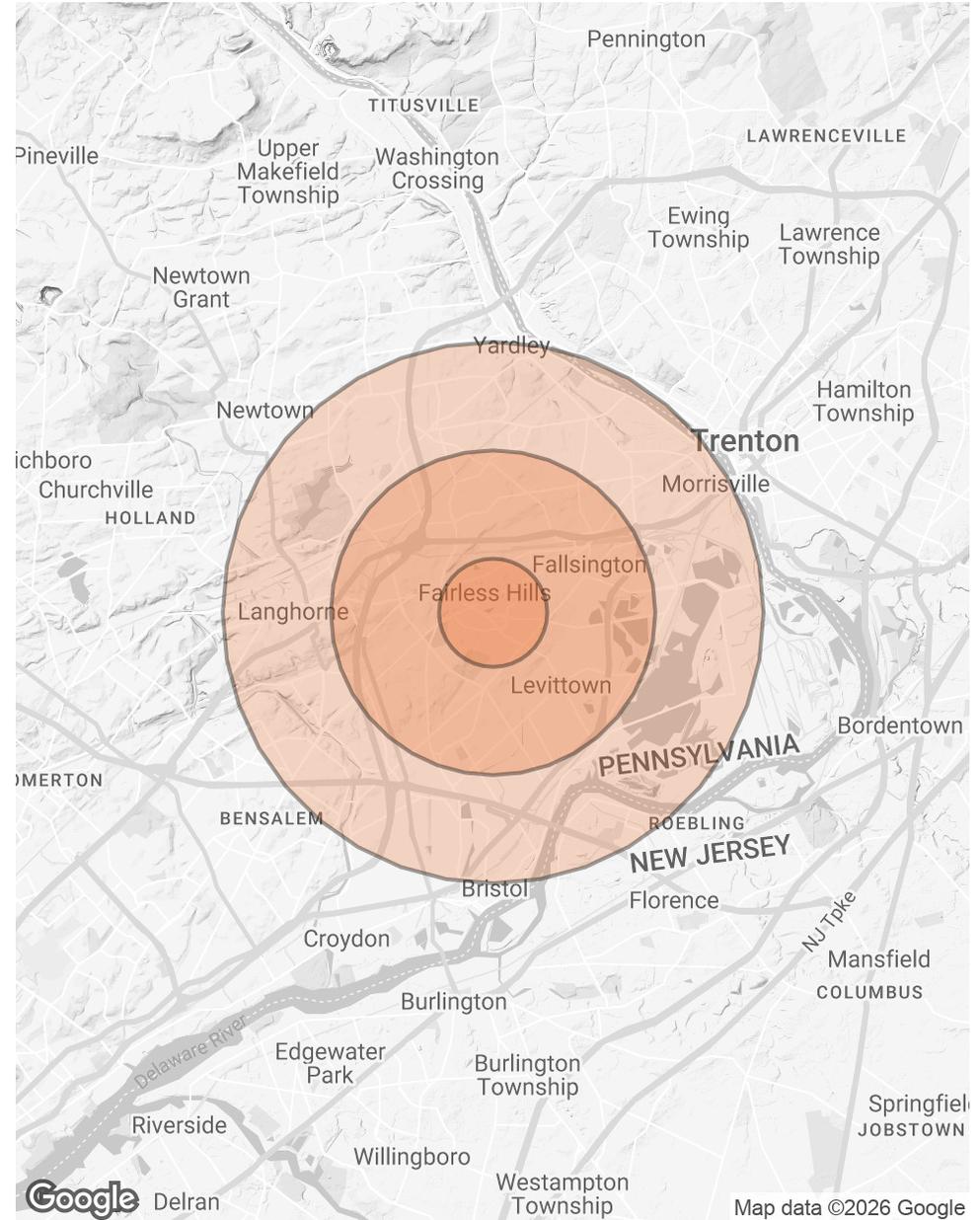
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,540	95,018	212,146
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,981	35,578	80,582
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$106,471	\$126,551	\$129,267
AVERAGE HOUSE VALUE	\$350,585	\$374,302	\$385,170

Demographics data derived from AlphaMap





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