

OFFERING MEMORANDUM

The Constitution Building

1950 STREET ROAD

Bensalem, PA 19020

PRESENTED BY:

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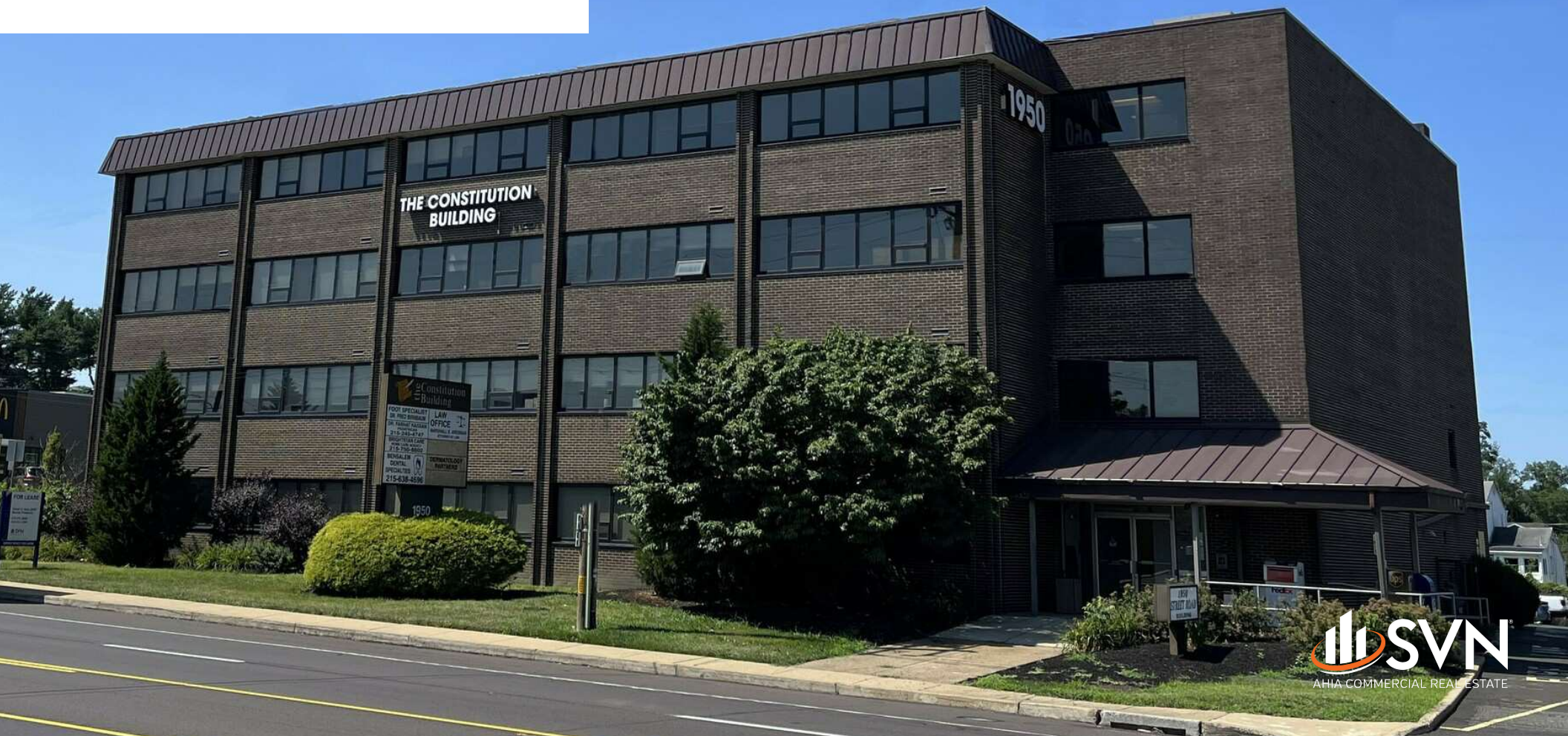
PA #RM423727

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PA #RS 293807



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DISCLAIMER

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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.

SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	34,944 SF±
BUILDING SIZE:	34,944 SF±
AVAILABLE SF:	127 SF - 4,373 SF±
DIVISIBLE:	Yes
ZONING:	GC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	38,576 VPD

PROPERTY OVERVIEW

SVN proudly presents The Constitution Building, a premier free-standing office building situated in a highly sought-after location on Street Road in Bensalem Township, Pennsylvania. This impressive 4-story, elevator-served professional and medical office building rests on approximately 1.4 acres of land and enjoys immediate proximity to major connecting routes. With multiple units available, ranging from 127 SF - 4,373 SF±, each boasting turnkey setups and functional floor plans, this property offers versatility to suit various business needs. The building presents a distinguished appearance, accommodating a range of medical and professional offices within a dense commercial corridor on Street Road. Its advantageous location is further enhanced by its close proximity to I-95 and the Pennsylvania Turnpike. Conveniently accessible via public transportation, this location offers easy reach to numerous distinctive shops and restaurants, providing a rich array of amenities to tenants and visitors alike. With a strong demographic profile, this property presents an attractive opportunity for businesses seeking a prominent office environment in an amenity-rich location.

LOCATION OVERVIEW

Located near the signalized intersection of Hulmeville Rd and Street Rd in Bensalem Township, Bucks County, PA, the building sits on a heavily traveled Street Road, in close proximity to Parx Casino and numerous amenities, including national chain restaurants and local eateries. It is just 1.4 miles from Interstate 95 and 2.2 miles from the Pennsylvania Turnpike, centrally positioned between the Philadelphia and South and Central New Jersey markets.

PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR / FS
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LOCATION INFORMATION

BUILDING NAME	The Constitution Building
STREET ADDRESS	1950 Street Road
CITY, STATE, ZIP	Bensalem, PA 19020
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Hulmeville Rd
TOWNSHIP	Bensalem Township
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 1.4 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 25.7 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	GC - General Commercial District
LOT SIZE	1.35 AC±
APN #	02-039-190
LOT FRONTAGE	200 ft
LOT DEPTH	296 ft
TRAFFIC COUNT	38,576 VPD
TRAFFIC COUNT STREET	Street Road

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	2.5/1000
PARKING SPACES	90+

PROPERTY HIGHLIGHTS

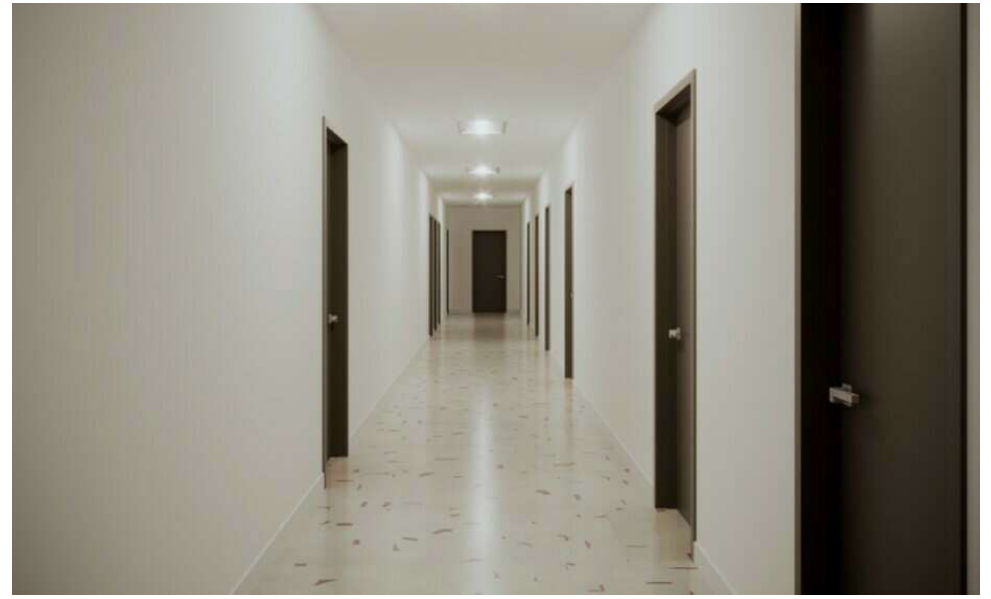
- Freestanding office building
- Variety of medical & professional office suites available
- Flexible floor plans
- Turnkey delivery available
- Can be leased individually or combined
- Full service lease structure
- 4-story, elevator served building
- 24 hour building access
- Tenant controlled heating and cooling
- Prominent signage on Street Road
- Convenient location for business and consumer access
- Proximate to dense commercial corridor and populated residential neighborhoods
- Highly desirable market with quality demographic profile
- Close proximity to I-95 and PA Turnpike



ADDITIONAL PHOTOS

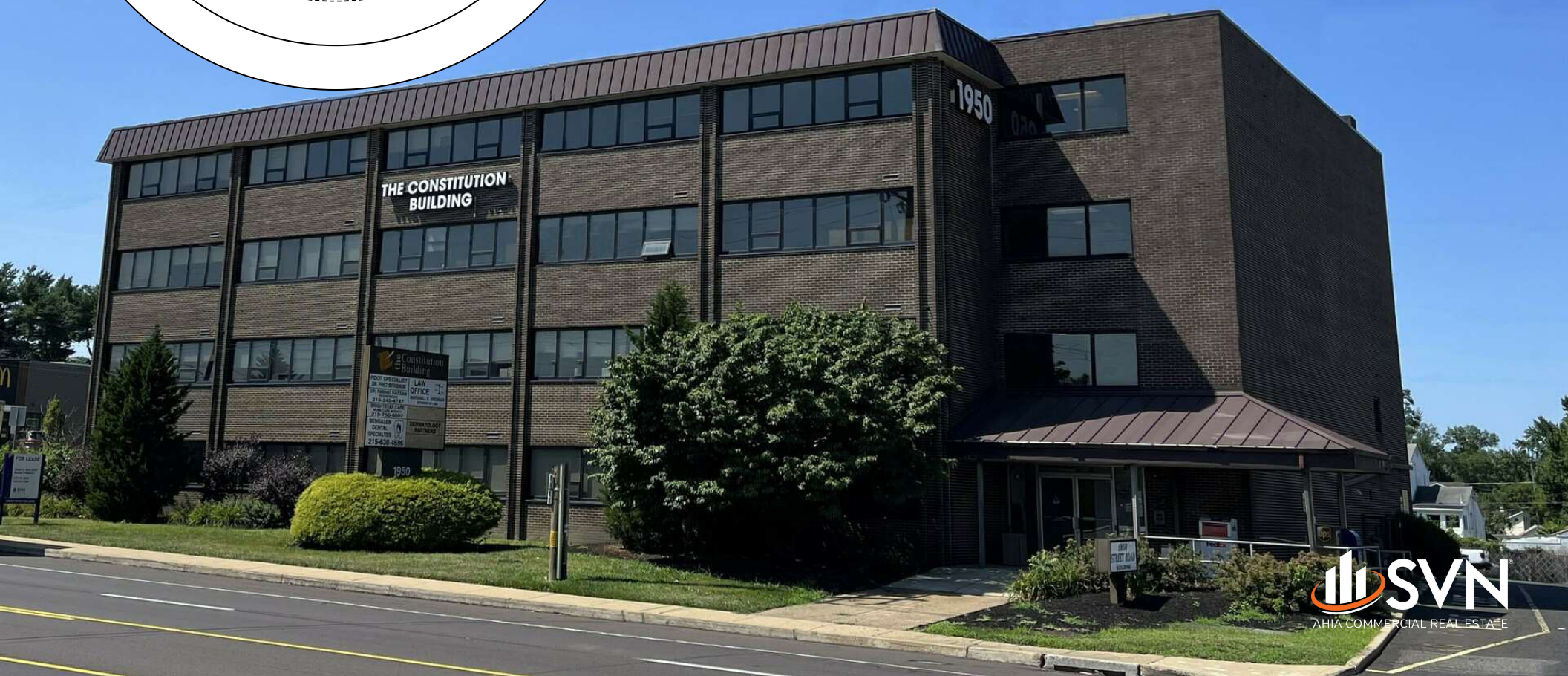


RENDERINGS / PLANNED RENOVATIONS

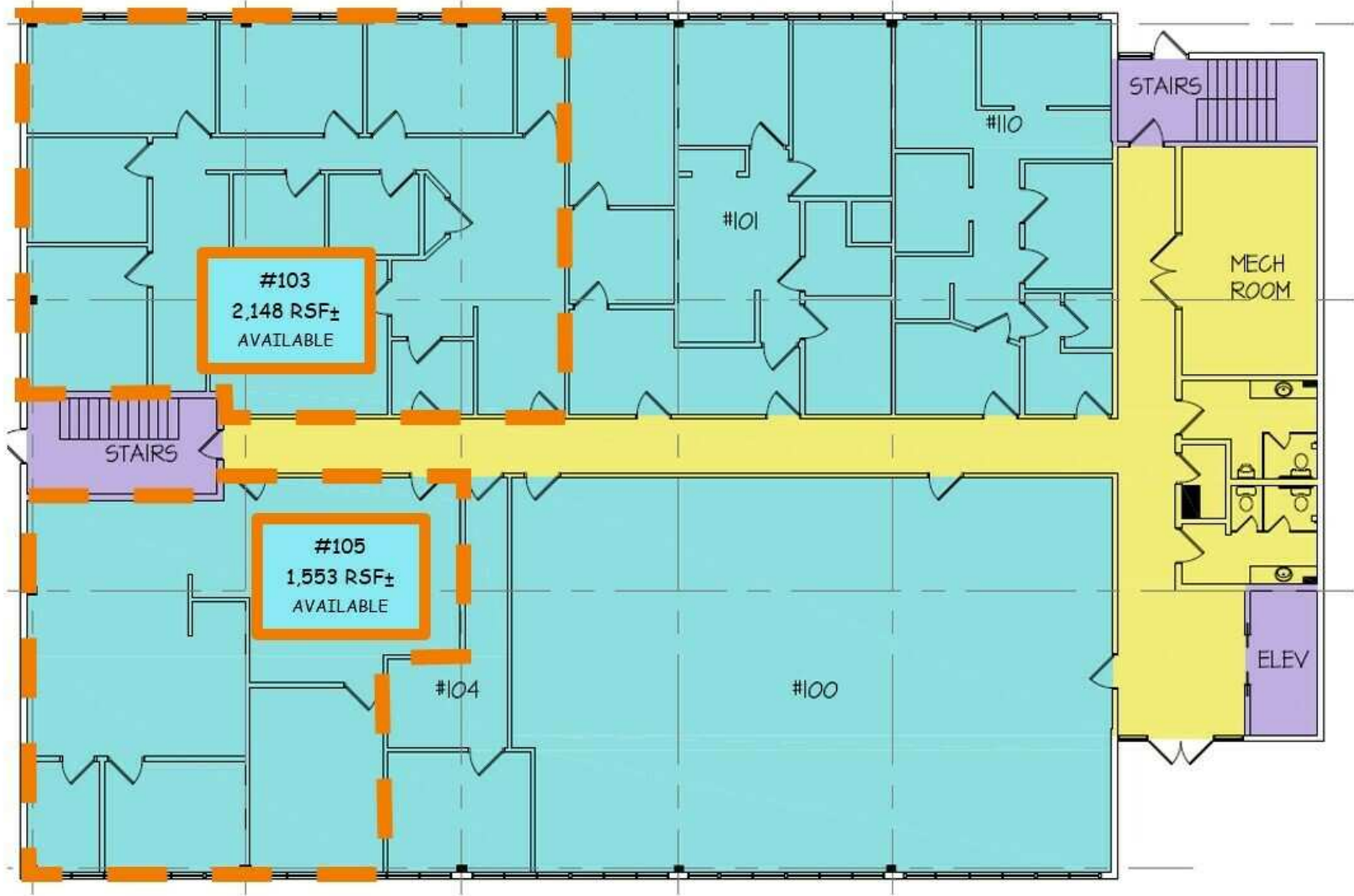


SECTION 2

The Floor Plans



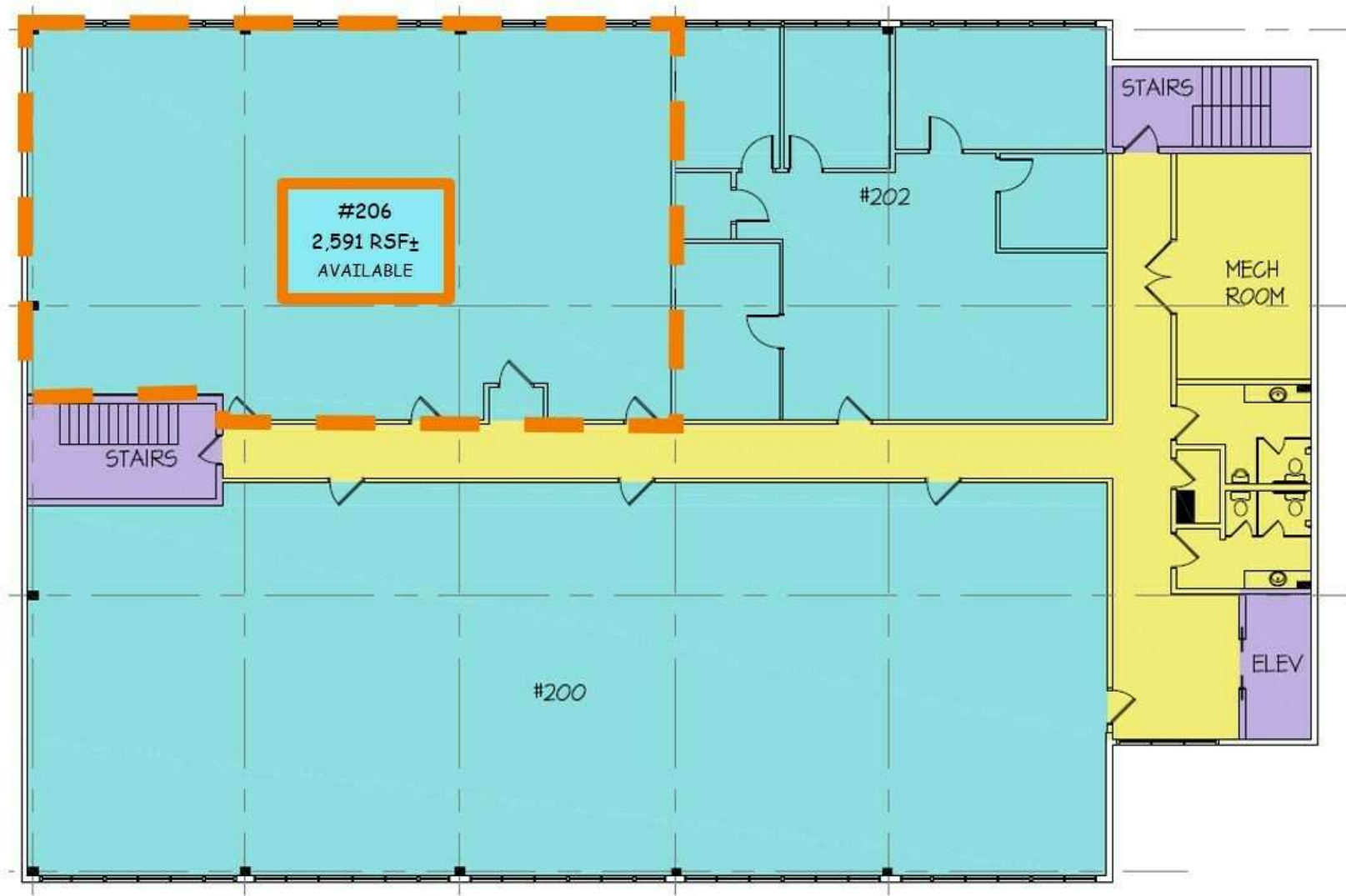
FIRST FLOOR PLANS



1950 STREET ROAD
FIRST FLOOR
BENSALEM, PA



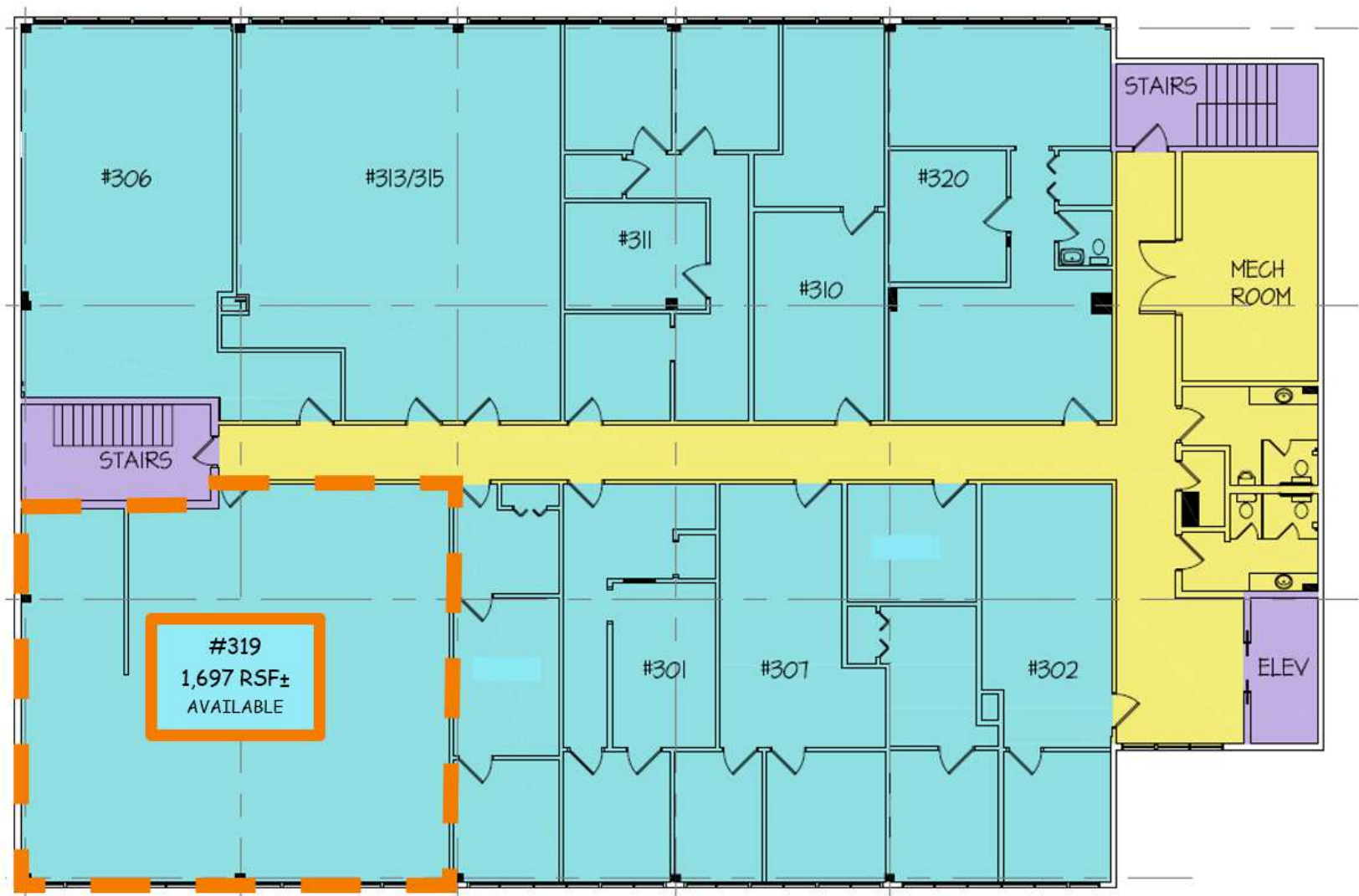
SECOND FLOOR PLANS



1950 STREET ROAD
SECOND FLOOR
BENSALEM, PA



THIRD FLOOR PLANS



1950 STREET ROAD
THIRD FLOOR
BENSALEM, PA



FOURTH FLOOR PLANS



1950 STREET ROAD
FOURTH FLOOR
BENSALEM, PA

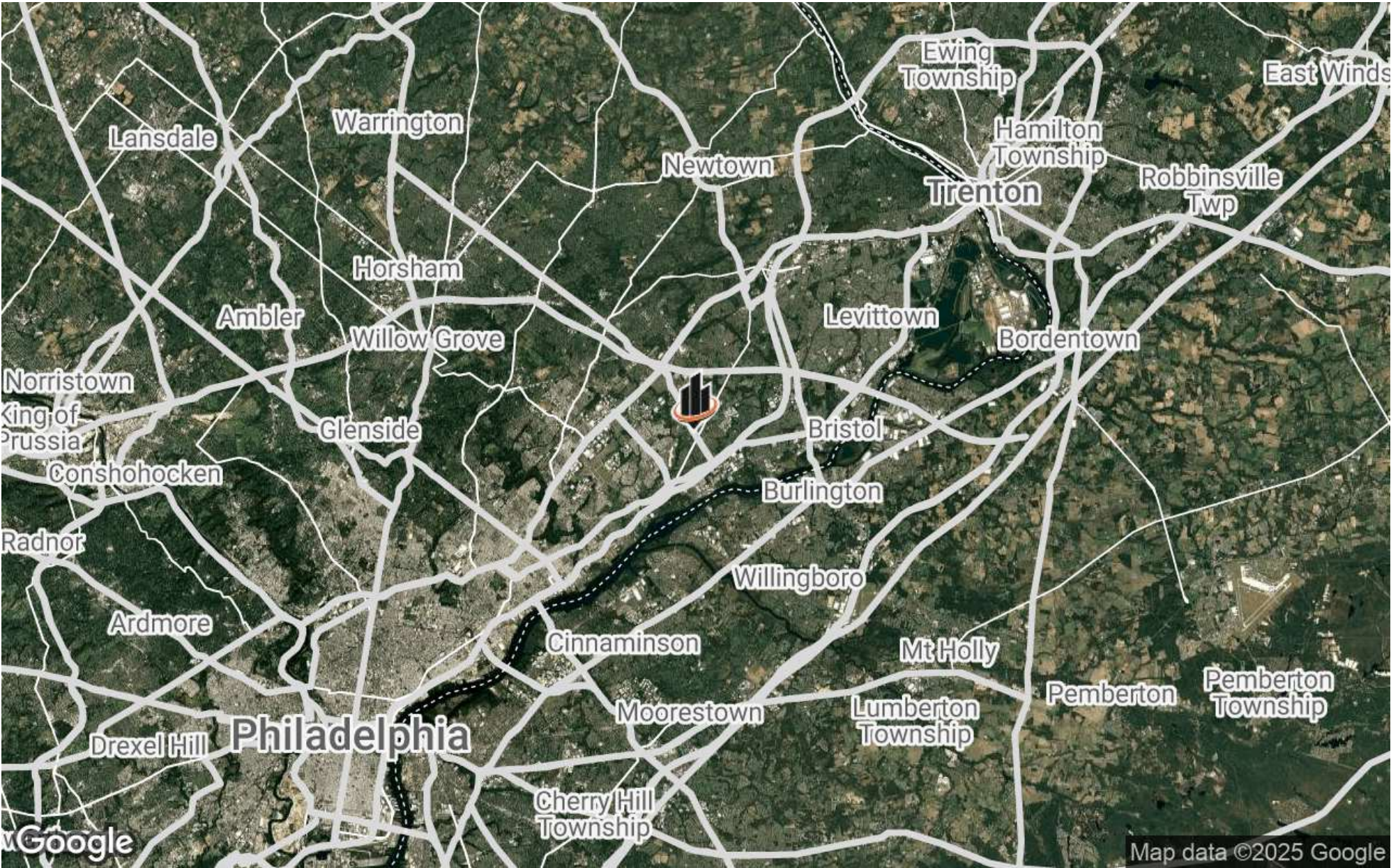


SECTION 3

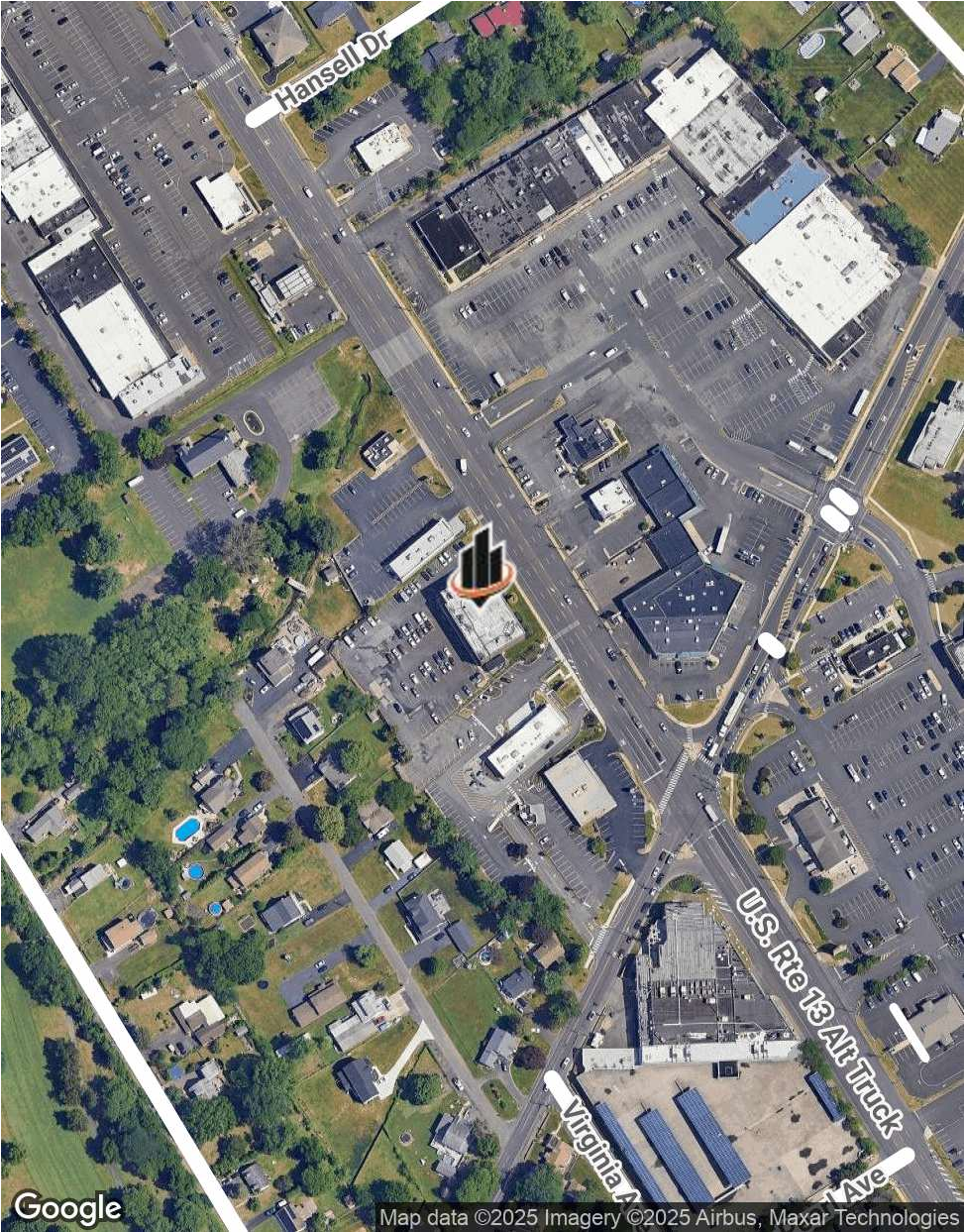
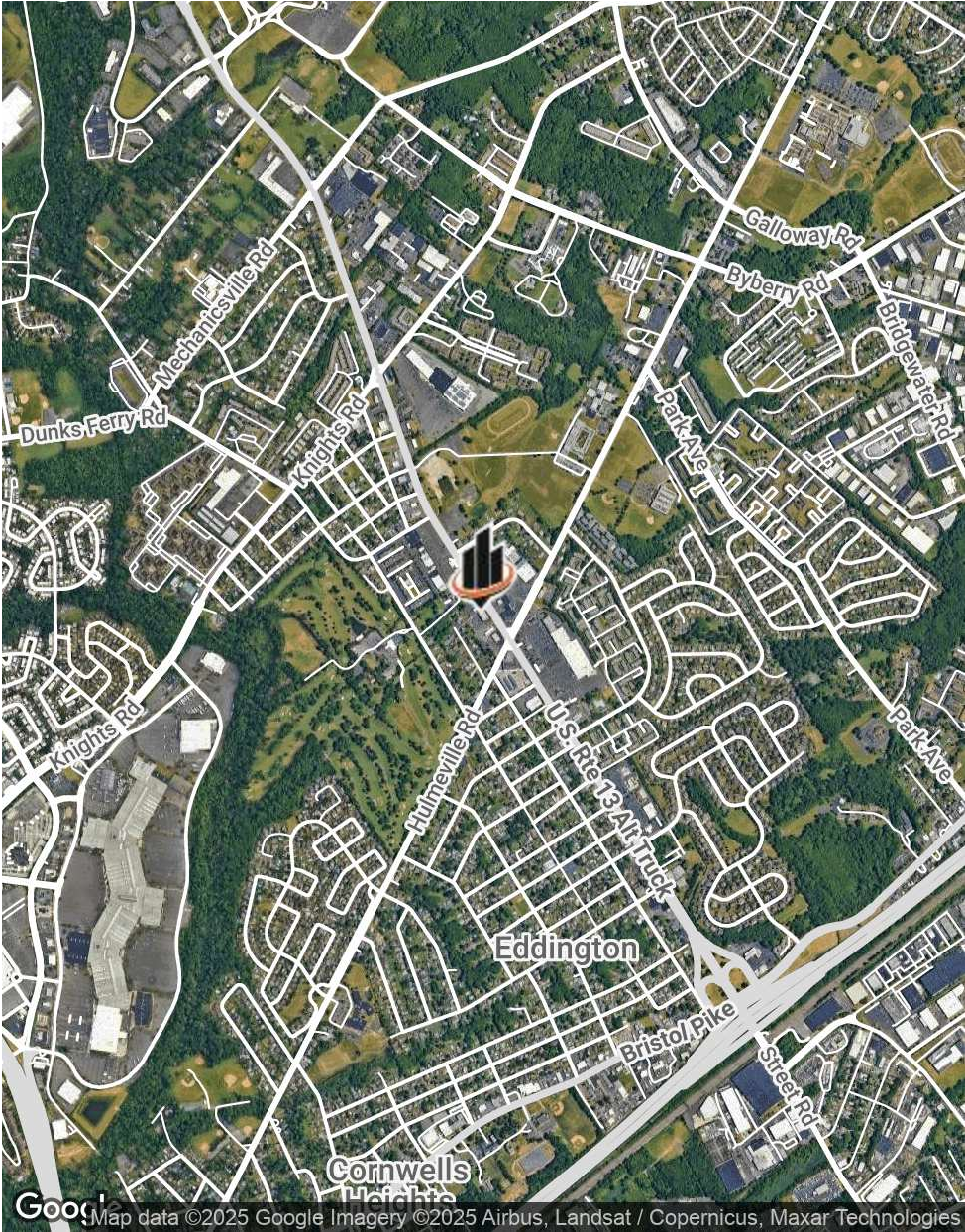
The Location



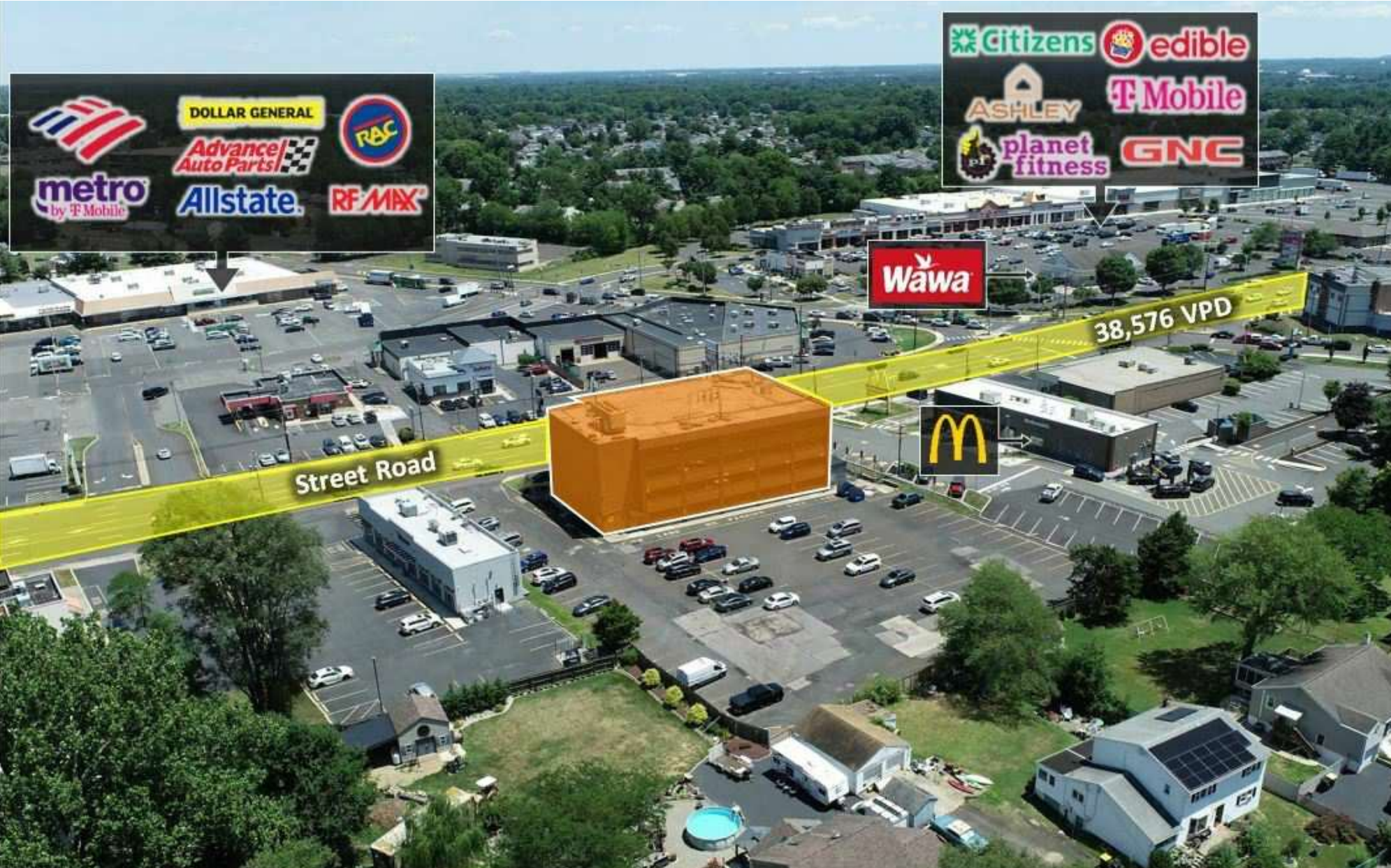
REGIONAL MAP

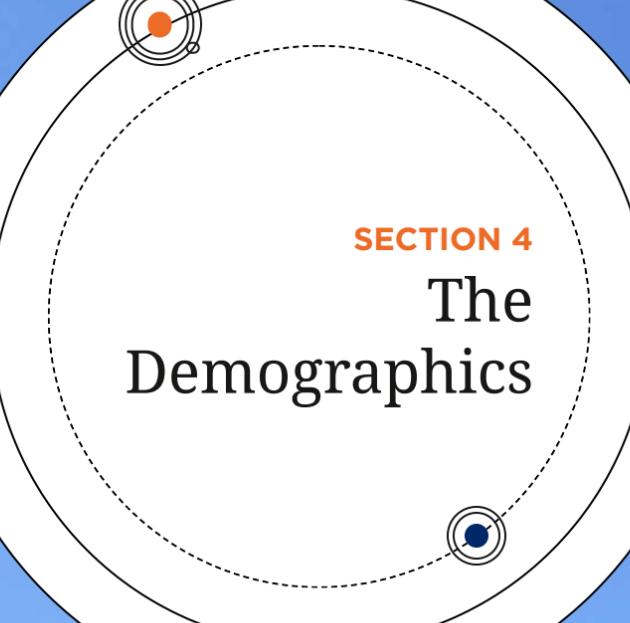


LOCATION MAP



RETAIL MAP





SECTION 4

The
Demographics

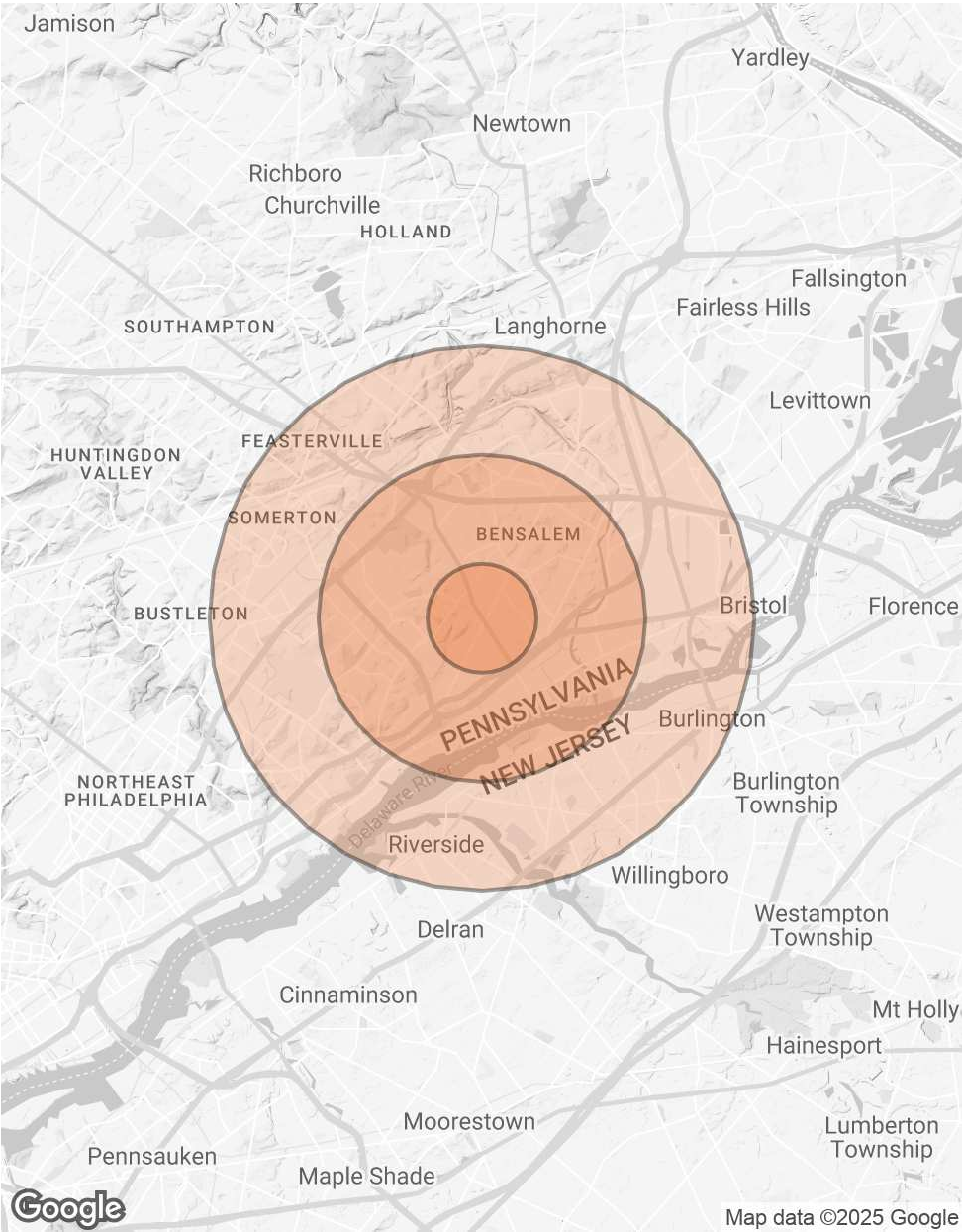


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,304	101,338	283,694
AVERAGE AGE	40	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,660	39,270	111,150
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$95,891	\$102,640	\$102,548
AVERAGE HOUSE VALUE	\$404,115	\$343,068	\$334,788

Demographics data derived from AlphaMap





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