

**OFFERING MEMORANDUM**

# Mixed-Use Flex Retail Building

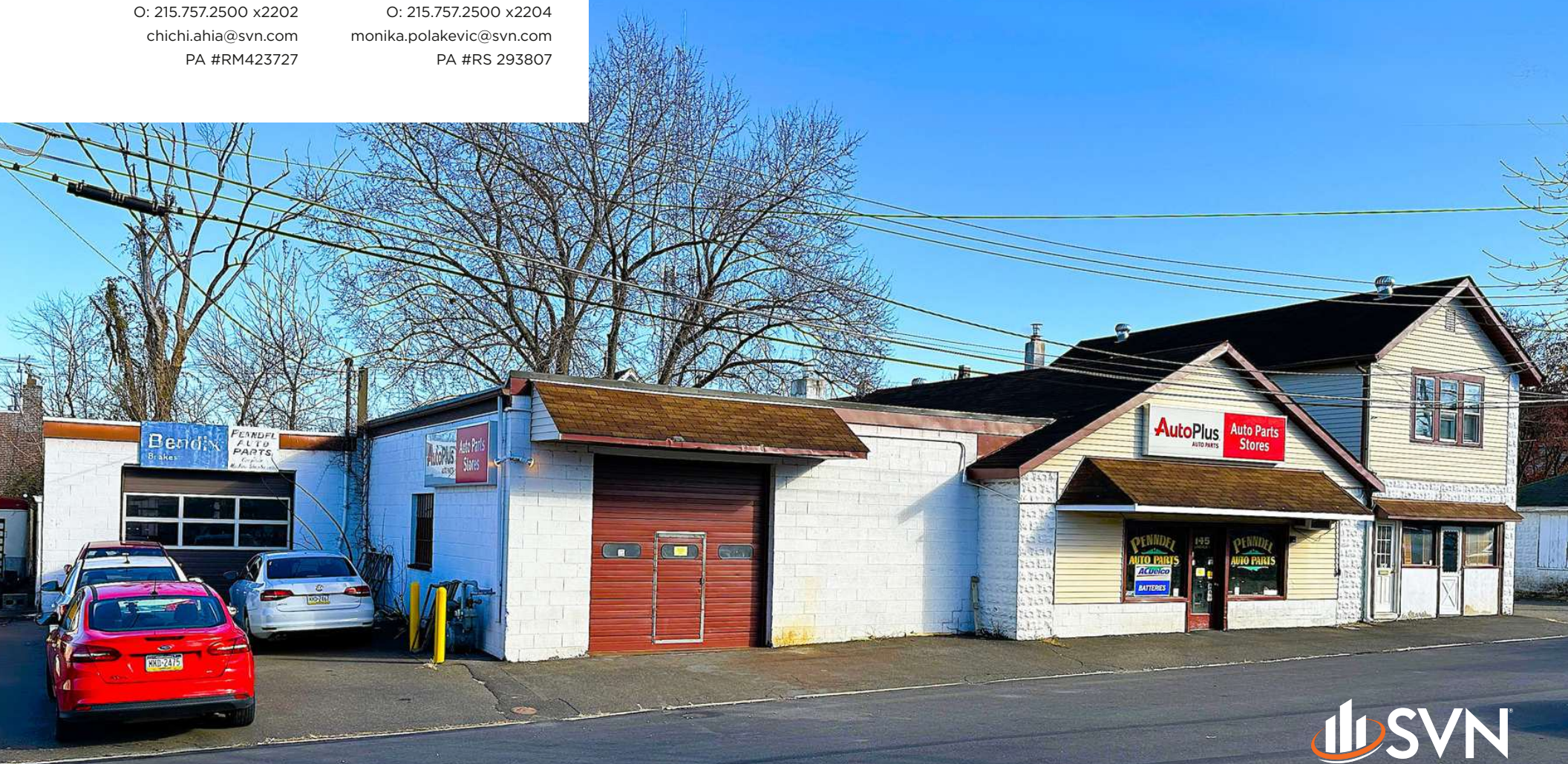
**145 LINCOLN AVENUE**

Penndel, PA 19047

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PA #RS 293807



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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.

SECTION 1  
The Property



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$825,000
<b>BUILDING SIZE:</b>	6,980 SF±
<b>LOT SIZE:</b>	0.22 AC±
<b>PRICE / SF:</b>	\$118.19
<b>ZONING:</b>	RC - Retail Commercial
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS STREET:</b>	U.S.Route 1 Bus

### PROPERTY OVERVIEW

A unique mixed-use opportunity featuring a 6,980 SF free-standing building located in Pennel Borough, Bucks County, PA. This property includes a 6,312 SF first-floor retail space, complete with two overhead doors and durable cinder block wall construction with 11-foot ceilings. Previously utilized as an automotive parts distributor, the building has been well-maintained and boasts a comprehensive list of recent improvements. Its versatile layout and prime location make it an excellent opportunity for owner-users with income from the residential apartment on the second floor. With immediate access to major area highways, this property is ideally positioned for a variety of uses permitted by right under its Retail Commercial zoning district.

### LOCATION OVERVIEW

Pennel Borough offers excellent accessibility, with key transportation routes such as U.S. Route 1, the PA Turnpike and I-95 all in close proximity. Centrally located, it connects conveniently to the Philadelphia, New York, South and Central New Jersey. The property is ideally situated just 0.3 miles from U.S. Route 1 Bus and 1.4 miles from U.S. Route 1. The area boasts numerous amenities, and a dense mix of residential and commercial neighborhoods.

## PROPERTY DETAILS

SALE PRICE	\$825,000
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BUILDING SIZE	6,980 SF±
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## LOCATION INFORMATION

BUILDING NAME	Mixed-Use / Retail Building
STREET ADDRESS	145 Lincoln Avenue
CITY, STATE, ZIP	Penndel, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	U.S. Route 1 Bus
TOWNSHIP	Penndel Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1 Bus - 0.2 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 32.3 Mi.

## PARKING & TRANSPORTATION

STREET PARKING	Yes
NUMBER OF PARKING SPACES	5

## PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	RC - Retail Commercial
LOT SIZE	0.22 AC±
APN #	32-003-148
RE TAXES (2024):	\$9,184
LOT FRONTAGE	122 ft
LOT DEPTH	55 ft
TRAFFIC COUNT	17,333 VPD
TRAFFIC COUNT STREET	U.S Route 1 Bus & Lincoln Ave

## BUILDING INFORMATION

BUILDING SIZE	6,980 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1971
YEAR LAST RENOVATED	2018
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

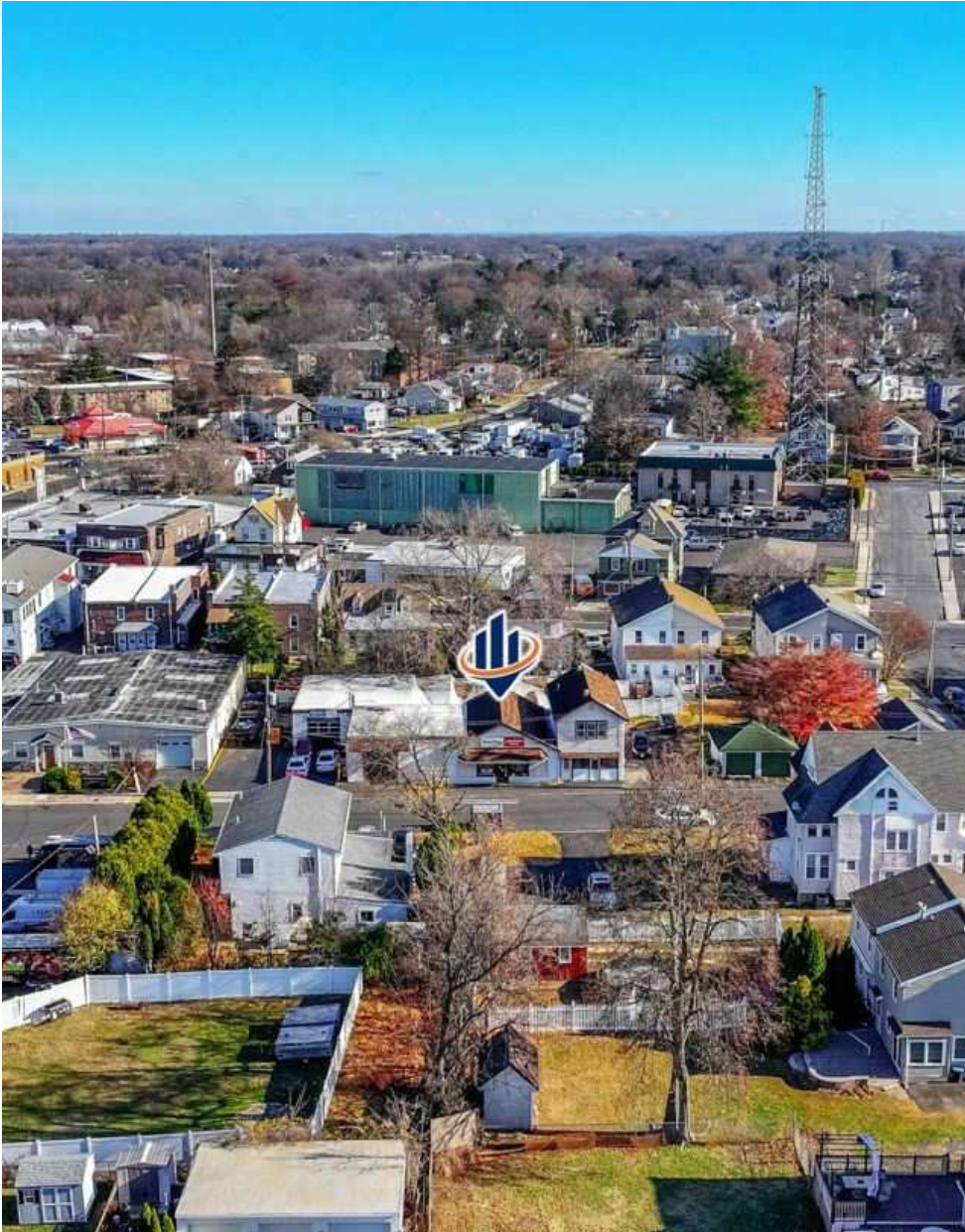
## PROPERTY HIGHLIGHTS

- ±6,980 SF prime mixed-use property
- ±6,312 SF flex / retail space available
- Income-producing residential apartment
- Two (2) overhead doors
- Well maintained w/recent improvements
- Amenities rich area
- Highly accessible
- Ideally positioned for business and consumer access
- Immediate access to U.S. Route 1 Bus and U.S. Route 1
- Close commuting proximity to/from Philadelphia
- Retail Commercial zoning district allowing for abundant permitted uses





ADDITIONAL PHOTOS

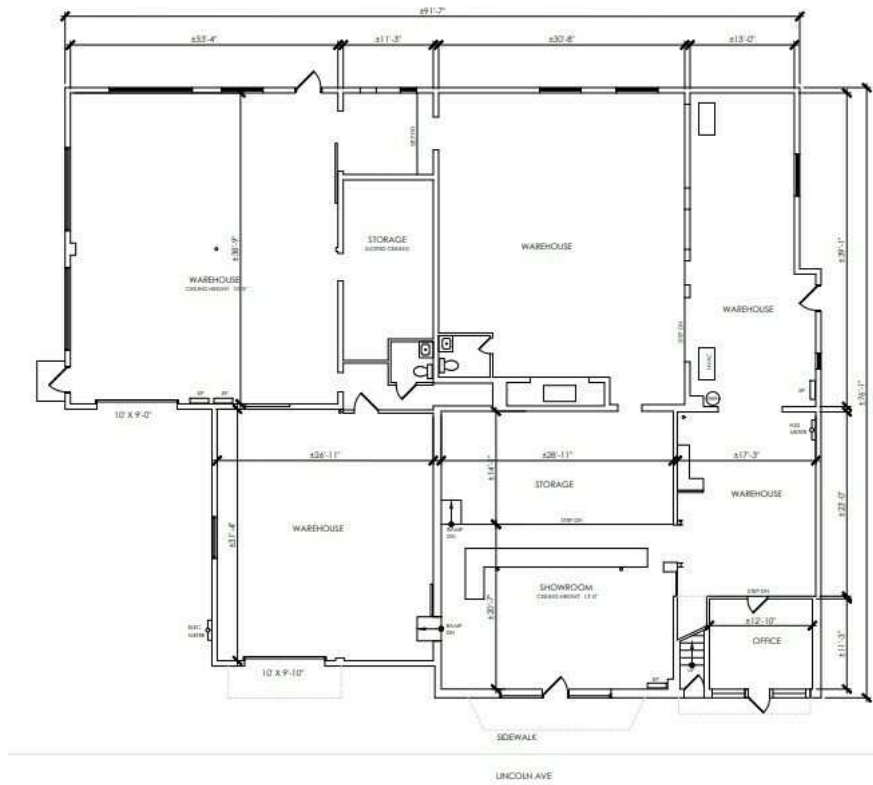




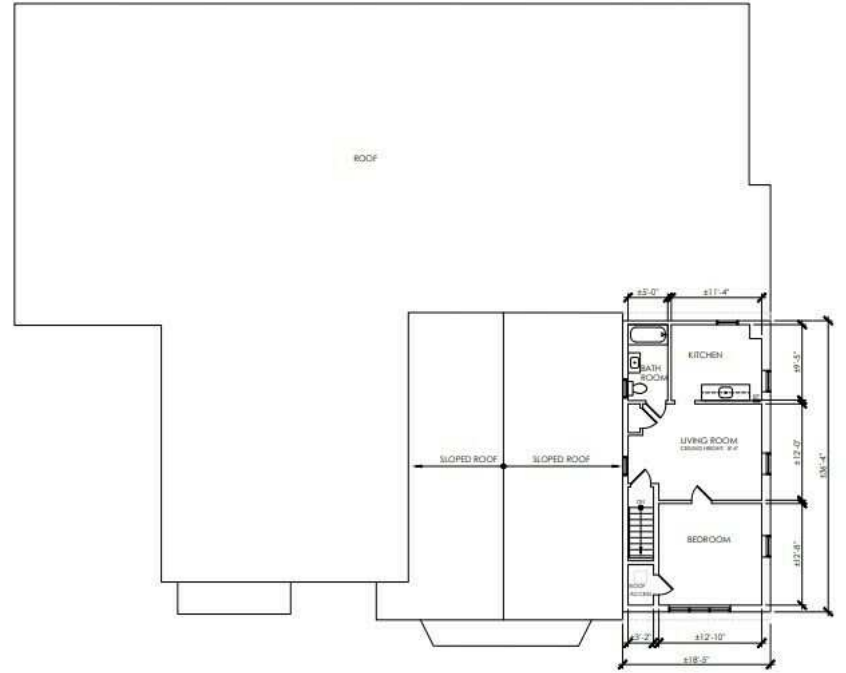
SECTION 2  
The Floor  
Plans



# FLOOR PLANS



1 | EXISTING FIRST FLOOR PLAN 6,312 SF  
SCALE: 1/8" = 1'-0"

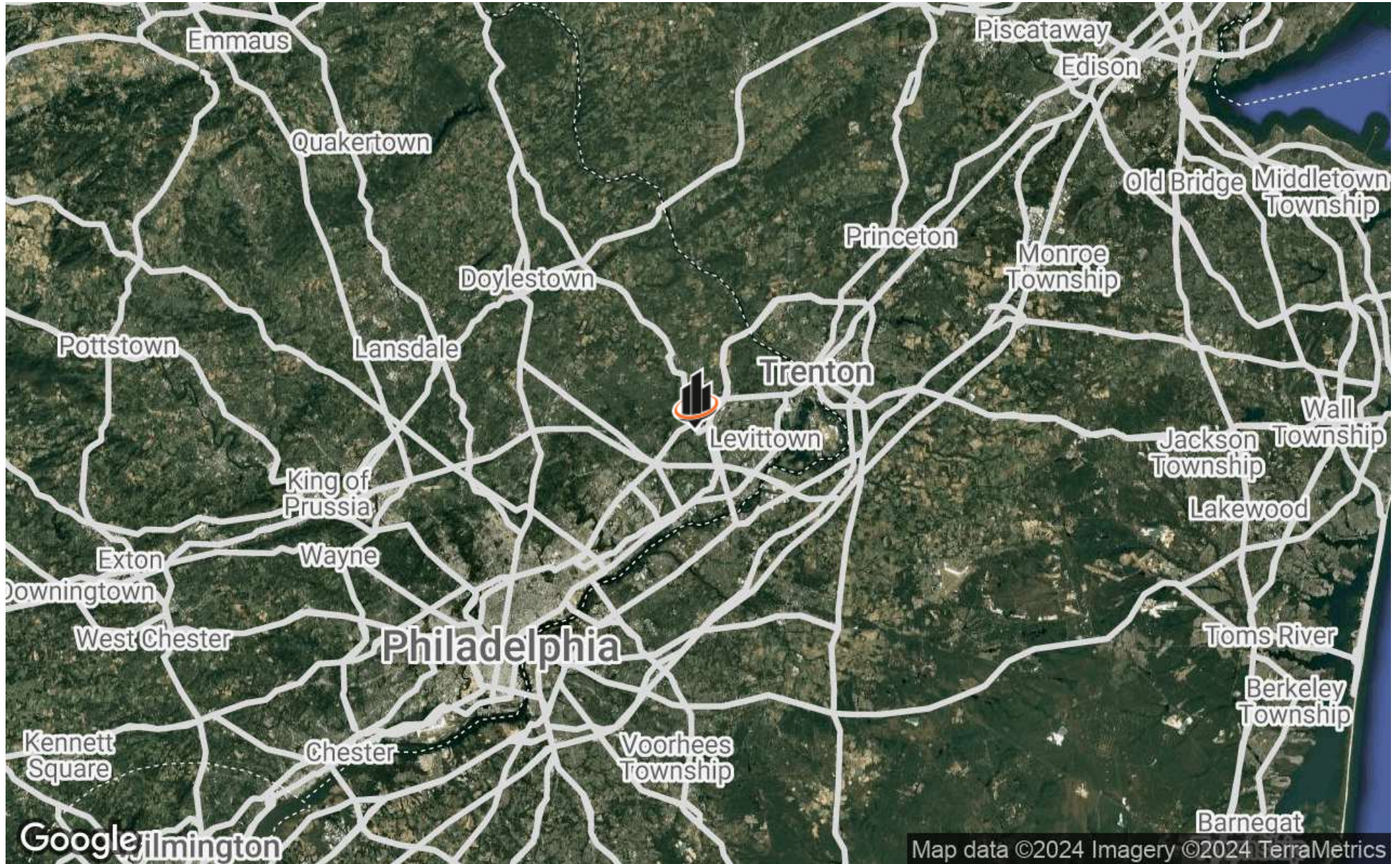


2 | EXISTING SECOND FLOOR PLAN 668 SF  
SCALE: 1/8" = 1'-0"

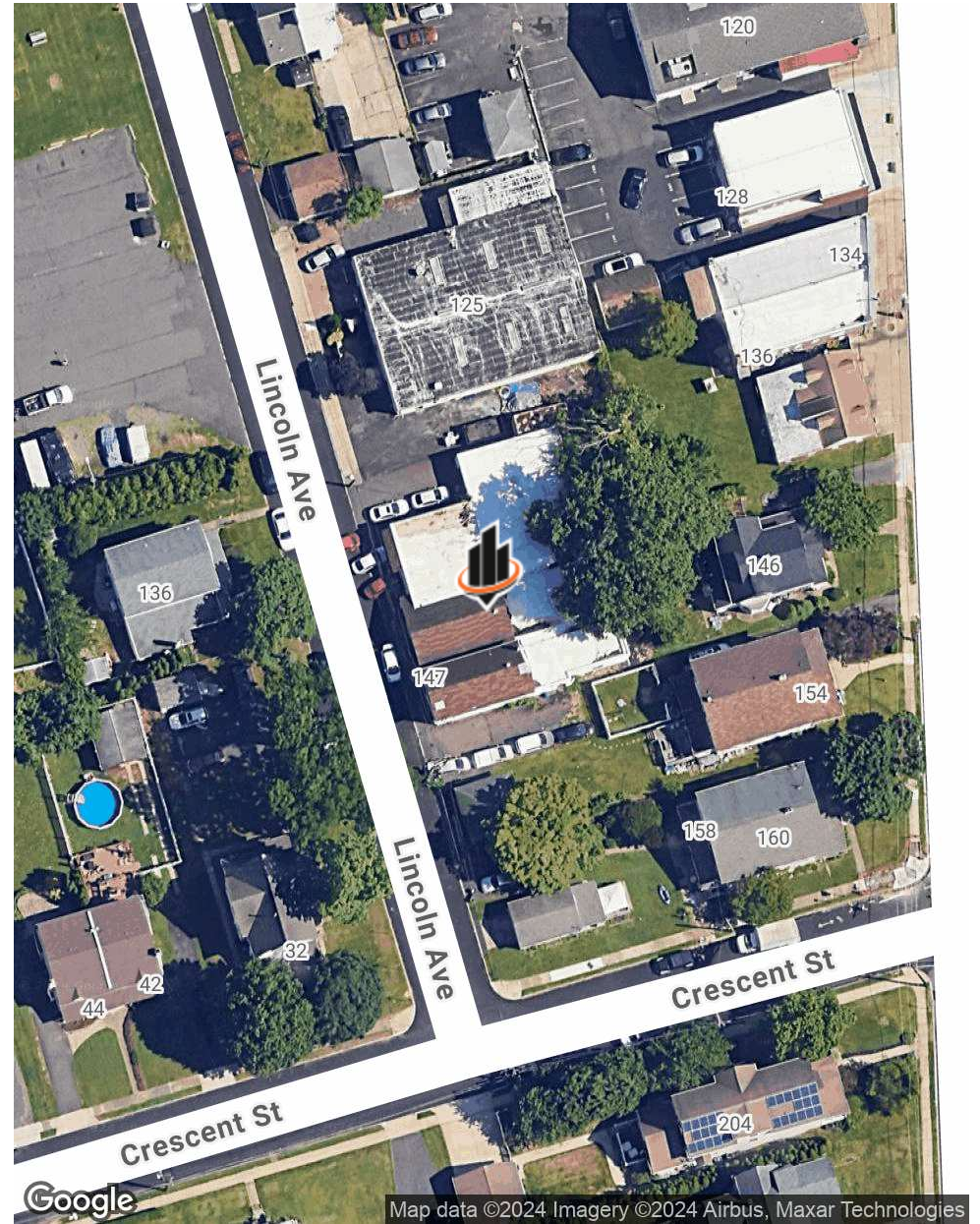
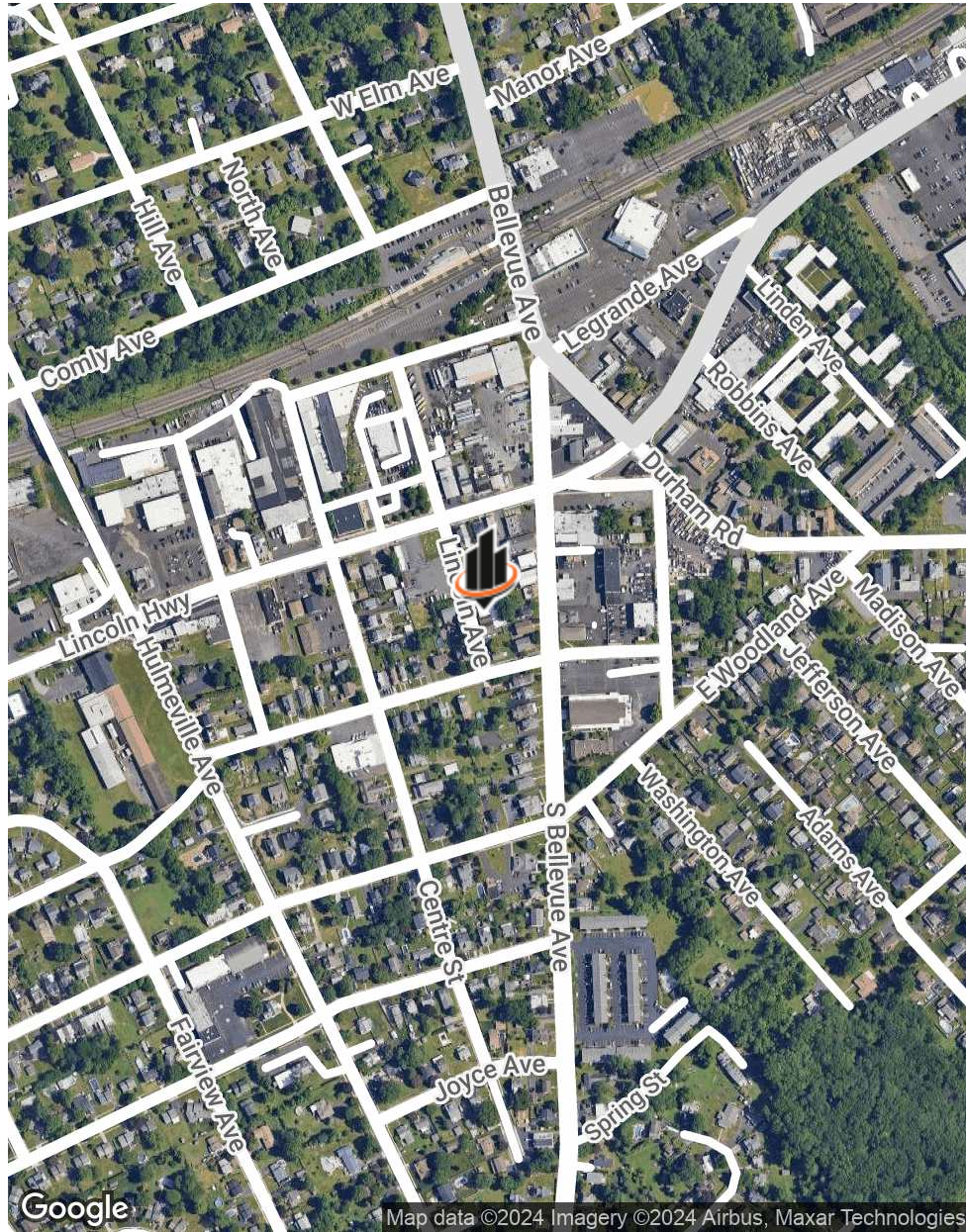
SECTION 3  
The Location



# REGIONAL MAP



# LOCATION MAP



SECTION 4  
The Zoning





**§ 405-18. Use regulations.**

TABLE OF USE REGULATIONS											
(To be used in conjunction with detailed descriptions in the remainder of this chapter.)											
Note: Refer to § 405-14 for an explanation of the symbols.											
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
1	Single-family detached	P	P	P	P	N	N	N	N	—	N
2	Single-family detached-lot line	N	N	P	N	N	N	N	N	—	N
3	Single-family attached or duplex [ <b>Amended 8-4-1986 by Ord. No. 86-4</b> ]	N	N	P	N	N	N	N	N	—	N
4	Patio house	N	N	P	N	N	N	N	N	—	N
5	Multiplex	N	N	P	N	N	N	N	N	—	N
6	Atrium house	N	N	P	N	N	N	N	N	—	N
7	Townhouse	N	N	P	N	N	N	N	N	—	N
8	Garden apartments	N	N	P	N	N	N	N	N	—	N
9	Conversion	S	S	S	S	N	N	N	N	—	N
10	Cluster development	N	N	P	N	N	N	N	N	—	N
11	Rooming house	N	N	N	N	P	P	N	N	—	N
12	Dwelling in combination	N	N	N	P	P	P	N	N	—	P
13	Religious use	P	P	P	P	N	N	N	N	—	N
14	School	P	P	P	P	N	N	N	N	—	N
15	Cultural facility	N	P	P	P	P	P	N	N	—	P
16	Auditorium, community centers, etc.	N	N	P	P	P	P	N	N	—	P
17	Day nursery, nursery school, etc.	N	S	S	S	N	N	N	N	—	P
18	Recreation facility, governmental	P	P	P	P	P	P	P	P	—	N
19	Recreation facility, nongovernmental	N	N	S	S	P	P	S	S	—	N
20	Private club or lodge	N	N	S	S	P	P	N	N	—	N
21	Nursing home	N	S	S	N	N	S	N	N	—	P
22	Hospital	S	S	S	N	N	N	N	N	—	N
23	Medical center	N	N	S	S	N	N	N	N	—	N
23.1	Sober living facility. [ <b>Added 4-15-2019 by Ord. No. 2019-1</b> ]	N	N	N	S	S	S	N	N	N	N
24	Professional service	N	N	S	P	P	P	N	N	—	P
25	Business services, nongovernmental	N	N	N	P	P	P	N	N	—	P

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Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
26	Business services, governmental	N	N	N	P	P	P	S	N	—	P
27	Health services	N	N	N	P	P	P	N	N	—	P
28	Veterinary services, kennels, stables	N	N	N	N	N	S	S	N	—	P
29	Trade or professional school, etc.	N	N	N	N	P	P	N	N	—	P
30	Retail shop	N	N	N	N	P	S	N	N	—	P
30.1	Retail shop - limited [Added 5-14-2002 by Ord. No. 2002-2]	N	N	N	N	S	S	N	N	—	—
30.1.1	Medical marijuana dispensary [Added 4-15-2019 by Ord. No. 2019-2]	N	N	N	N	S	S	N	N	S	N
31	Bulk commercial	N	N	N	N	N	P	P	N	—	N
32	Personal service	N	N	N	N	P	P	N	N	—	P
33	Repair service	N	N	N	N	P	P	N	N	—	P
34	Eating place, sit-down	N	N	N	P	P	P	P	N	—	P*
35	Eating place, drive-in/take-out	N	N	N	N	P	P	P	N	—	N
36	Mortuary or funeral home	N	N	S	S	N	P	N	N	—	N
37	Public entertainment facility	N	N	N	N	P	S	N	N	—	N
38	Motel, hotel, tourist home	N	N	N	N	P	P	N	N	—	P**
39	Parking area or garage	N	N	N	N	P	P	P	N	—	CU
40	Gasoline service station	N	N	N	N	N	P	N	N	—	N
41	Repair garage	N	N	N	N	N	P	N	N	—	N
42	Sale of auto accessories	N	N	N	N	P	P	N	N	—	N
43	Bus or taxicab terminal	N	N	N	N	S	P	N	N	—	N
44	School bus yard	N	N	N	N	N	P	P	N	—	N
45	Truck terminal	N	N	N	N	N	P	P	N	—	N
46	Railroad station, railway service	N	N	N	N	N	N	P	N	—	P
47	Communication facility	N	N	N	P	P	N	P	N	—	N
47(A)	Cellular telecommunications facility [Added 1-5-2004 by Ord. No. 2004-1]	P	P	P	P	P	P	P	P	P	N
48	Supply utility	N	N	N	N	S	S	S	N	—	N

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Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOI
49	Petroleum product and gas substation	N	N	N	N	N	S	S	N	—	N
50	Sanitary utility	P	P	P	P	P	P	P	N	—	N
51	Fire station	S	S	S	P	P	P	P	N	—	N
52	Fire signal	P	P	P	P	P	P	P	P	—	P
53	Wholesale business and storage	N	N	N	N	P	P	P	N	—	N
54	Warehousing	N	N	N	N	N	N	P	N	—	N
55	Manufacturing	N	N	N	N	N	N	P	N	—	N
55.1	Medical marijuana grower/processor [Added 4-15-2019 by Ord. No. 2019-2]	N	N	N	N	N	N	S	N	N	N
56	Laboratory for research	N	N	N	N	N	N	P	N	—	N
57	Contractor's office and storage	N	N	N	N	N	S	P	N	—	N
58	No-impact home-based business [Amended 5-7-2012 by Ord. No. 2012-4]	P	P	P	P	P	P	P	N	—	N
59	Residential accessory	P	P	P	P	P	P	P	N	—	N
60	Temporary structure or use	P	P	P	P	P	P	P	P	—	N
61	Accessory building	N	N	N	N	P	P	P	N	—	N
62	Outside storage	N	N	N	N	N	P	P	N	—	N
63	Outside display	N	N	N	N	S	S	N	N	—	N
64	Travel trailer storage	P	P	P	P	P	P	P	P	—	N
65	Off-street parking	P	P	P	P	P	P	P	P	—	N
66	Sign	P	P	P	P	P	P	P	P	—	N
67	Adult entertainment establishment [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
68	Adult bookstore [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
69	Adult motion-picture theater [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
70	Adult mini motion-picture theater [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N

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(To be used in conjunction with detailed descriptions in the remainder of this chapter.)											
Note: Refer to § 405-14 for an explanation of the symbols.											
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
71	Massage parlor [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
72	Bathhouse [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
73	Modeling studio [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
74	Artist body-painting studio [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
75	Cabaret [Added 10-2-1978 by Ord. No. 78-4]	N	N	N	N	N	N	N	N	P	N
76	Arcade [Added 2-7-1983 by Ord. No. 83-4]	N	N	N	N	N	N	N	N	P	N
77	Brewery, winery or distillery [Added 6-15-2020 by Ord. No. 2020-1 <sup>1</sup> ]	N	N	N	N	N	N	N	N	N	P
78	Market [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	P
79	Accessory outdoor eating/drinking area [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU
80	Accessory brewing [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU
81	Cultural and entertainment [Added 6-15-2020 by Ord. No. 2020-1]	N	N	N	N	N	N	N	N	N	CU
* Use 34 shall be a permitted use in the TOD Overlay District when part of a mixed-use development.											
** As permitted by Use 38.											

A. Residential uses. The following regulations shall apply to residential uses within the Borough of Pennel.

(1) Use 1. Single-family detached dwelling.

(2) Use 2. Single-family detached lot line. In R-3 Districts such dwellings may be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards. The building is set on one of the side property lines. An easement for maintenance on the adjoining lot is one of the requirements for this type of construction.

1. Editor's Note: This ordinance also added a TOD column to this table.

SECTION 5  
The  
Demographics



# DEMOGRAPHICS MAP & REPORT

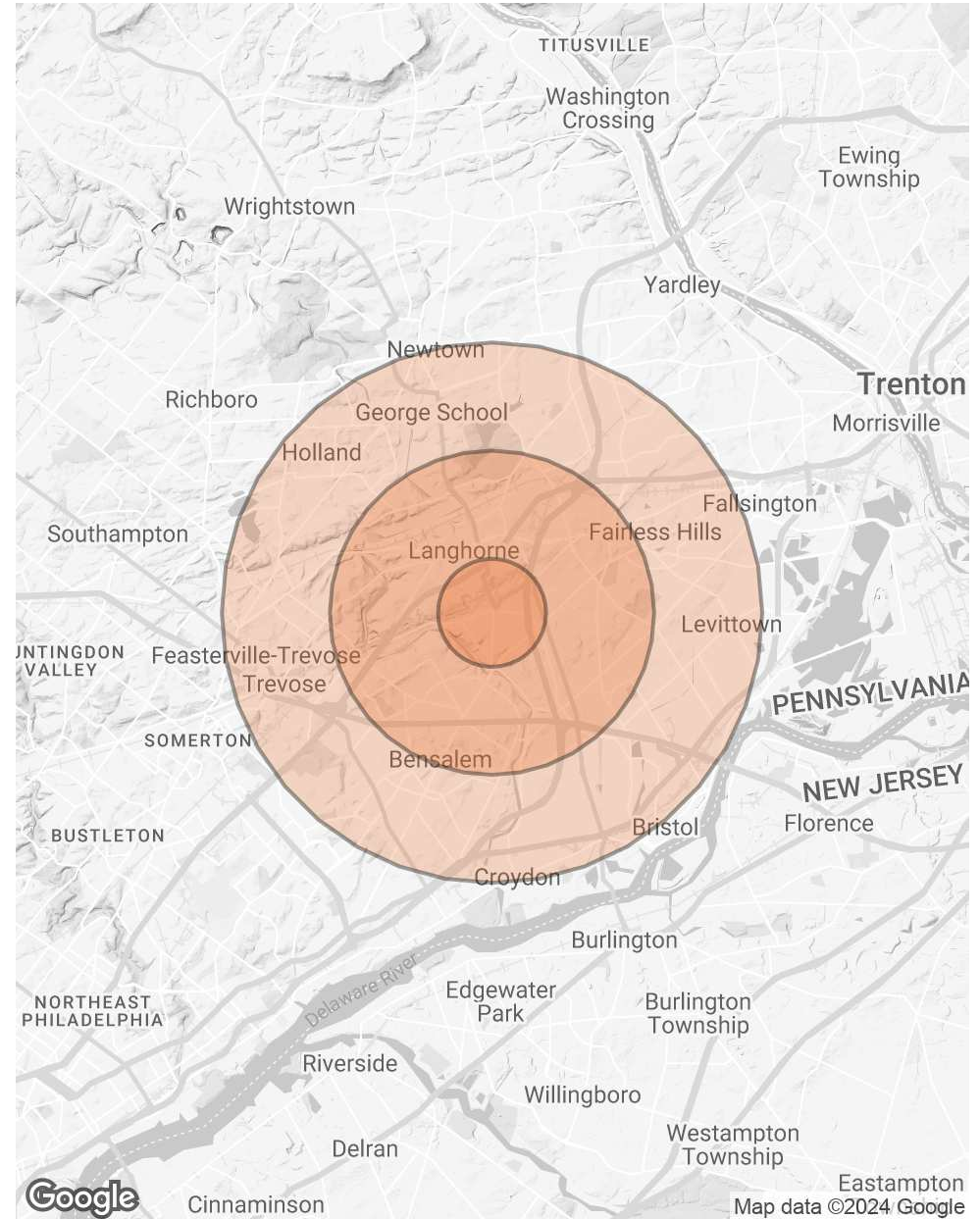
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,563	84,394	229,724
<b>AVERAGE AGE</b>	41	43	43
<b>AVERAGE AGE (MALE)</b>	40	42	42
<b>AVERAGE AGE (FEMALE)</b>	42	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,296	31,724	87,462
<b># OF PERSONS PER HH</b>	2.7	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$123,577	\$125,368	\$121,846
<b>AVERAGE HOUSE VALUE</b>	\$430,482	\$397,211	\$397,125

Demographics data derived from AlphaMap





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