OFFERING MEMORANDUM

Prime 3 Acre Development Site

TRENTON ROAD & ARLEANS AVENUE

Fairless Hills, PA 19030

PRESENTED BY:

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AHIA COMMERCIAL REAL ESTATE

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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

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OFFERING SUMMARY

SALE PRICE:	Subject to offer
LEASE RATE:	Subject to offer
LOT SIZE:	3 AC±
YEAR BUILT:	1968
ZONING:	NC / SC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present a prime corner development site ideally situated in Fairless Hills, Falls Township, Bucks County, Pennsylvania. The multi-acre assemblage has a combined land area of approximately 3 acres±. A portion of the assemblage is currently improved with a free-standing former bank building. Local retailers and points of interest in immediate proximity include Fairless Hills Garden Center, Funzilla, Rite-Aid, Dollar Tree, Dunkin Donuts, a soon-to-be completed Wawa and many others. This easily accessible and visible location sits in close proximity to dense residential developments and an abundance of neighborhood amenities.

LOCATION OVERVIEW

The site is located at the signalized intersection of Trenton Road and Arleans Avenue in Falls Township, Bucks County. This convenient location is in close proximity to the New Jersey state border and an easily commutable distance to Philadelphia, South and Central New Jersey, and New York City. The site is approximately 0.4 miles from Lincoln Hwy (Bus. Route 1), 1.0 mile from U.S. Highway 1, 1.4 miles from Rt.13, 3.7 miles from the Trenton/Morrisville Bridge, and 3.5 miles from I-95.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER

LEASE RATE	SUBJECT TO OFFER

LOCATION INFORMATION

BUILDING NAME	Prime 3 Acre Development Site
STREET ADDRESS	Trenton Road & Arleans Avenue
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Arleans Ave
TOWNSHIP	Falls Twp.
NEAREST HIGHWAY	U.S. Highway 1 - 1 MI
NEAREST AIRPORT	Trenton Mercer (TTN) - 12.9 MI

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	9.0
NUMBER OF PARKING SPACES	31

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Office
ZONING	NC / SC
LOT SIZE	3 AC±
APN #	13-017-209 & 13-017-210-002
CORNER PROPERTY	Yes
TRAFFIC COUNT	7,873 VPD
TRAFFIC COUNT STREET	Trenton Rd & Vermillion Way

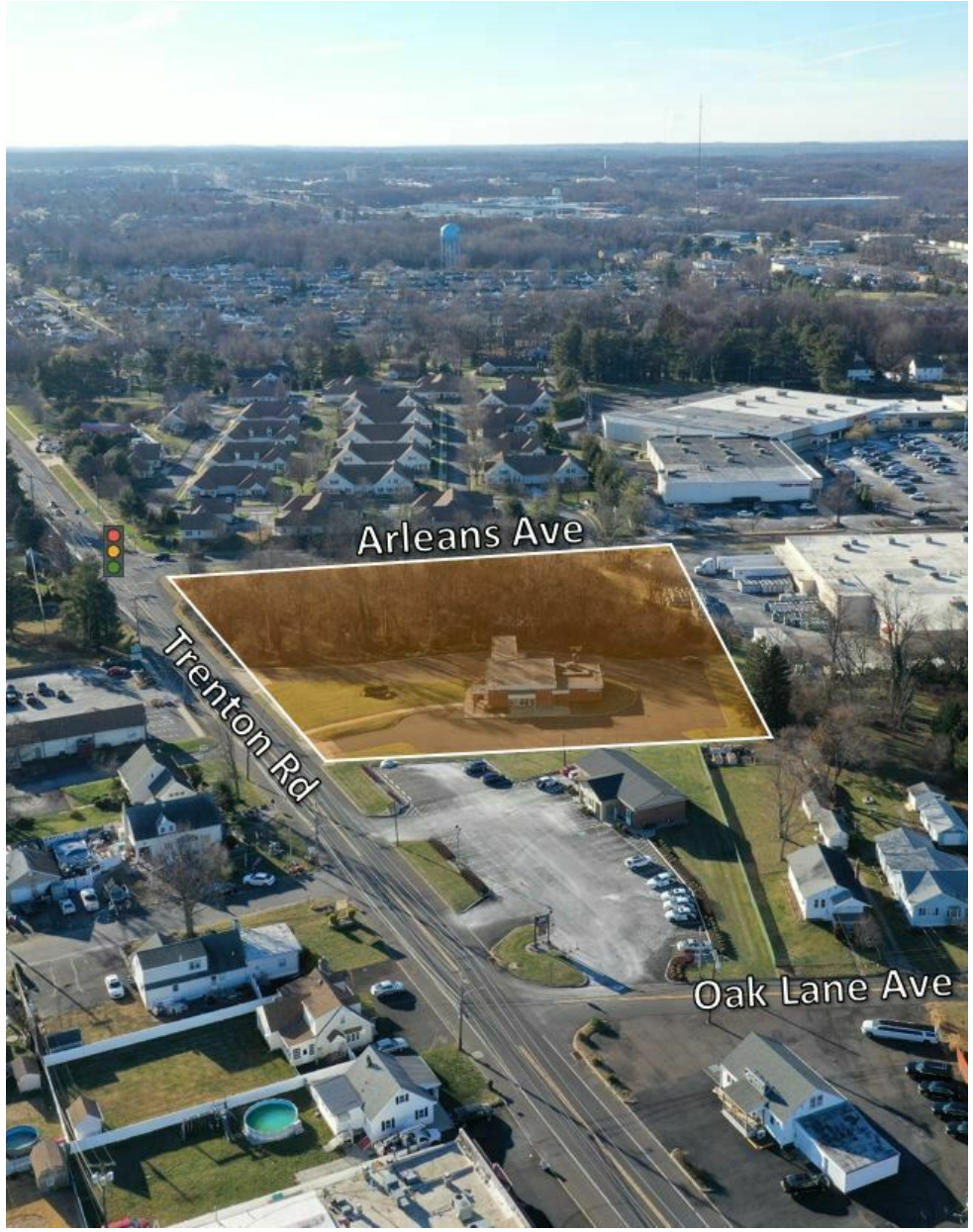
BUILDING INFORMATION

BUILDING SIZE	3,413 SF±
NUMBER OF FLOORS	1
YEAR BUILT	1968
NUMBER OF LOTS	2

PROPERTY HIGHLIGHTS

- Prime land development opportunity
- 3.01 ± acre assemblage
- Corner location at signalized Intersection
- Multi-parcel, single entity ownership
- Level topography
- Public utilities on site
- Excellent signage opportunity
- Amenities rich neighborhood
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Quality demographic profile
- Highly visible / accessible location
- Commutable proximity to/from Philadelphia, New Jersey and New York City
- Close proximity to several major medical systems
- Area amenities include the Oxford Valley Mall, Aria-Jefferson Health Hospital, and Sesame Place
- Convenient access to/from US-1, Interstate 95 / 295 and PA Turnpike
- Neighborhood Commercial/Shopping Center Commercial zoning districts - abundant permitted uses

ADDITIONAL PHOTOS



1
Coming Soon
Wawa
ARLEANS AVE
DOLLAR TREE
TRENTON RD
Retro Fitness
BIG LOTS!
RACE JUMP
FUNZILLA
EAT PLAY

SECTION 2

The Location

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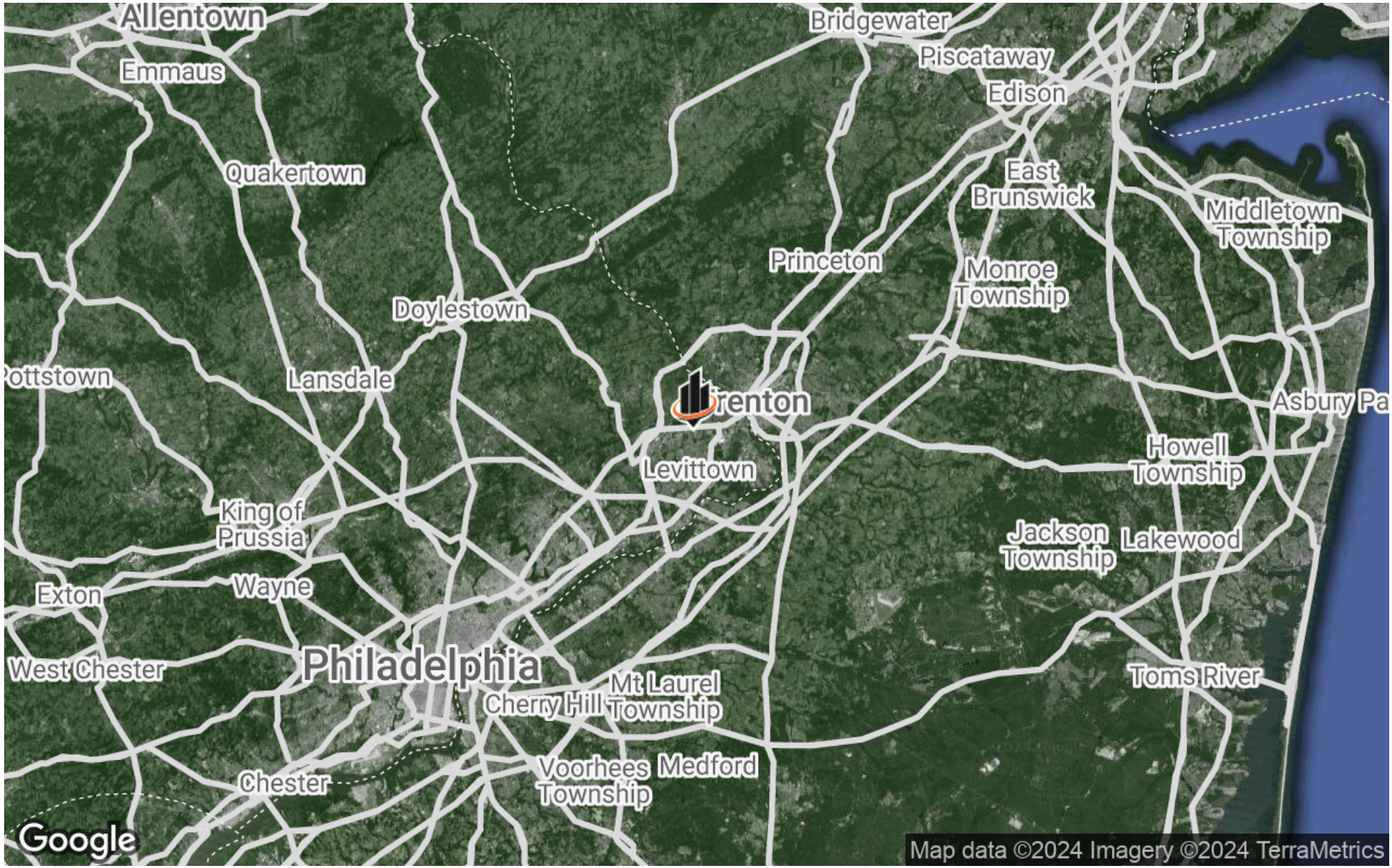
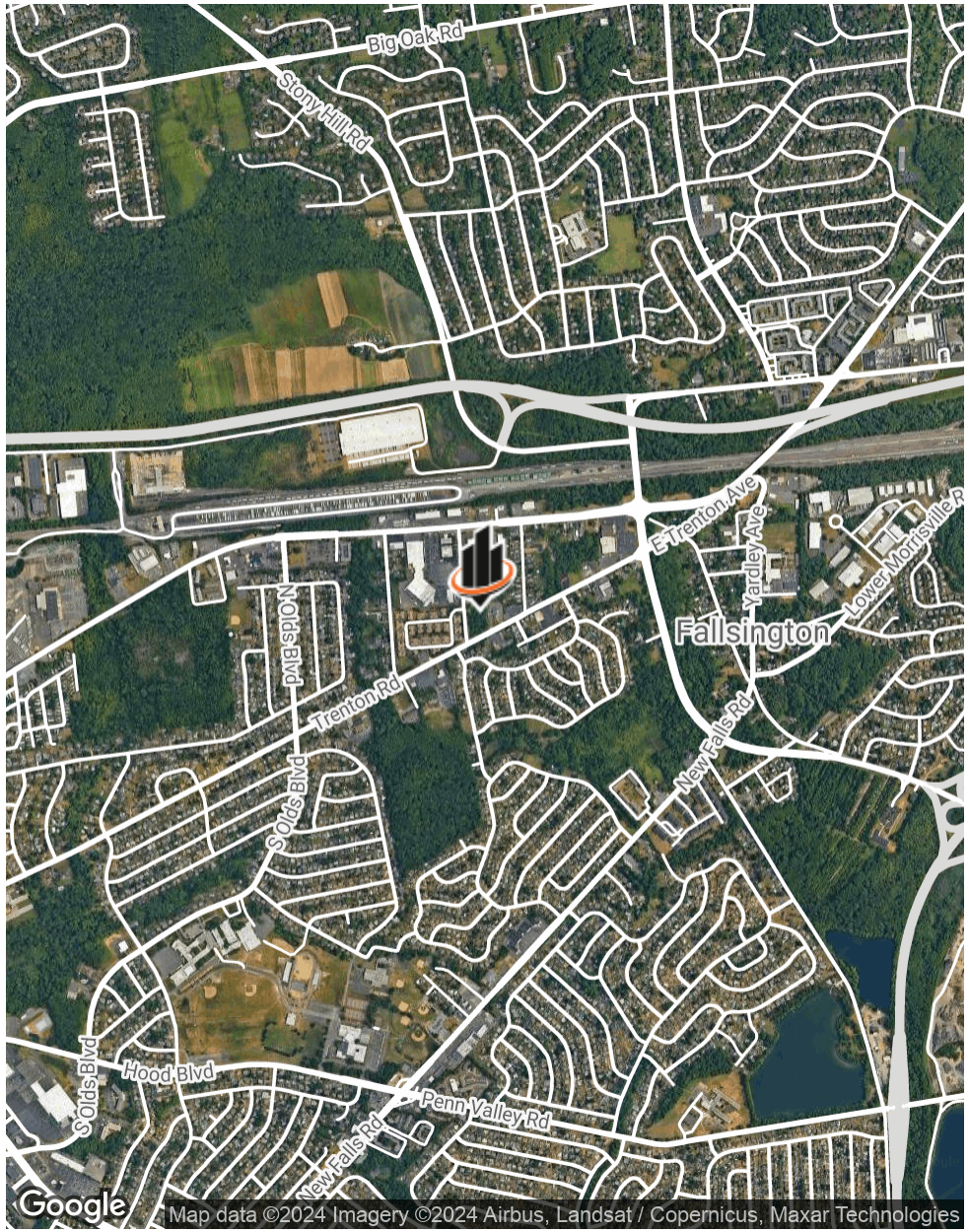
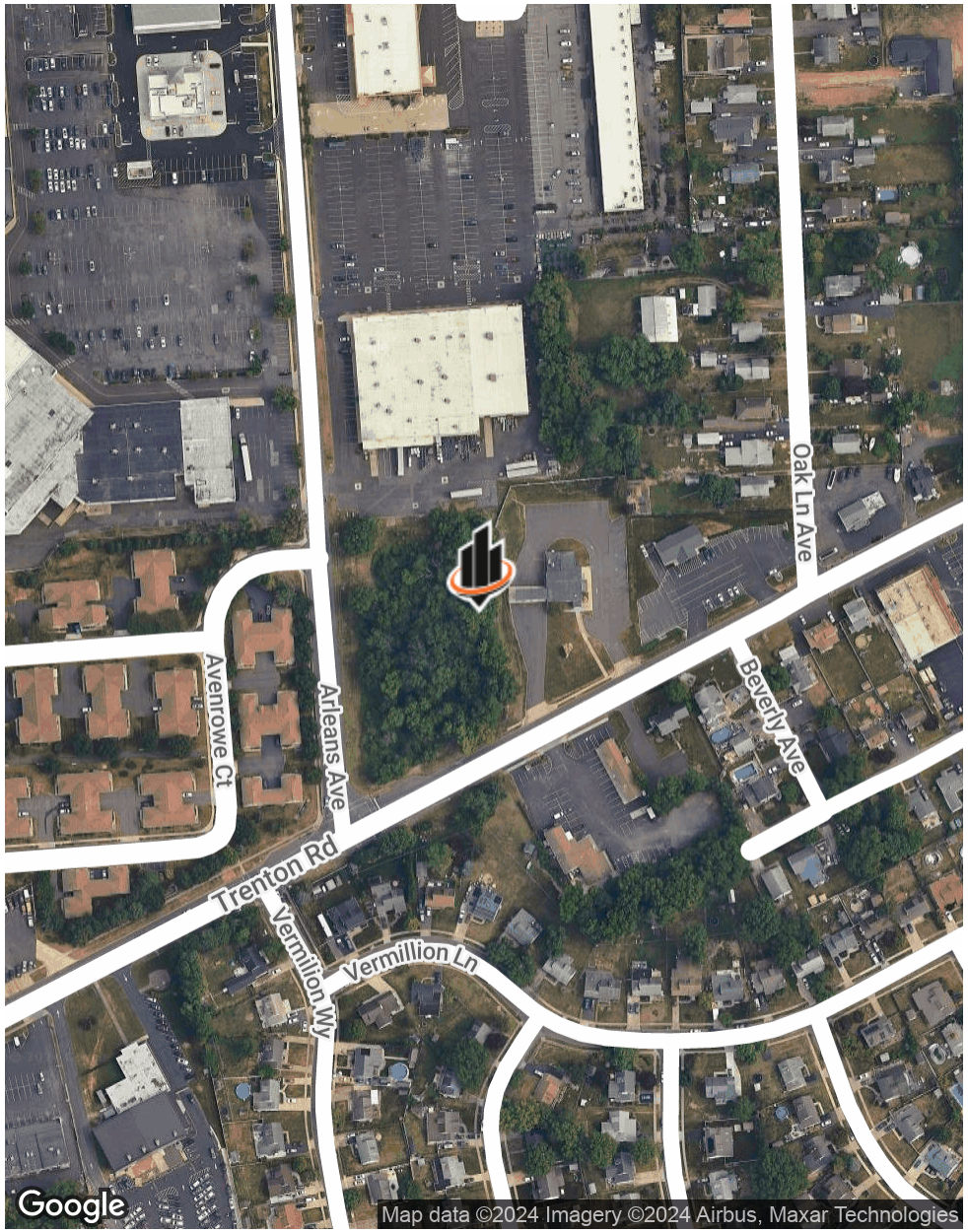
REGIONAL MAP

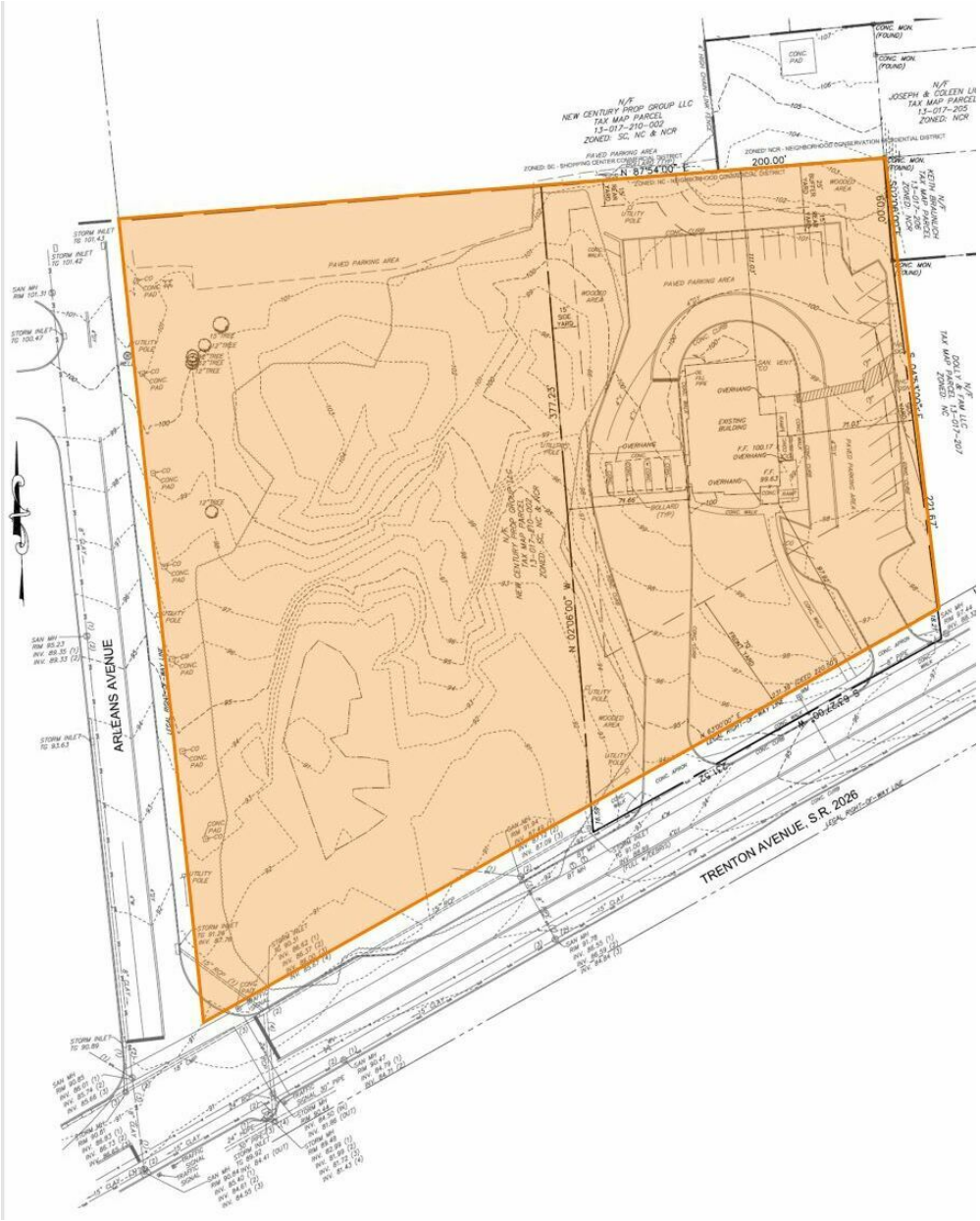


LOCATION MAP





SITE PLANS


ARLEANS AVENUE
TRENTON AVENUE, S.R. 2026
200.00'
377.25'
221.62'
N 02°06'00" W
N 87°54'00" E
PAVED PARKING AREA
EXISTING BUILDING
N/F
NEW CENTURY PROP GROUP LLC
TAX MAP PARCEL
13-017-210-002
ZONED: SC, NC & NCR

SECTION 3

The Zoning

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§ 209-22. NC Neighborhood Commercial District.

A. Purpose. The purpose of the NC Neighborhood Commercial District is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents of the immediate neighborhood. Development in these areas shall be designed to enhance and improve commercial centers by ensuring an adequate traffic circulation plan developed so that each building does not have its own access points to the highways. The building appearances and signs shall be compatible, and parking facilities shall be interrelated and capable of common usage where advisable.

B. Principal permitted uses.

(1) Convenience shops, including grocery store, drugstore, gift shop, hardware store, and clothing store, except as prohibited in § 209-22J.

(2) Automatic self-service laundry, baked goods store, confectionary store, shoe repair and dry-cleaning store, or laundry where laundering and dry cleaning are performed on the premises.

(3) Office building and professional offices, including medical, dental, realty, insurance, law offices, accounting services and governmental services.

(4) Bank.

(5) Barbershop and beauty shop.

(6) Public or private library.

(7) Restaurant.

(8) Brewery, microbrewery, micro-winery, distillery, brew pub.

(9) Day-care center.

(10) Other uses of the same general nature.

C. Accessory buildings, structures or uses permitted.

(1) Off-street parking.

(2) Fences and walls. (See § 209-37.)

(3) Off-street loading areas.

(4) Garages to house delivery trucks or other vehicles.

(5) Vending machines.

(6) Machines for amusement, entertainment and/or the rendition of music, provided that they comply with the requirements set forth in § 209-50.1.

(7) Drive-through facility, subject to conditional use approval and subject to the requirements set forth in § 209-23E(8).

D. Maximum building and structure height. No building and/or structure shall exceed 25 feet in height.

E. Area and yard requirements. See Table 4.[1]

F. General requirements.

(1) One building may contain more than one use, and each use will occupy a minimum gross floor area of 750 square feet, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district.

(2) At least the first 20 feet adjacent to any street line shall not be used for parking and shall be planted and maintained as lawn area, ground cover or landscaped with evergreen shrubbery separated from the parking area by curbing.

(3) No merchandise, products, equipment or similar materials or objects shall be displayed or stored outside.

(4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.

(5) All improved areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, grass or similar plantings and maintained in good condition.

(6) All building walls facing any street or residential district shall be suitably finished for aesthetic purposes.

G. Minimum off-street parking.

(1) Minimum off-street parking shall be as provided in § 209-42.

(2) The Zoning Hearing Board may grant a special exception to reduce parking requirements by a maximum of 15%, subject to the provisions of § 209-23I(2).

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1. Editor's Note: Said table is included as an attachment to this chapter.

H. Minimum off-street loading shall be as provided in § 209-42.

I. Conditional uses permitted:

(1) Outdoor dining areas when accessory to a restaurant or bar/tavern subject to the regulations set forth in § 209-32.4E(3).

J. Prohibited uses.

(1) Chain stores servicing the general public, supermarkets, department stores, discount stores or motor vehicle fueling stations are not permitted.

(2) Clubs and lounges.

§ 209-24. SC Shopping Center Commercial District.

A. Purpose. The purpose of the SC Shopping Center Commercial District is to allow for the development of shopping center facilities which offer multiple commercial, retail and service operations adjacent to principal arterial highway access. It is intended that these areas be developed in accordance with an overall plan coordinating the architectural features, landscaping, drainage, shared parking, types of uses, controlled access points and similar standards and aesthetic features so that the final product will be a self-contained shopping center, whether constructed all at one time or in stages over a period of time.

B. Principal permitted uses.

(1) Convenience shop, including grocery store, drugstore, gift shop, hardware store, and clothing store.

(2) Automatic self-service laundry, baked goods store, confectionary store, shoe repair and dry-cleaning store, or laundry where laundering and dry cleaning are performed on the premises.

(3) Office building and business or professional office, including medical, dental, realty, insurance, law office, accounting services and governmental services.

(4) Bank, without drive-through facilities or services.

(5) Barbershop and beauty shop.

(6) Library.

(7) Day-care center.

(8) Department store.

(9) Furniture or appliance store.

(10) Garden center.

(11) Theater.

(12) Restaurant, without outside seating.

(13) Bakery.

(14) Fitness center, gymnasium.

(15) Arcade.

(16) Shopping center comprised of combinations of the preceding uses.

(17) Brewery, microbrewery, micro-winery, distillery, brew pub, without outside seating.

C. Uses permitted by conditional use:

(1) Sale of fireworks, subject to Pennsylvania Act 43 of 2017.[1]

D. Accessory buildings, structures and uses permitted.

(1) Off-street parking.

(2) Fences and walls. (See § 209-37.)

(3) Off-street loading areas.

(4) Garages to house delivery trucks or other vehicles.

(5) Vending machines.

(6) Machines for amusement, entertainment and/or the rendition of music, provided that they comply with the requirements set forth in § 209-50.1.

E. Maximum building and/or structure height. No building and/or structure shall exceed 50 feet in height, except as may be specifically permitted by the terms of this chapter.

F. Area and yard requirements. (See Table 4.[2]) All buildings within the shopping center shall be attached or, if separated, shall have a separation of at least 20 feet or 1 1/2 of the height of the tallest adjacent building, whichever is greater.

G. General requirements.

(1) Any principal building may contain more than one principal permitted use and/or organization. Any lot may contain more than one principal building, provided that each principal building is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning and subdivision and land development regulations, including frontage on a public street. One building may contain more than one use, provided that the total building coverage of the combined use does not exceed the maximum building coverage specified for this district and, further, that each use and/or tenant occupies a minimum gross floor area of 750 square feet.

(2) At least the first 50 feet adjacent to any lot line, as measured from the ultimate right-of-way line of abutting streets and as measured from the side and rear lot lines, shall not be used for parking, storage, buildings or visible stormwater management devices and shall be planted and maintained in a lawn area or ground cover and landscaped with street trees along the street line and with a buffer yard along all other lot lines.

(3) Outside displays.

(a) No merchandise, products, equipment or similar materials or objects shall be displayed or stored outside except in those instances where outside

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1. **Editor's Note: See 72 P.S. § 7101 et seq.**

2. **Editor's Note: Said table is included as an attachment to this chapter.**

display is customarily incidental to the peculiar nature of the business as a permitted use, use by special exception or by conditional use. This exception would include:

[1] Garden centers engaged in sale of living plants.

[2] Automobile sales.

[3] Building materials.

(b) Outside displays must conform to and not infringe upon setback areas, buffer areas and planting areas.

(4) All improved portions of the property not utilized by buildings or paved surfaces shall be landscaped, using combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees common to the area, in order to maintain or reestablish the tone of vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planted for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring the capacity of any natural or man-made drainage system. The drainage system shall comply with the Township Stormwater Management Ordinance.[3]

(5) Waste for disposal shall be stored in a closed container which should be adequately screened from all streets and adjacent residential areas and should be of sufficient capacity so that overflow does not occur. See § 209-38.1F.

(6) All building walls facing any street or residential district shall be suitably finished for aesthetic purposes.

H. Minimum off-street parking requirements shall be as provided in § 209-42.

I. Minimum off-street loading requirements shall be as provided in § 209-42.

J. No lot in the SC Shopping Center District shall be provided with more than one point of direct access to Lincoln Highway. Access points shall be separated from any access on an abutting property and from any intersecting street by a minimum of 500 feet, as measured along the frontage of Lincoln Highway.

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3. Editor's Note: See Ch. 187, Stormwater Management.

SECTION 4

The Demographics

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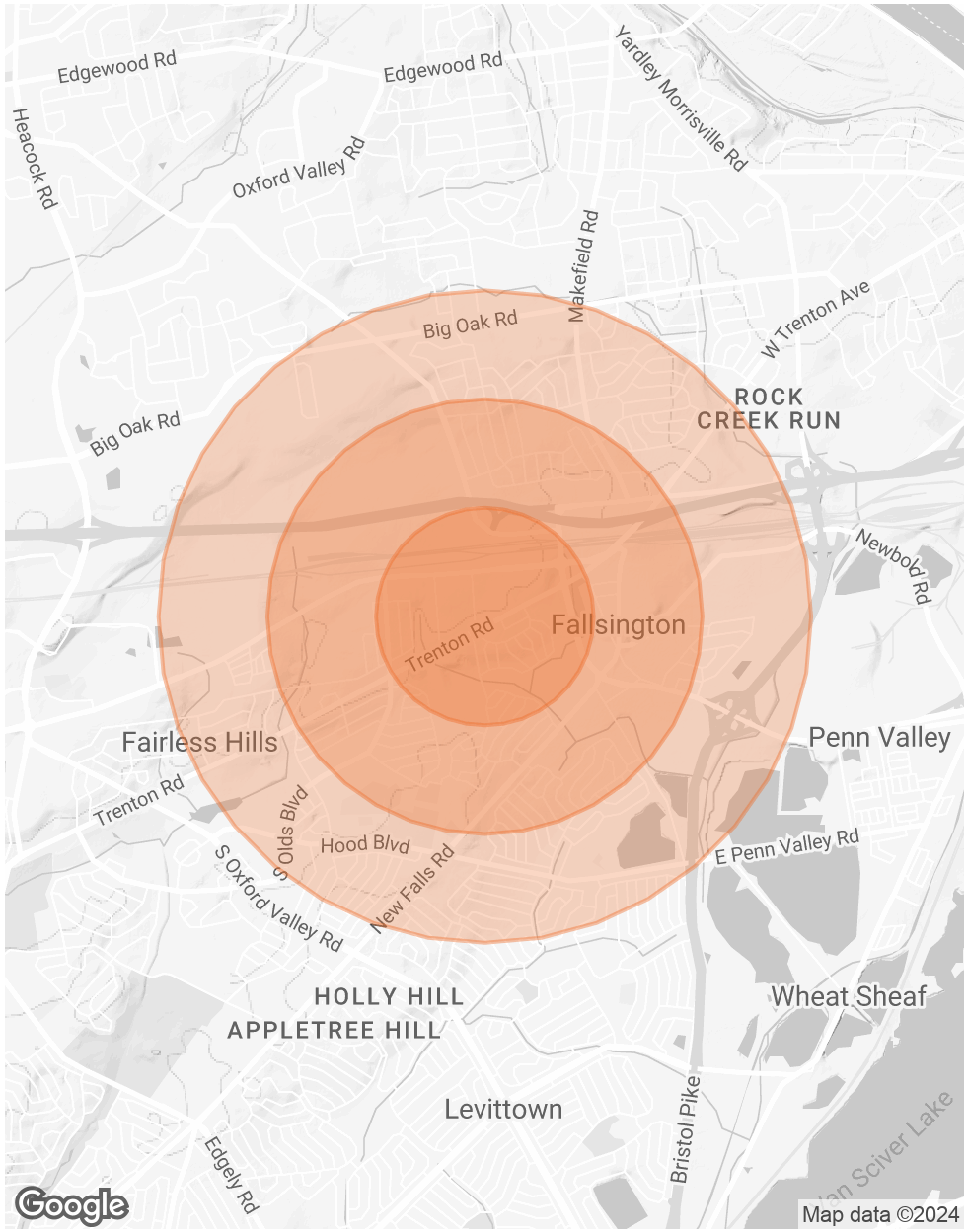
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,929	7,119	18,939
AVERAGE AGE	39.9	39.9	39.7
AVERAGE AGE (MALE)	34.7	34.2	36.3
AVERAGE AGE (FEMALE)	44.3	42.5	41.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	688	2,600	7,125
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	$117,980	$108,951	$105,862
AVERAGE HOUSE VALUE	$263,784	$280,474	$293,554

** Demographic data derived from 2020 ACS - US Census*



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