

## OFFERING MEMORANDUM

# Prime Yardley Borough Retail Space

**40 S. MAIN ST**

Yardley, PA 19067

### PRESENTED BY:

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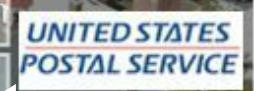
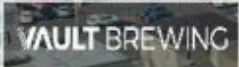
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





SECTION 1

The Property



S MAIN ST



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
AVAILABLE SF:	994 - 1,049 SF±
BUILDING SIZE:	5,935 SF±
YEAR BUILT:	1970
ZONING:	C-1 Pedestrial - Oriented Commercial District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present Yardley Square retail spaces, located within Yardley borough’s Main Street corridor. This multi-tenant strip center is located directly next door to WAWA and in close proximity to the town’s primary intersection of Afton Avenue and Main Street. Additional parking is available in the private parking lot in the back of the property, as well as in the nearby Borough community parking lot. There are two prime retail spaces available. The first is comprised of 1,049 RSF±, which includes a fully equipped commercial kitchen suitable for a deli, restaurant or bakery & the second is 994 RSF± . The interior offers great character and a turn-key set up with versatile floor plans which accommodate many potential uses. Visible and accessible location with prominent signage opportunities. Yardley is an amenities rich borough neighborhood with a diverse tenant mix in immediate proximity.

LOCATION OVERVIEW

Located in Yardley Borough, which is home to eclectic shopping, fine dining and other cultural attractions. Local retailers and points of interest include Wawa, Starbucks, Trattoria Rosa Bianca, La La Lobster, Burritos, The Vault Brewing Co. and many others. There are over 116,000 residents living within 5-mile radius with an average household income of \$123,000. The site is a 30 minute drive to Princeton, 40 minute drive to Philadelphia and 90 minute drive to New York City.



PROPERTY DETAILS

LEASE RATE	SUBJECT TO OFFER
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LOCATION INFORMATION

BUILDING NAME	Yardley Square
STREET ADDRESS	40 S. Main St
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Afton Ave
TOWNSHIP	Yardley Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 1.2 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 4.4 Mi
	Philadelphia Intl Airport (PHL) - 39 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Multi-Tenant Retail Center
PROPERTY SUBTYPE	Street Retail
LOT SIZE	0.19 AC±
APN #	54-3-161 & 54-3-176
LOT FRONTAGE	62 ft
LOT DEPTH	138 ft
TRAFFIC COUNT	8,101 VPD
TRAFFIC COUNT STREET	Main St & Cold Spring Ave

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.8/1000
NUMBER OF PARKING SPACES	23



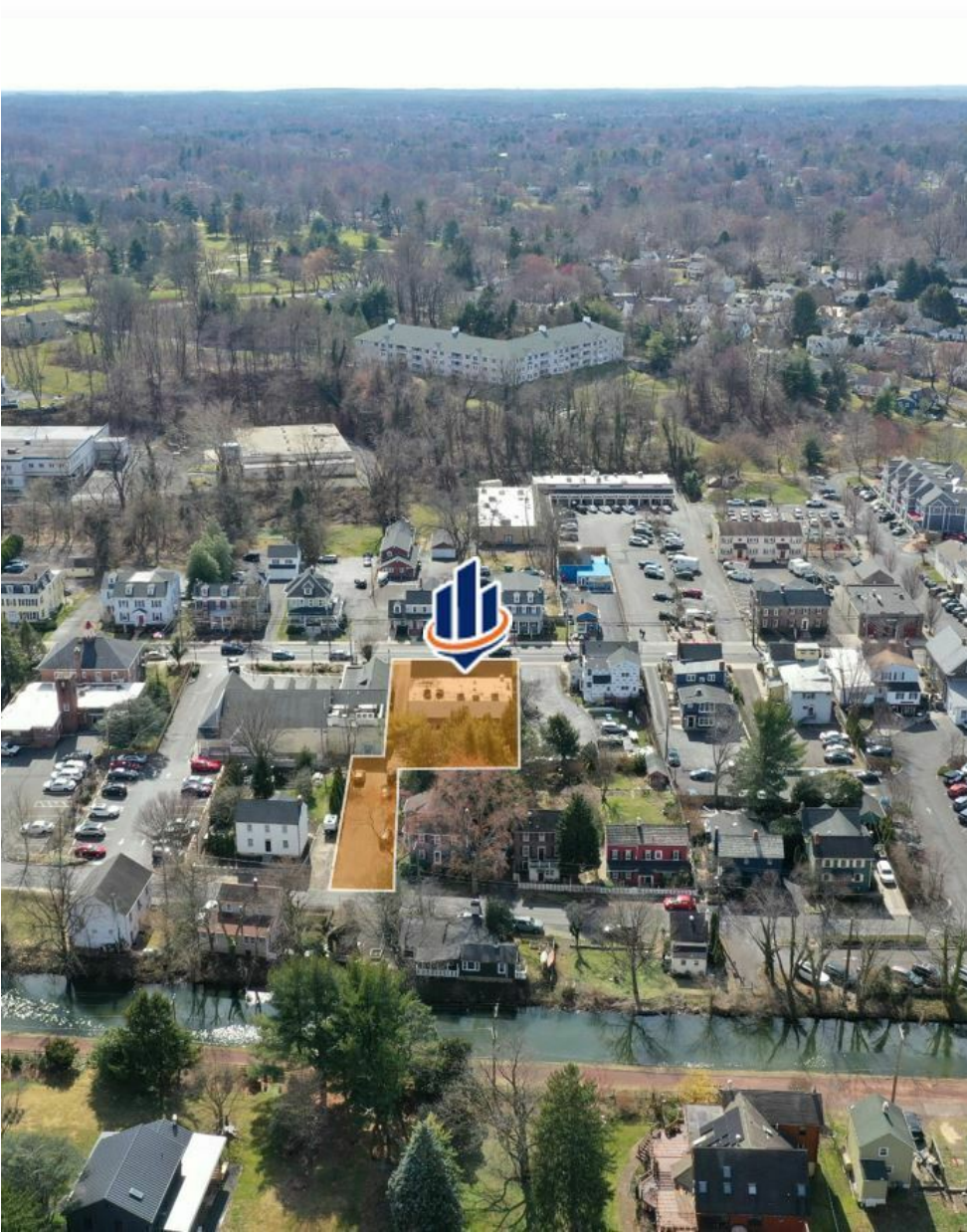
## PROPERTY HIGHLIGHTS

- Excellent retail / office space
- Prime, town center borough location
- Heavy vehicular and pedestrian traffic
- Directly next door to Wawa
- Two (2) units available
- Unit 1 - 1,049 RSF±, Unit 4 - 994 RSF±
- Available for immediate occupancy
- Ample street and municipal parking available
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- C-1 (Pedestrian-Oriented Commercial District) – abundant permitted uses





ADDITIONAL PHOTOS

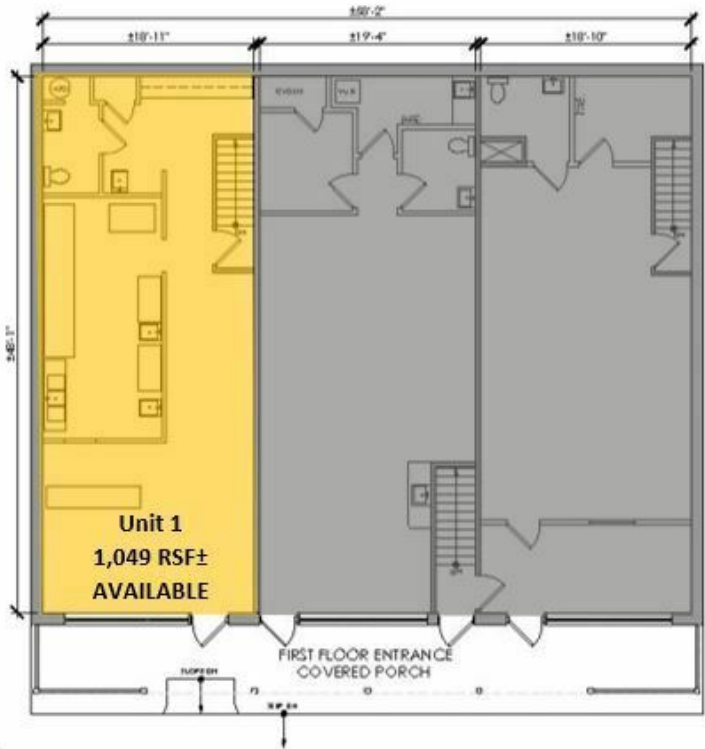








FLOOR PLANS



1 | FIRST FLOOR RECORD CONDITIONS PLAN  
SCALE: 1/8" = 1'-0"



2 | LOWER LEVEL RECORD CONDITIONS PLAN  
SCALE: 1/8" = 1'-0"



40 S. MAIN STREET  
Yardley, PA

DATE: April 27, 2023  
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SECTION 2

# The Location



VAULT BREWING

La La Lobster

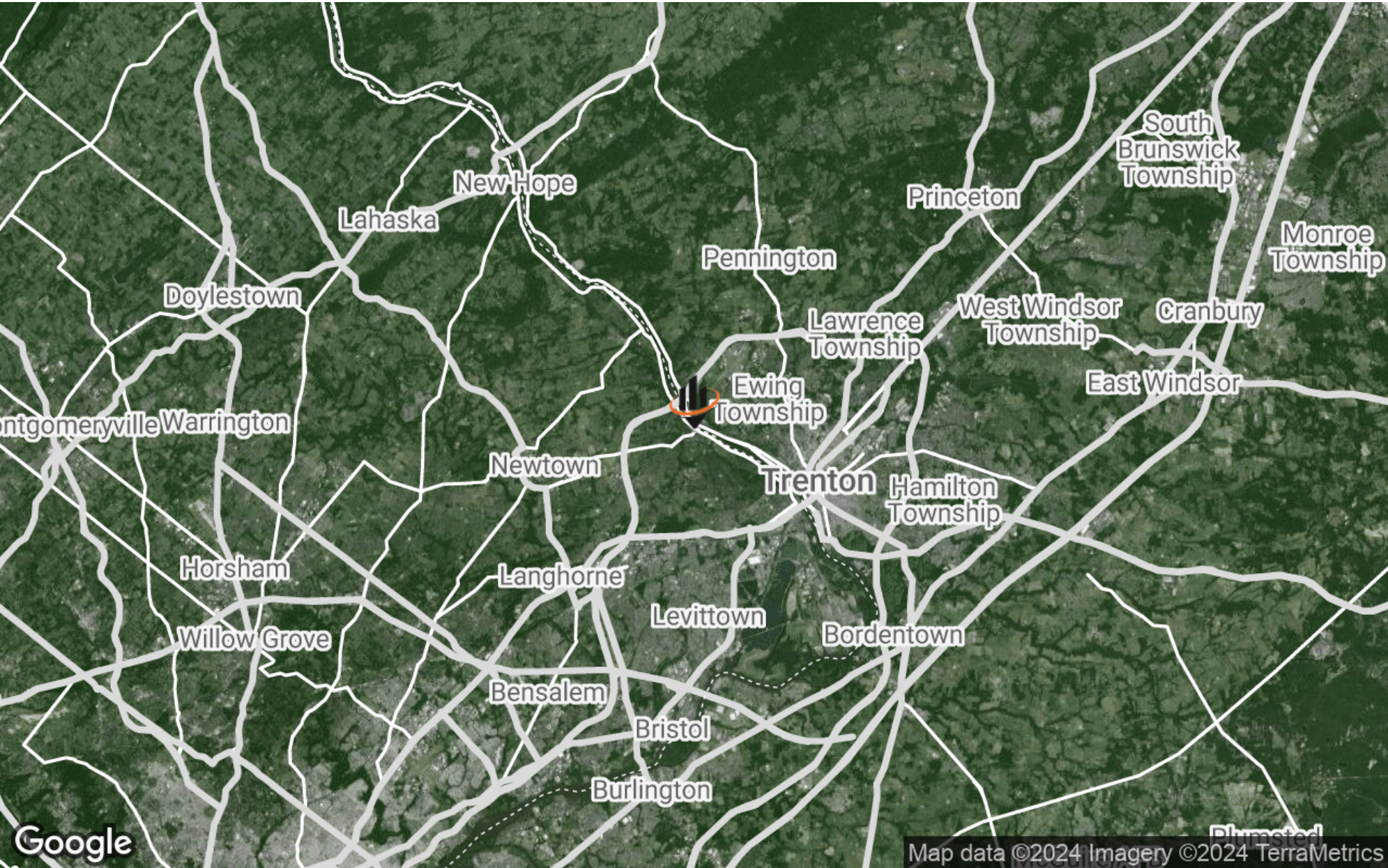


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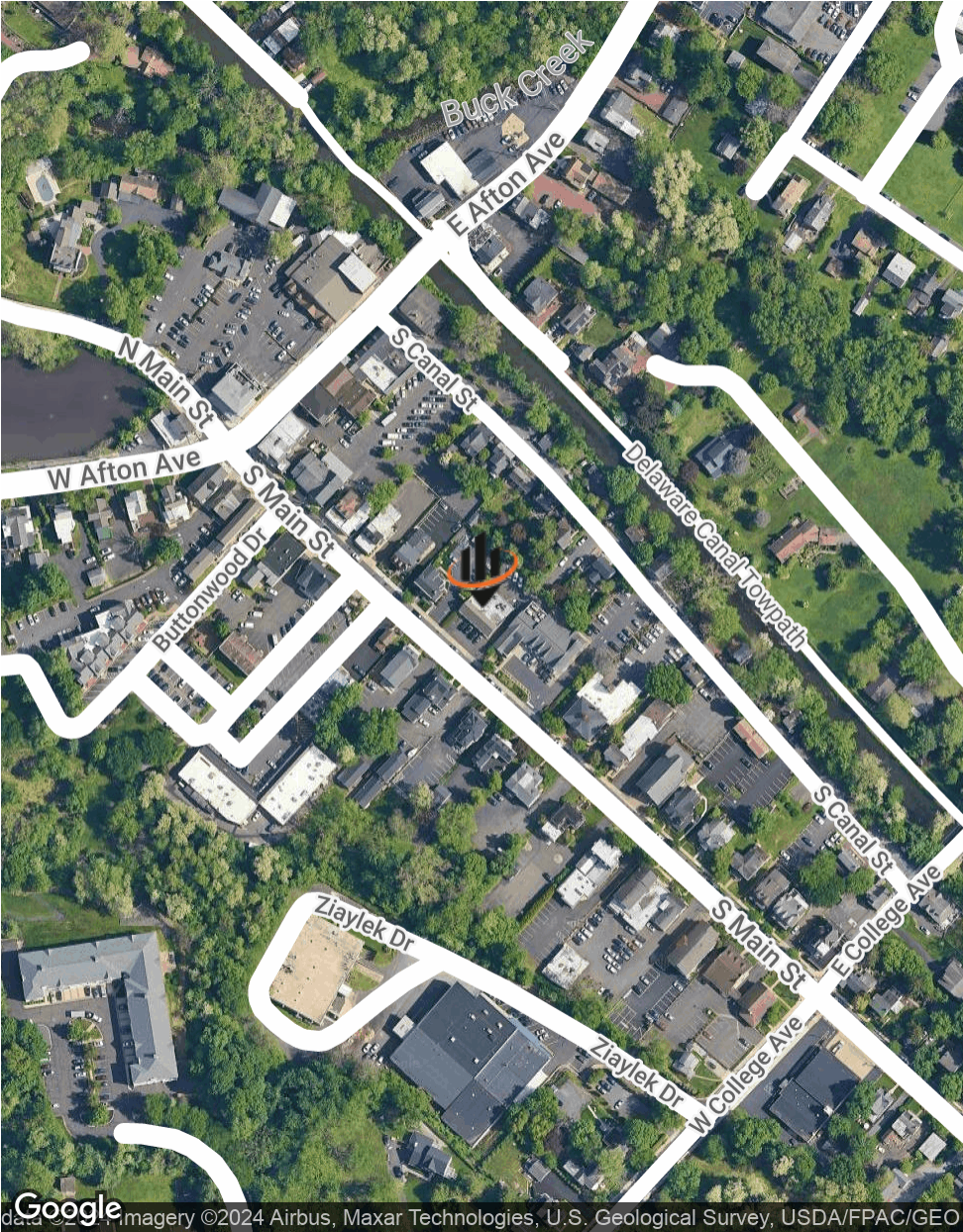
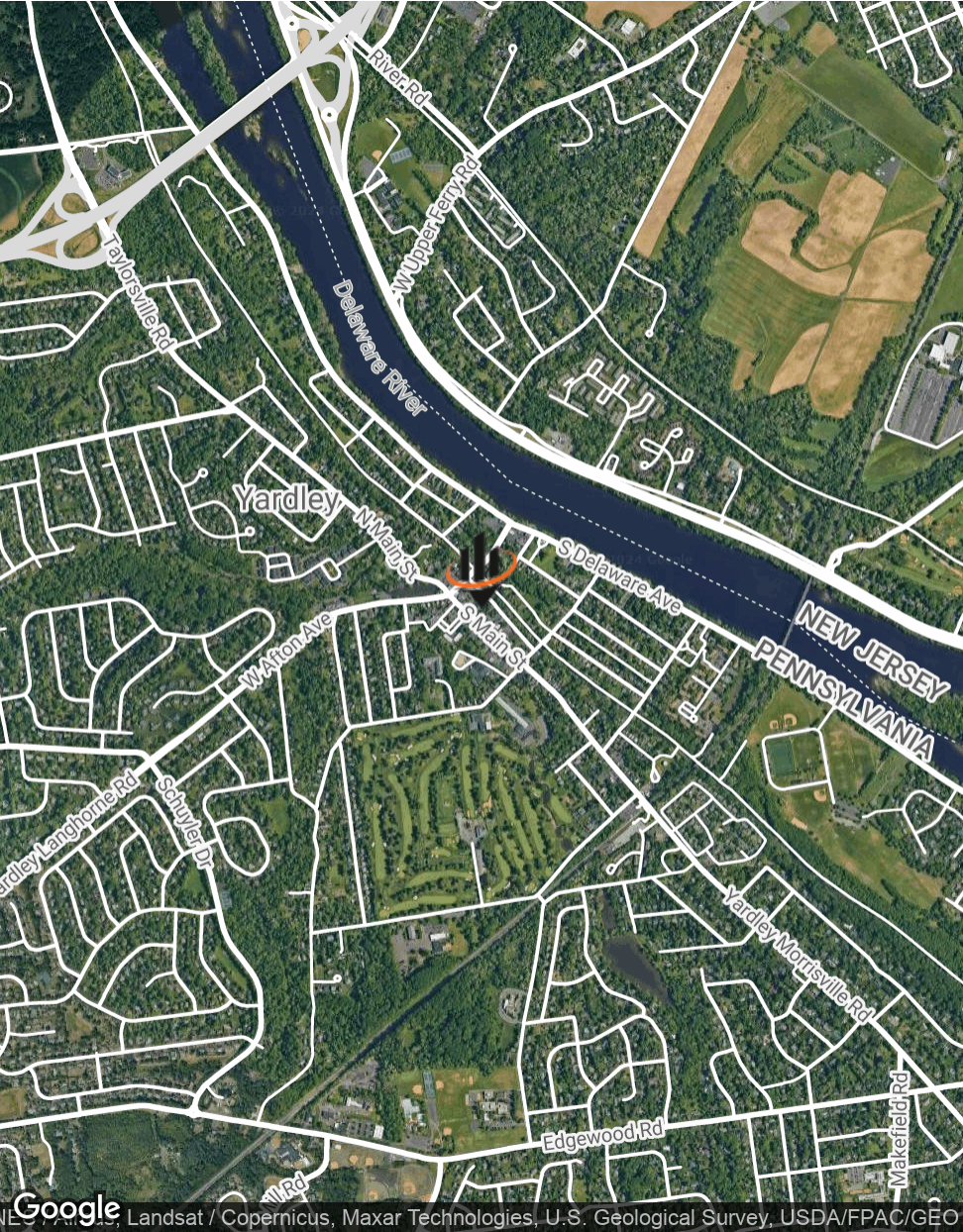


REGIONAL MAP





LOCATION MAP

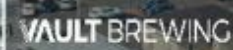






### SECTION 3

# The Demographics



S MAIN ST





DEMOGRAPHICS MAP & REPORT

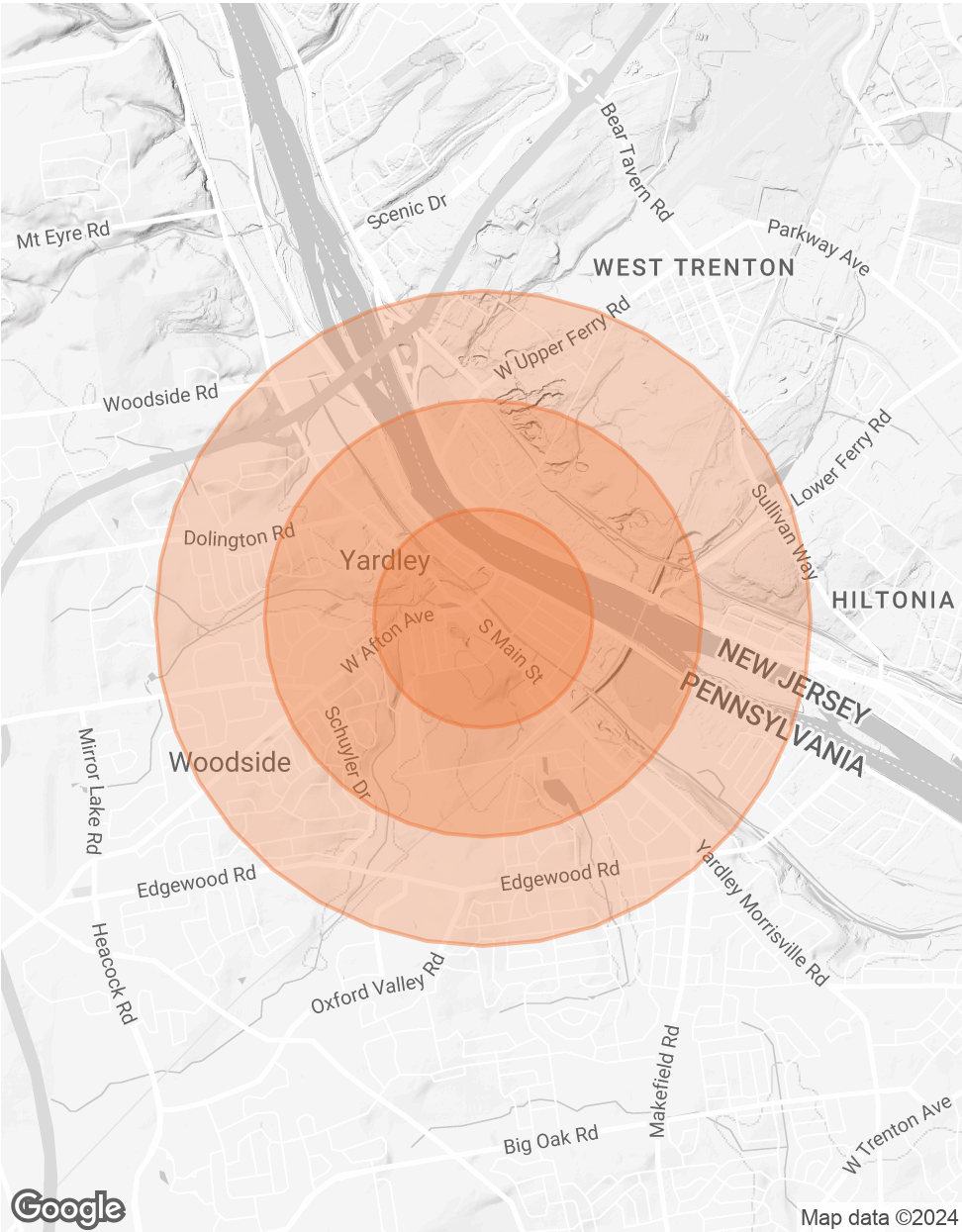
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,662	5,487	11,632
AVERAGE AGE	43.6	44.8	45.2
AVERAGE AGE (MALE)	40.1	43.0	43.5
AVERAGE AGE (FEMALE)	46.3	45.3	45.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	852	2,452	4,820
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$109,141	\$134,599	\$146,539
AVERAGE HOUSE VALUE	\$408,602	\$429,738	\$436,495

\* Demographic data derived from 2020 ACS - US Census







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