



OFFERING MEMORANDUM

Medical Office Building on 2+ Acres

605 S QUEEN ANNE DR

Fairless Hills, PA 19030

PRESENTED BY:

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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

SALE PRICE:	Subject To Offer
LEASE RATE:	Subject To Offer
BUILDING SIZE:	2,794 SF±
LOT SIZE:	2.046 AC±
YEAR BUILT:	1971
ZONING:	C - Commercial
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present Queen Anne Medical Center, available for lease or sale. The property is located at a signalized intersection on a large 2 acre parcel. The building comprises approximately 2,794 SF of prime medical office space, currently utilized by a regional major health system. The interior offers a highly functional layout currently configured with five exam rooms, three consultation rooms, waiting room/reception room, kitchenette and two bathrooms. The space is well-maintained and has a versatile floor plan which accommodates many potential uses. Visible and accessible location with prominent signage opportunities. Located in an amenities rich neighborhood with a diverse national retail tenant mix in immediate proximity.

LOCATION OVERVIEW

Located at the signalized intersection of S. Queen Anne Drive and S. Oxford Valley Rd. The site sits across the street from the recently renovated Fairless Hills YMCA of Bucks County. It is within close proximity to many area amenities, including Queen Anne Plaza, Fairless Hills Towne Center, and Aria-Jefferson Health regional hospital. Convenient access to US-1 (2.5 Mi.), I-95/295 (3.2 Mi.) and I-276 (8.2 Mi). Commutable distance to/from Philadelphia, Princeton and New York.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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LEASE RATE	SUBJECT TO OFFER
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LOCATION INFORMATION

COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	S. Oxford Valley Rd
TOWNSHIP	Bristol Twp.
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	Lincoln Highway (1.7 Mi.)
NEAREST AIRPORT	Trenton Mercer Airport (12.5 Mi.)

BUILDING INFORMATION

BUILDING SIZE	2,794 SF
NUMBER OF FLOORS	1
YEAR BUILT	1971
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	C - Commercial
LOT SIZE	2.046 Acres
APN #	05-046-002-004
LOT FRONTAGE	267 ft
LOT DEPTH	261 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	18791
TRAFFIC COUNT STREET	S. Oxford Valley Rd & Fairbridge Dr

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	9/1000
NUMBER OF PARKING SPACES	26

TAXES & VALUATION

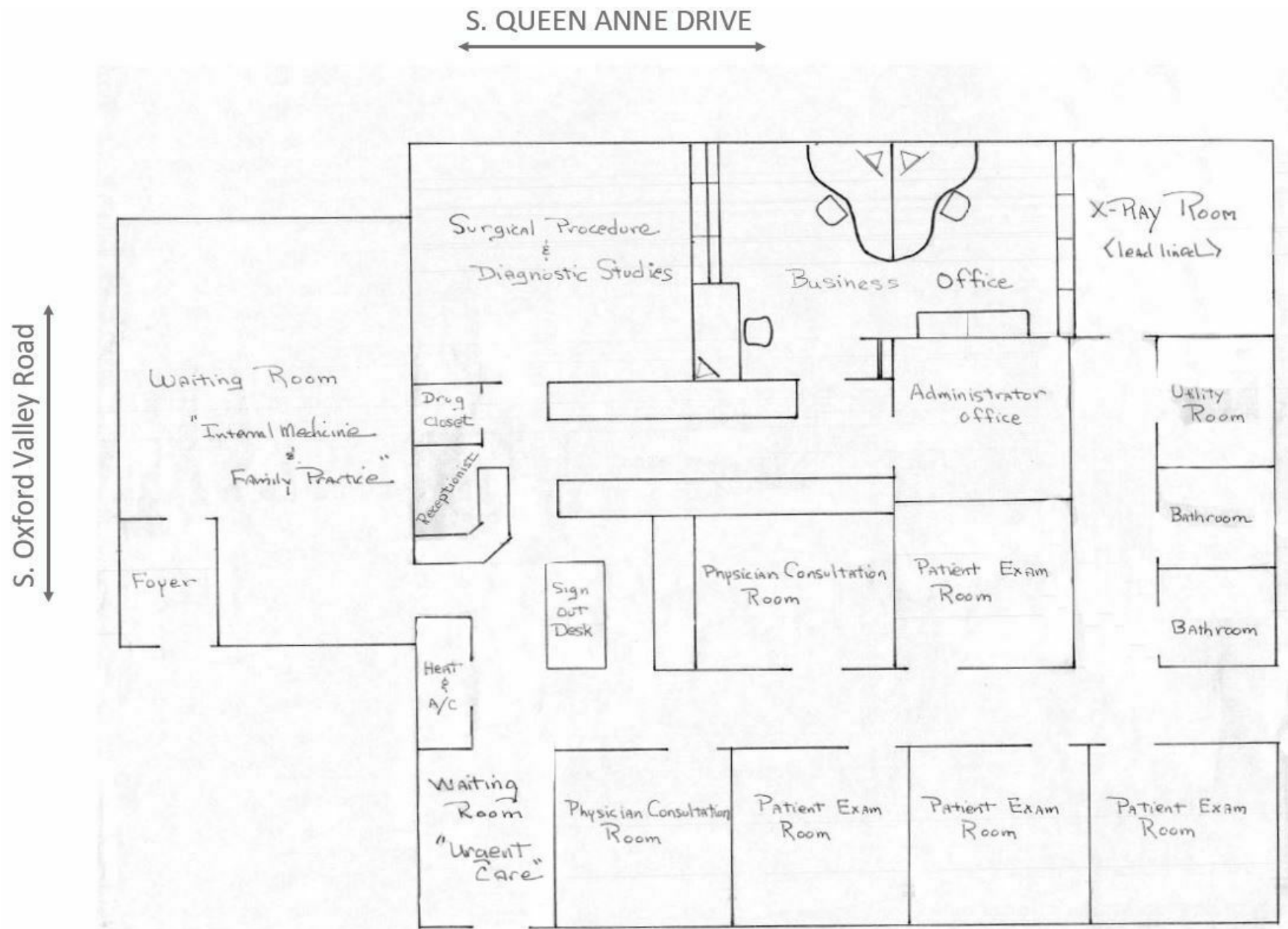
TAXES (2022)	\$24,746.00
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COMPLETE HIGHLIGHTS

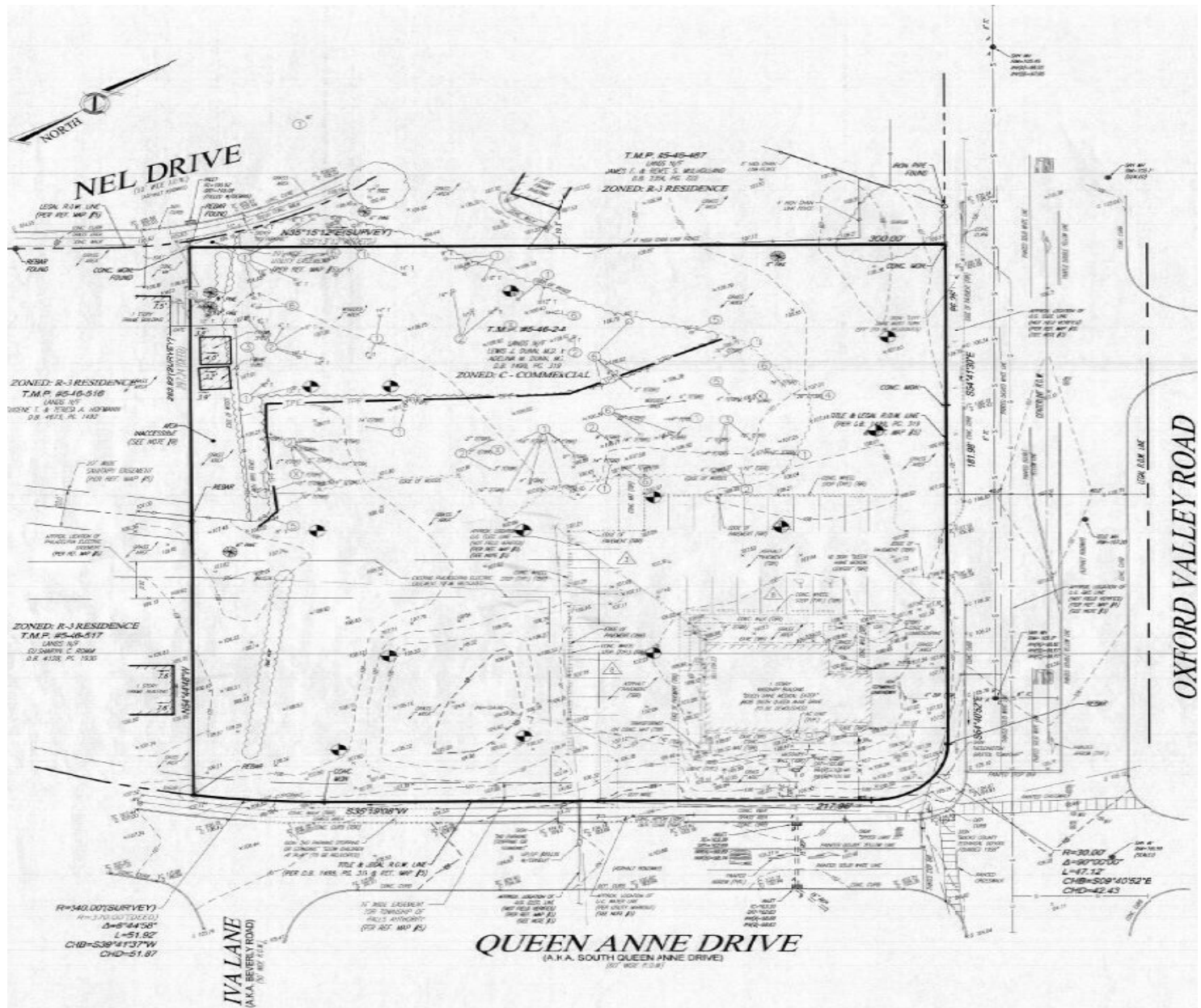
- Turn-key medical office space
- 2,794 SF± available
- 2.04 AC lot
- Located at signalized intersection
- Corner lot
- Located within the Oxford Valley Road corridor
- Heavy vehicular traffic
- Ample parking available
- Excellent signage opportunity
- Diverse platform of national, regional, and local retailers in close proximity
- Ideally located for business and consumer access
- Proximate to diverse and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- Close proximity to the New Jersey state border
- C (Commercial District) – abundant permitted uses



FLOOR PLAN



SITE PLAN



ADDITIONAL PHOTOS







SECTION 2

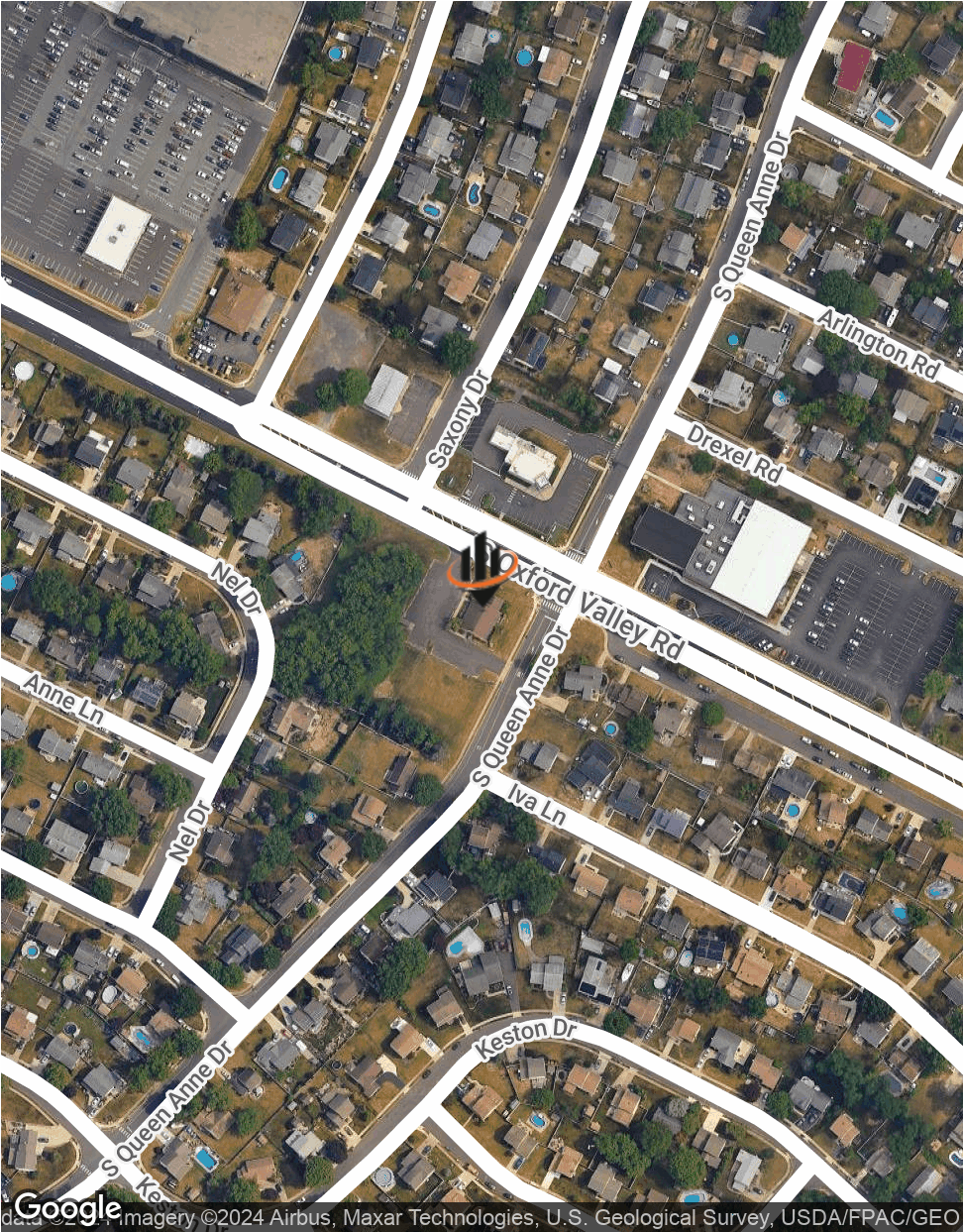
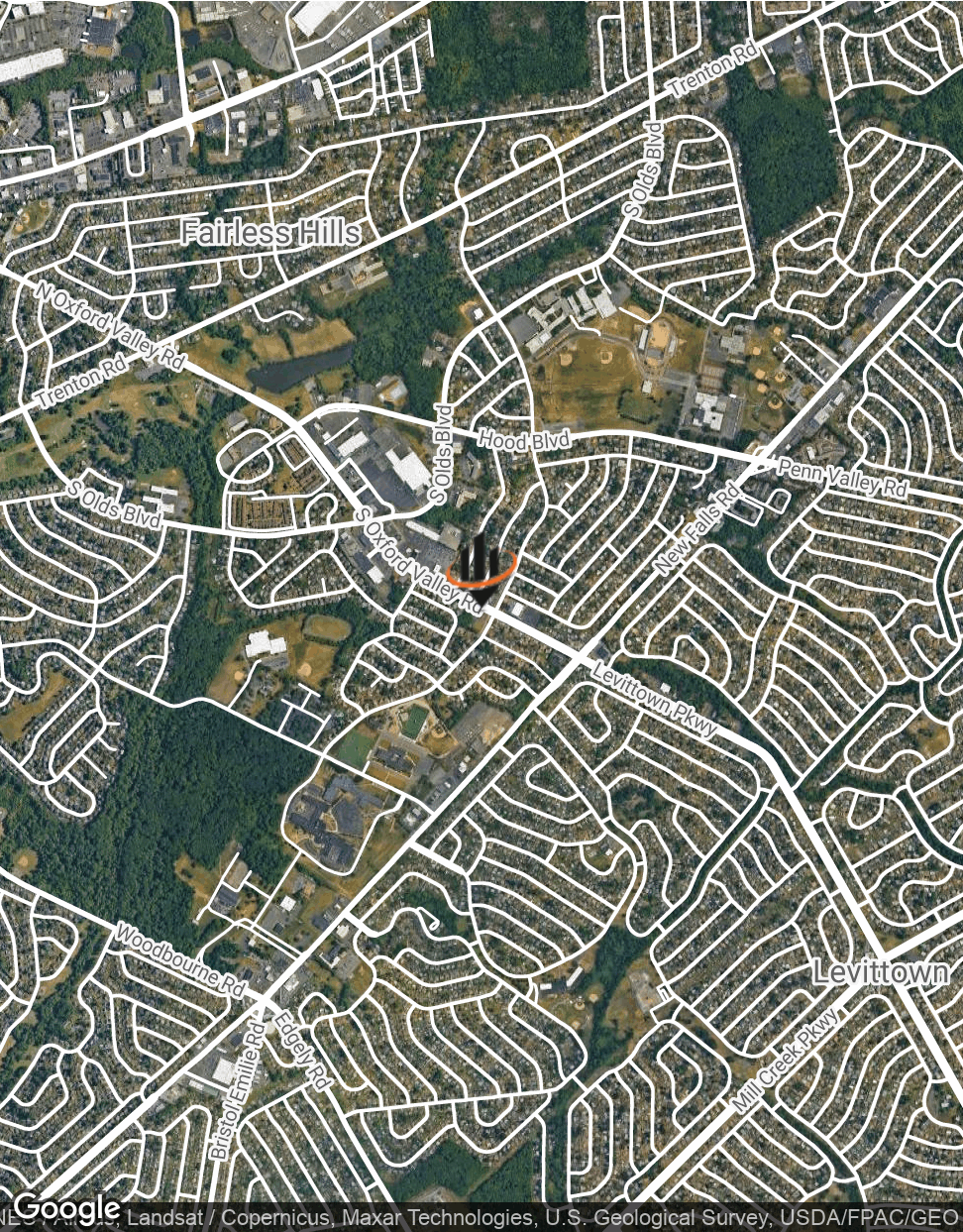
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The Zoning

Ordinance.²⁰ If not dedicated for public use, conveyance to a community association shall be required and provision for maintenance charges shall be made.

- (3) It is not necessary that each lot have frontage on a public street. Some lots may have frontage on a public street, while others may have access by right-of-way owned by a community association, provided that:
 - (a) No individual lot shall be more than 200 feet from a point of approved emergency vehicular access.
 - (b) All required improvements involving street and/or private right-of-way access shall require an appropriate bond guaranteeing completion of the improvements, conforming to the provisions of Article VII of the Bristol Township Subdivision and Land Development Ordinance.²¹

ARTICLE VIII C Commercial District

§ 205-35. Purpose.

The purpose of this district is to provide for the creation and continuation of retail, service and office development in appropriate areas throughout the Township.

§ 205-36. Permitted uses.

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

- A. Uses permitted by right. The following uses are permitted by right:
 - (1) (B2) School.
 - (2) (B3) Trade or Commercial School.
 - (3) (B5) Private Club.
 - (4) (B7) Day-Care Center.
 - (5) (B8) Hospital.
 - (6) (B12) Public Park/Public Recreational Facility.
 - (7) (C1) Office.

^{20.} Editor's Note: See § 177-35 of Ch. 177, Subdivision and Land Development.

^{21.} Editor's Note: See Art. VII of Ch. 177, Subdivision and Land Development.

- (8) (C2) Medical Office.
- (9) (D1) Retail Shop.
- (10) (D2) Large Retail Store.
- (11) (D3) Financial Establishment.
- (12) (D4) Sit-Down Restaurant.
- (13) (D5) Fast-Food Restaurant.
- (14) (D6) Repair Shop.
- (15) (D7) Funeral Home or Mortuary.
- (16) (D8) Motel, Hotel and Inn.
- (17) (D13) Tavern.
- (18) (D14) Veterinary Office or Clinic.
- (19) (D21) Marina.
- (20) (D25) Nursery.
- (21) (D30) Forestry.
- (22) (F6) Contracting.
- (23) (G5) Dormitory.
- (24) (G6) Nonresidential Accessory Building or Display.
- (25) (G7) Accessory Outside Storage and Display.
- (26) (G11) Aerials, Masts, Radio and Television Towers.
- (27) (A9) Group Homes. **[Added 8-18-2016 by Ord. No. 2016-03]**

B. Uses permitted by special exception. The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in § 205-187 of this chapter:

- (1) (A7) Life-Care Facility.
- (2) (B6) Community Center.

- (3) (D9) Indoor Entertainment/Athletic Facility.
- (4) (D12) Outdoor Entertainment.
- (5) (D17) Automotive Sales-New.
- (6) (D19) Truck Sales.
- (7) (D27) Dwelling in Combination.
- (8) (E1) Utilities.
- (9) (G8) Temporary Structure or Use.
- (10) (G9) Temporary Community Event.

C. Conditional uses. The following uses may be permitted as authorized by Council in accordance with the standards contained in § 205-178 of this chapter:

- (1) (B9) Nursing Home.
- (2) (D15) Service Station.
- (3) (D16) Car Wash.
- (4) (D20) Parking Lot or Garage.
- (5) (D26) Commercial Kennel.
- (6) (D29) Pawnshop/Check-Cashing Establishment.
- (7) (E2) Emergency Services.
- (8) (E3) Terminal.
- (9) (D31) Medical Marijuana Dispensary. [Added 3-16-2017 by Ord. No. 2017-01]
- (10) (D33) Smoke Shops and Tobacco Stores. [Added 10-20-2022 by Ord. No. 2022-13]

§ 205-37. Area and dimensional requirements.

Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the C District shall meet the following requirements:

- A. Minimum lot area: 5,000 square feet.
- B. Minimum lot width: 50 feet.

- C. Maximum building area: 35%.
- D. Maximum impervious surface ratio: 70%.
- E. Minimum yards:
 - (1) Front: 35 feet.
 - (2) Side: 15 feet each.
 - (3) Rear: 35 feet.
 - (4) Corner lot: two front yards, one along each street, each having a depth of not less than 35 feet.
 - (5) Double frontage lots: two front yards, one along each street, each having a depth of not less than 35 feet.
 - (6) Buffer yard: Buffer yards shall be provided in accordance with § 205-109 of this chapter.
- F. Minimum distance between buildings: 12 feet.
- G. Height requirement: No building shall exceed 50 feet in height unless authorized as a special exception by the Zoning Hearing Board. For each foot of height above 35 feet, the buffer yard as required by § 205-109 shall be increased by one foot.

§ 205-38. Development along Neshaminy Creek.

Within the C District, properties having frontage along the Neshaminy Creek from its confluence with the Delaware River to Route 13 and having a minimum tract size of 10 acres may be subject to the following regulations:

- A. Uses permitted by right. In addition to the list of permitted uses in § 205-36A of this chapter, the following uses are permitted by right only in combination with Use D21 Marina:
 - (1) (A3) Single-Family Attached Dwelling.
 - (2) (A4) Multiple-Family Dwelling.
- B. Area and dimensional requirements. Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the C District along the Neshaminy Creek shall meet the area and dimensional requirements listed in § 205-37 of this chapter.
- C. Any development which includes Use A3 Single-Family Attached Dwelling must comply with other regulations applicable to Single-Family Attached Dwelling (Use A3) as listed below:
 - (1) Every attached dwelling shall have a record lot on a recorded subdivision plan.



SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

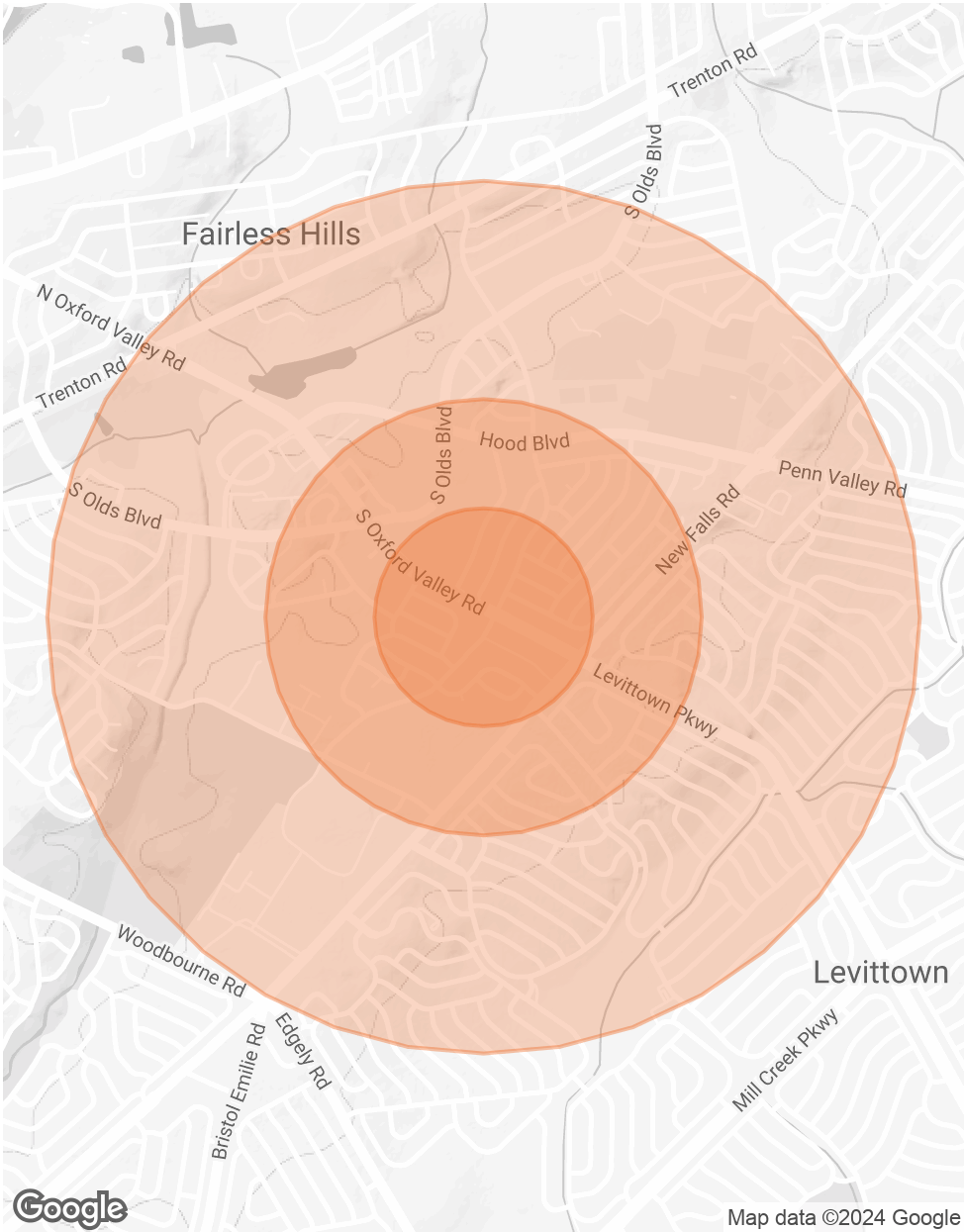
POPULATION 0.25 MILES 0.5 MILES 1 MIL

TOTAL POPULATION	690	3,201	15,000
AVERAGE AGE	51.8	46.3	40.0
AVERAGE AGE (MALE)	51.7	45.9	39.0
AVERAGE AGE (FEMALE)	51.8	47.1	41.0

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MIL

TOTAL HOUSEHOLDS	334	1,410	5,000
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$93,282	\$91,933	\$89,000
AVERAGE HOUSE VALUE	\$285,880	\$273,534	\$255,000

* Demographic data derived from 2020 ACS - US Census





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