OFFERING MEMORANDUM

Excellent Automotive Dealership Site

305 E. COUNTY LINE RD

Warminster, PA 18974

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SECTION 1

The Property

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	$1,450,000
BUILDING SIZE:	1,296 SF±
LOT SIZE:	0.52 AC±
YEAR BUILT:	1956
ZONING:	C-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	25,887 VPD

PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity to purchase a prime retail site in the heart of Warminster Township, in highly desirable Bucks County, Pennsylvania. The property benefits from an excellent commercial location with over 150 feet of frontage on County Line Road, as well as excellent visibility and prime signage opportunities. The site is currently improved with a recently renovated 1,296 SF± retail building and utilized as an automotive dealership with 44+ parking spaces. The easily accessible location is in close proximity to both commercial and residential trade areas and an abundance of amenities. Versatile Commercial-1 zoning district allows a multitude of uses which are permitted by right.

LOCATION OVERVIEW

The property is located in Warminster Township, in the Philadelphia suburban market. It is approximately 13 miles northwest of Philadelphia. Convenient access to major routes including Pennsylvania Route 132 (Street Road), Pennsylvania Route 263 (York Road) and Pennsylvania Route 332 (Jacksonville Road).

PROPERTY DETAILS

SALE PRICE	$1,450,000

LOCATION INFORMATION

STREET ADDRESS	305 E. County Line Rd
CITY, STATE, ZIP	Warminster, PA 18974
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Newtown Rd
TOWNSHIP	Warminster Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 132 (Street Rd) - 1.0 MI
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 33.7 MI

BUILDING INFORMATION

NUMBER OF FLOORS	1
YEAR BUILT	1956
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Vehicle Related
ZONING	C-1
LOT SIZE	0.52 AC±
APN #	49-024-038-001
RE TAXES (2023)	$8,381
LOT FRONTAGE	150 ft
LOT DEPTH	155 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	25,887 VPD
TRAFFIC COUNT STREET	E. County Line Rd & Goodwin Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
NUMBER OF PARKING SPACES	44+

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes

PROPERTY HIGHLIGHTS

- Prime retail opportunity
- Existing automotive dealership
- Corner location
- 0.52 AC± land area
- 1,296 SF± building
- Recently renovated
- One (1) drive-in door
- Highly visible/accessible location
- Excellent signage opportunity
- Strong demographic profile
- Ideally located for business and consumer access
- Potential redevelopment opportunity
- Amenities rich location
- Close to numerous restaurants and eateries
- Convenient access to Street Rd, York Rd and Jacksonville Rd
- Commutable proximity to/from Philadelphia
- Commercial-1 (C-1) zoning district - abundant permitted uses

ADDITIONAL PHOTOS

E County Line Rd
Newtown Rd

E County Line Rd
Newtown Rd

SECTION 2

The Location

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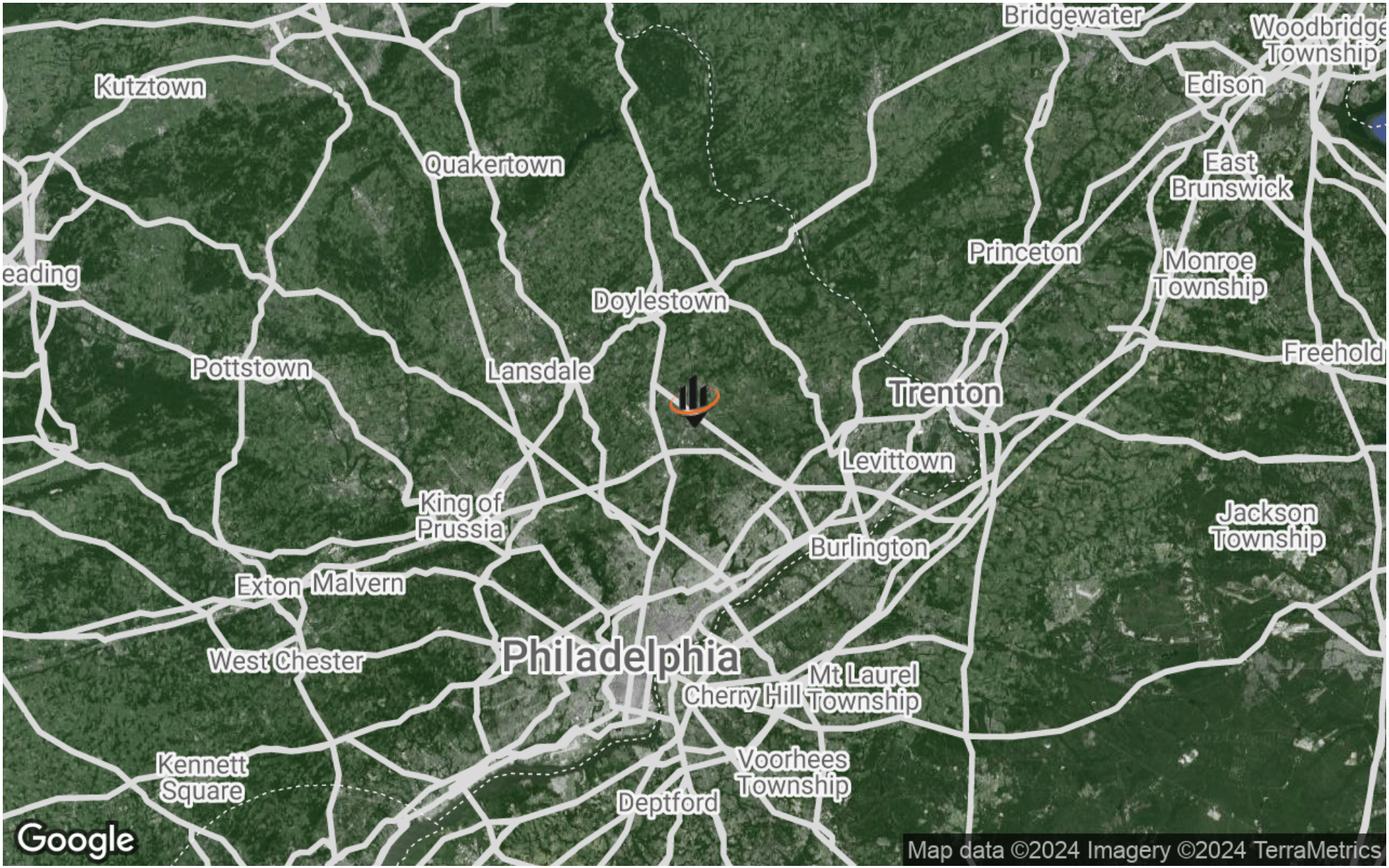
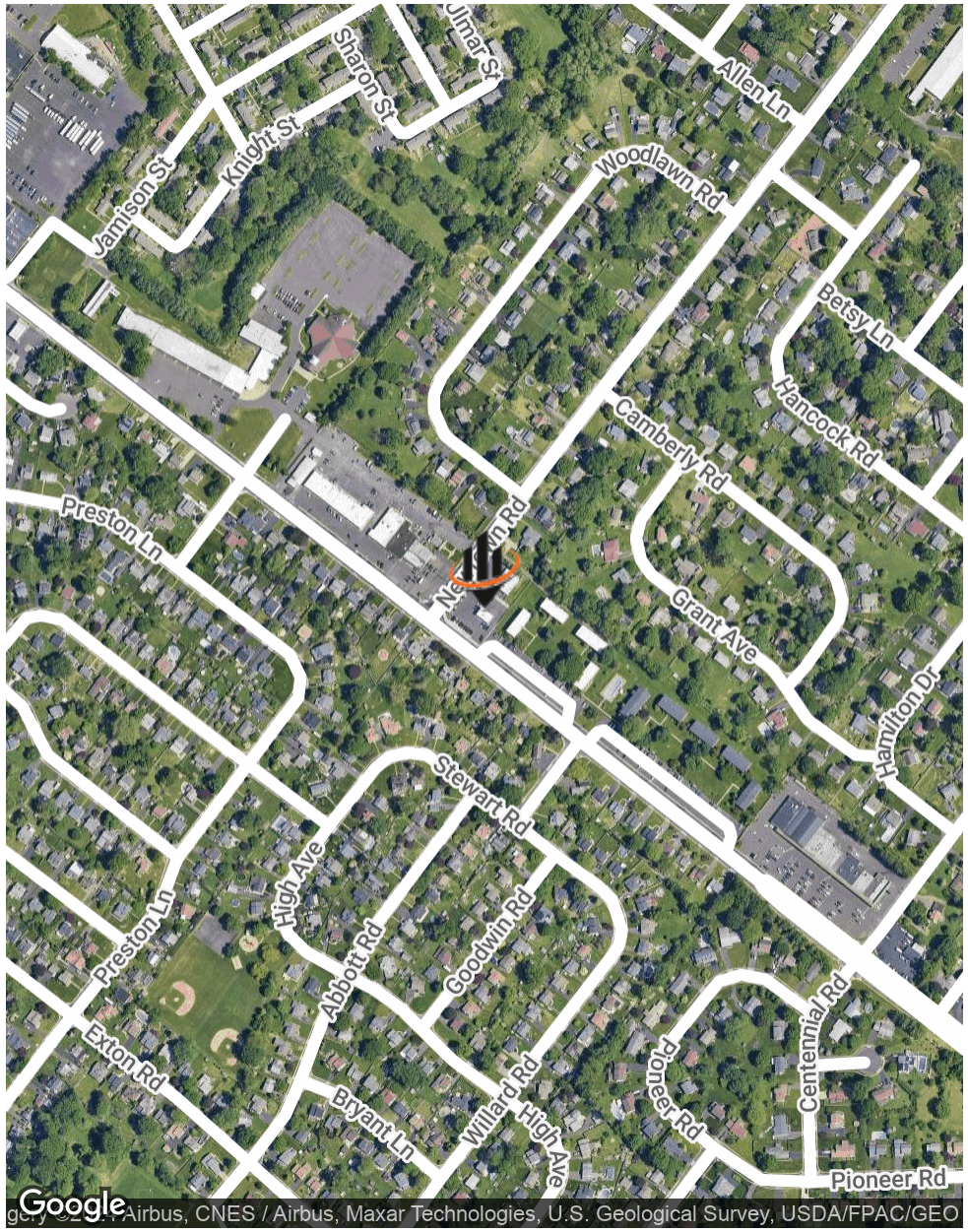
REGIONAL MAP



LOCATION MAP



SECTION 3

The Zoning

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Part 12
C-1 Commercial-1 District

§ 27-1200. Permitted uses. [Ord. No. 762, 5/7/2020]

1. A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

   A. The following uses are permitted by right:

Use 2	Lawn and garden center
Use 11	Place of worship
Use 12	Public or private school
Use 13	Library or museum
Use 16	Private club or lodge
Use 17	Community center
Use 19	Adult day care
Use 21	Nursing home, personal care facility, assisted living facility, or convalescent home
Use 25	Sober living facility
Use 26	Medical or dental office/clinic
Use 29	Business or professional office
Use 31	Retail shop
Use 32	Holiday or seasonal sales
Use 34	Consumer fireworks sales-temporary
Use 35	Service business
Use 36	Bank, savings and loan association
Use 37	Restaurant
Use 40	Repair shop
Use 41	Mortuary or funeral home
Use 42	Hotel
Use 43	Indoor commercial entertainment
Use 44	Fitness center
Use 46	Outdoor private recreation
Use 48	Veterinary office

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Use 53	Trade or professional school
Use 57	Banquet/catering facility
Use 59	Tattoo and body piercing services
Use 60	Equipment rental or motor vehicle leasing
Use 62	Emergency services
Use 64	Railway/transportation station
Use 67	Utility operating facility
Use 86	Nonresidential accessory structure or building
Use 92	Accessory drive-through facility
Use 93	Solar energy system

B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this chapter:

Use 27	Alternative therapy provider
Use 28	Massage therapy center
Use 38	Tavern use
Use 39	Hookah bar/lounge use
Use 45	Day spa
Use 50	Car wash

C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this chapter:

Use 18	Day-care center
Use 49	Motor vehicle fueling station
Use 51	Motor vehicle sales
Use 52	Motor vehicle repair garage
Use 55	Large retail store
Use 58	Shopping center
Use 61	Medical marijuana dispensary
Use 65	Public or private parking garage
Use 66	Wireless communications facility
Use 87	Motor vehicle fuel pumps

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Use 89	Nonresidential wind energy system

§ 27-1201. Area and dimensional requirements. [Ord. No. 762, 5/7/2020]

1. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply:

   A. Minimum lot area. Each lot shall contain an area of not less than 15,000 square feet, with a width of not less than 80 feet at the front property line.

   B. Building area. Not more than 25% of the area of each lot shall be occupied by buildings.

   C. Front yards. There shall be a front yard along each street on which a lot abuts, which shall be not less than 35 feet in depth.

   D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 10 feet in width.

   E. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot, which shall be not less than 35 feet in depth.

   F. Bufferyards. Along any zoning district boundary line or use, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be conterminous with any required yard in this district, and, in case of conflict, the largest yard requirement shall apply.

   G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.

   H. Impervious surface ratio. No more than 50% of the total lot area shall be covered with impervious surface.

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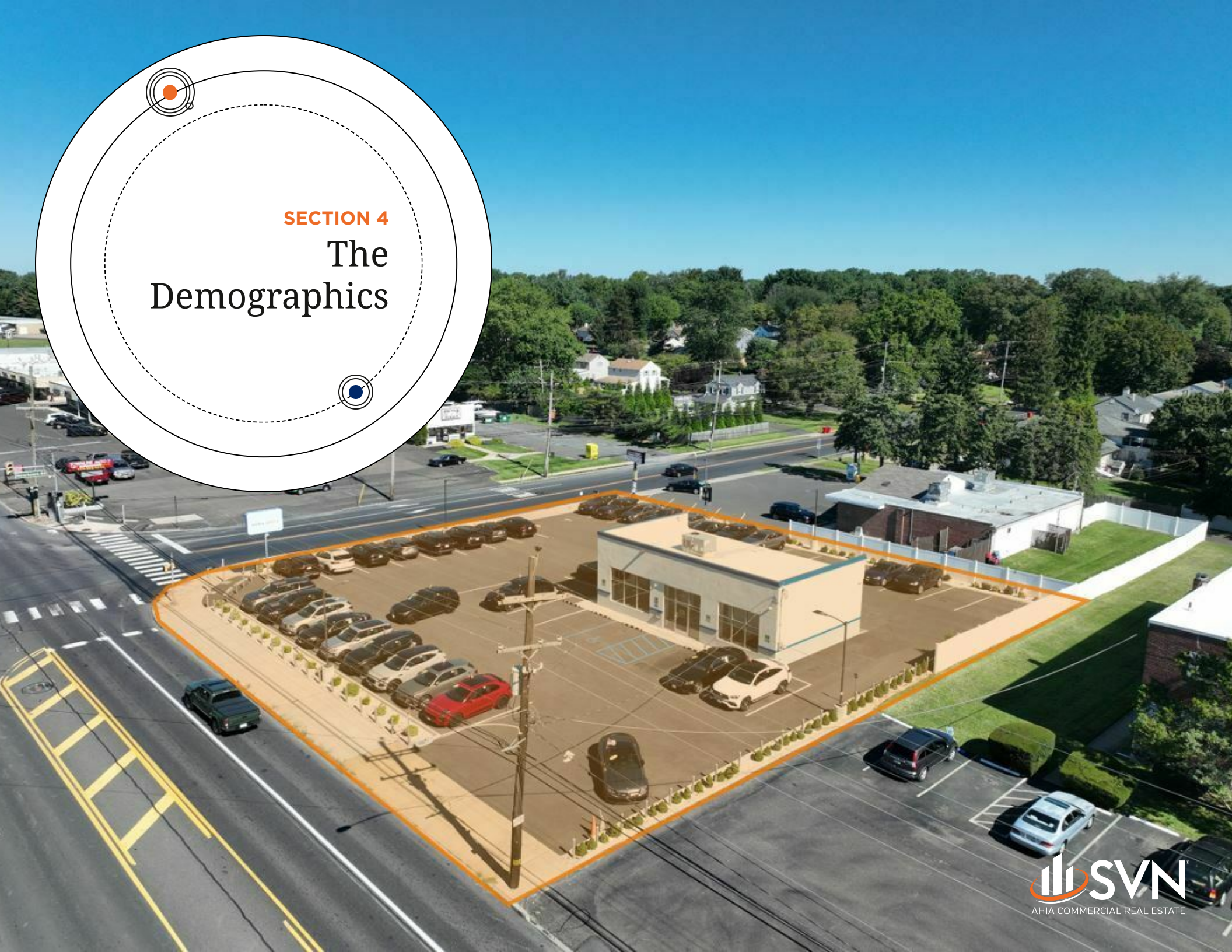
SECTION 4

The Demographics

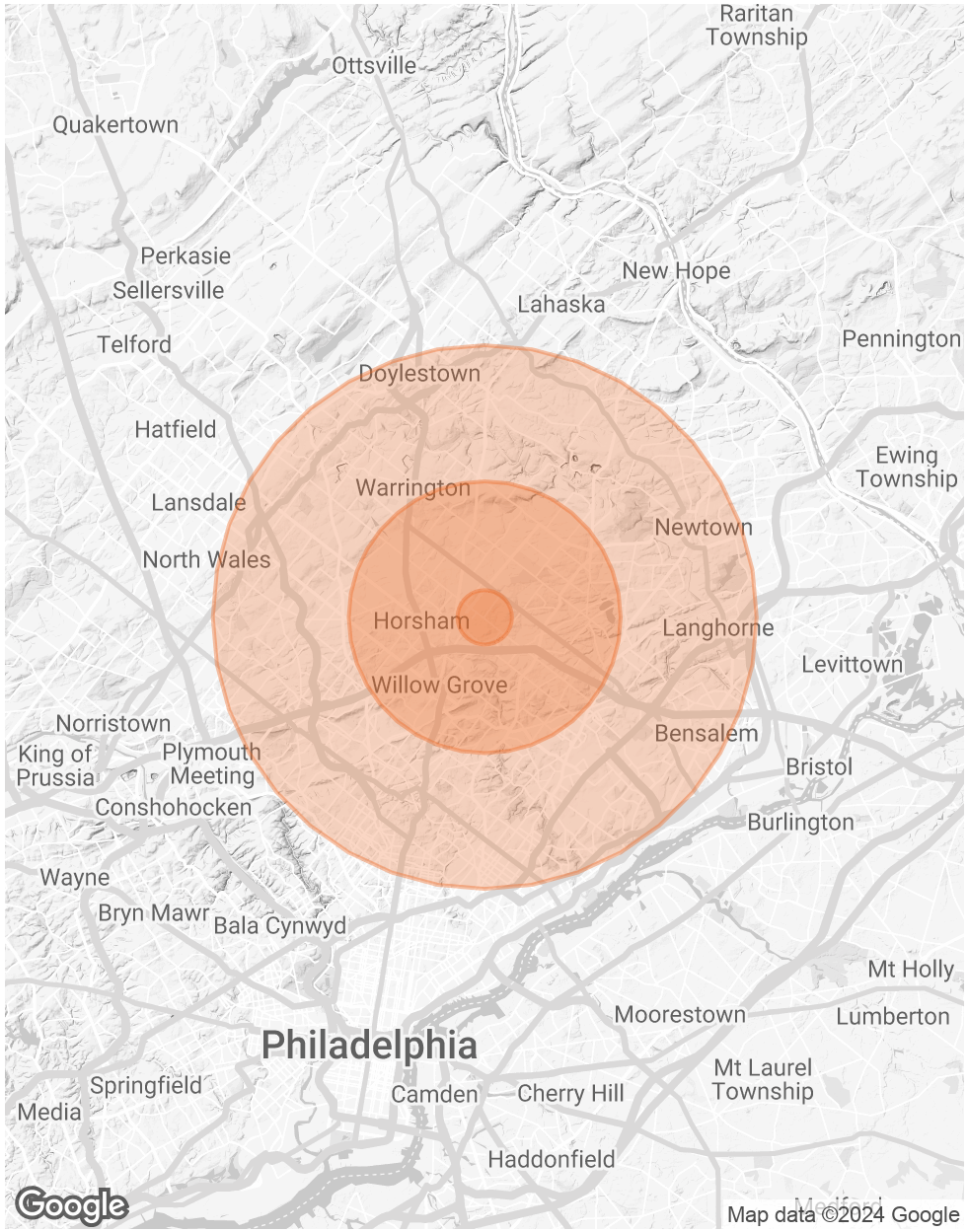


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	14,428	184,493	957,616
AVERAGE AGE	41.8	44.2	42.1
AVERAGE AGE (MALE)	40.5	42.6	40.5
AVERAGE AGE (FEMALE)	42.7	44.8	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,956	73,509	379,037
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	$84,642	$109,094	$98,456
AVERAGE HOUSE VALUE	$257,149	$331,454	$293,523

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



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