OFFERING MEMORANDUM

Excellent Automotive Dealership Site

1189 N WEST END BLVD

Quakertown, PA 18951

PRESENTED BY:

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SECTION 1

The Property

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OFFERING SUMMARY

SALE PRICE:	$1,250,000
BUILDING SIZE:	864 SF±
LOT SIZE:	1.99 AC±
ZONING:	PC
MARKET:	Philadelphia
SUBMARKET:	Upper Bucks County
TRAFFIC COUNT:	35,751 VPD

PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity to purchase a prime retail site in Quakertown, PA. The property benefits from an excellent commercial location with almost 250 feet of frontage on Route 309 (N. West End Blvd.), as well as excellent visibility and prime signage opportunities. The site is currently improved with an approximately 864 SF± retail building and utilized as an automotive dealership with parking for 75+ cars. Existing 1BR/1BA residential apartment and storage container also on premises. The easily accessible location is in close proximity to both commercial and residential trade areas and an abundance of amenities. Versatile Planned Commercial (PC) zoning district allows a multitude of uses which are permitted by right.

LOCATION OVERVIEW

The property is located in Richland Township in Bucks County, Pennsylvania. Ideally situated between expanding Lehigh Valley and Philadelphia suburban market. Pennsylvania Route 309 is the most prominent highway serving Richland Township. It follows West End Boulevard along a southeast-to-northwest portions of the township. Convenient access to other commuting routes including PA-663 (4.8 miles), I-476 (5.9 miles) and I-78 (13 miles).

PROPERTY DETAILS

SALE PRICE	$1,250,000

LOCATION INFORMATION

STREET ADDRESS	1189 N West End Blvd
CITY, STATE, ZIP	Quakertown, PA 18951
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	W. Zion Hill Rd
TOWNSHIP	Richland Township
MARKET TYPE	Medium
NEAREST HIGHWAY	I-476 - 5.9 Mi.
NEAREST AIRPORT	Lehigh Valley International Airport (ABE) - 16.2 Mi.

BUILDING INFORMATION

YEAR BUILT	1947
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

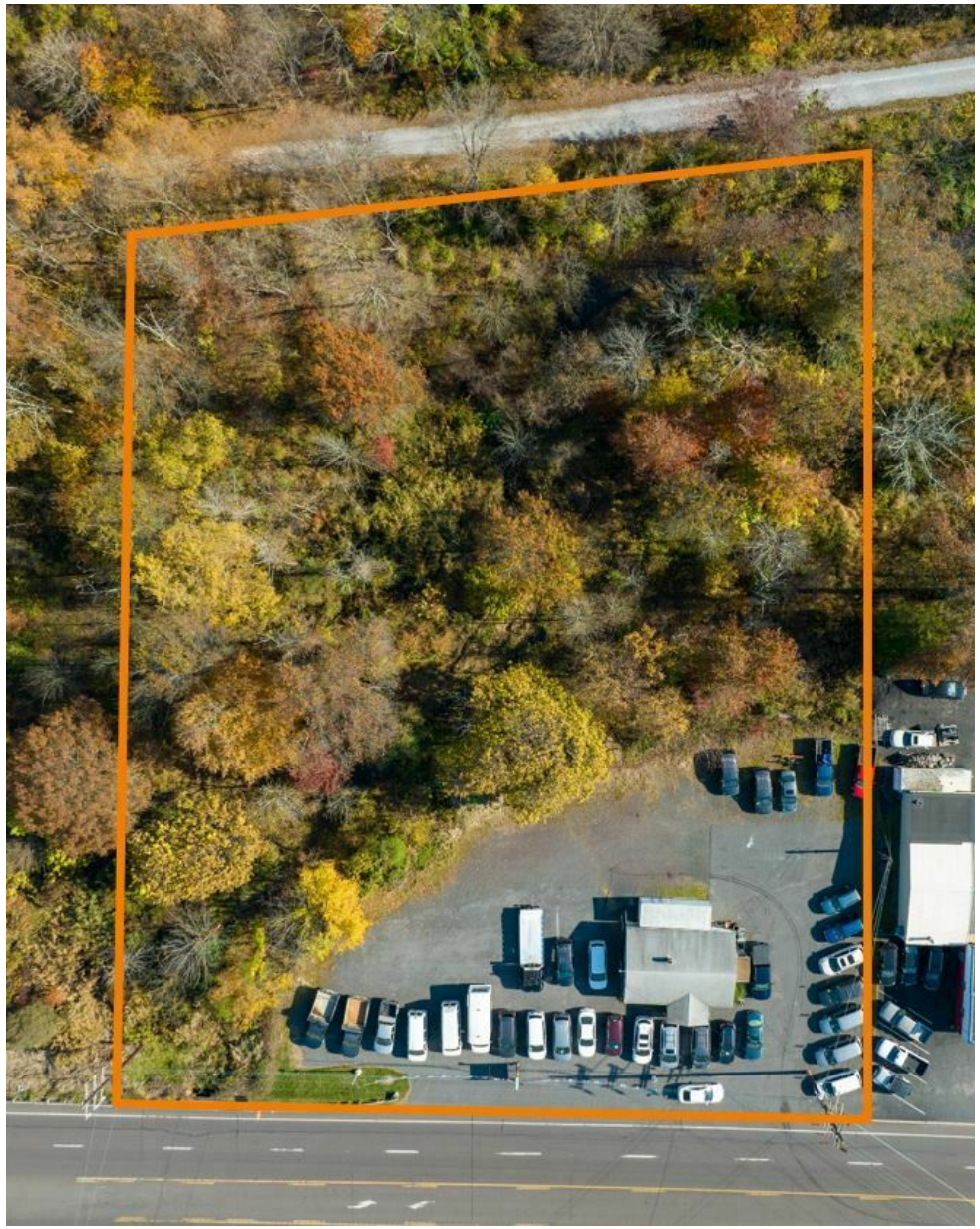
PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Vehicle Related
ZONING	PC-Planned Commercial
LOT SIZE	1.99 AC±
APN #	36-005-019-001
RE TAXES (2023)	$4,429
LOT FRONTAGE	248 ft
LOT DEPTH	327 ft
TRAFFIC COUNT	35,751 VPD
TRAFFIC COUNT STREET	Route 309

PROPERTY HIGHLIGHTS

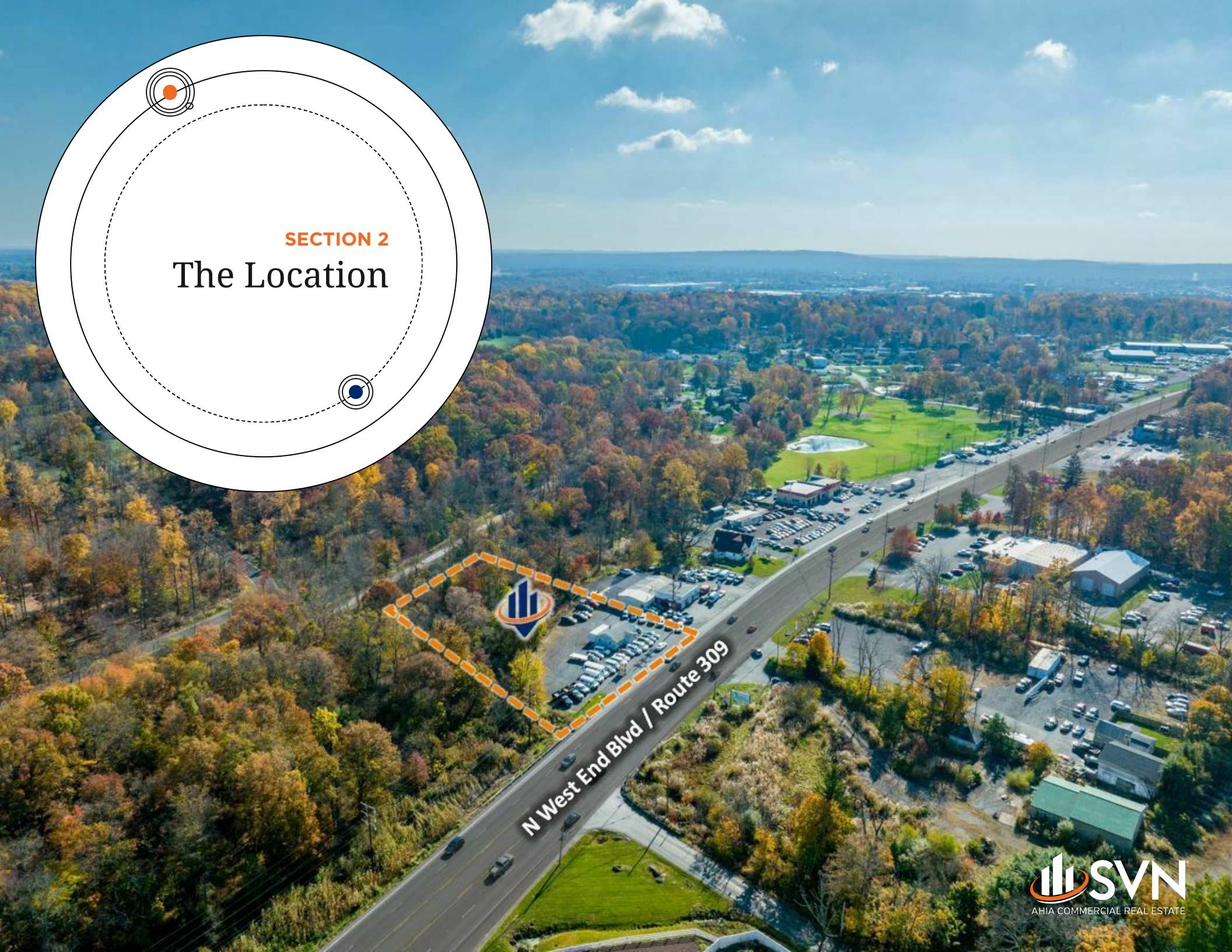
- Prime retail opportunity
- Existing automotive dealership
- 1.99 AC± land area
- 864 SF± building
- Strong traffic count - over 35,000 VPD
- Highly visible/accessible location
- Excellent signage opportunity
- Strong demographic profile
- Ideally located for business and consumer access
- Amenities rich location
- Close to numerous restaurants and eateries
- Commutable proximity to/from Allentown and Philadelphia
- Planned Commercial zoning district - abundant permitted uses

ADDITIONAL PHOTOS



SECTION 2

The Location



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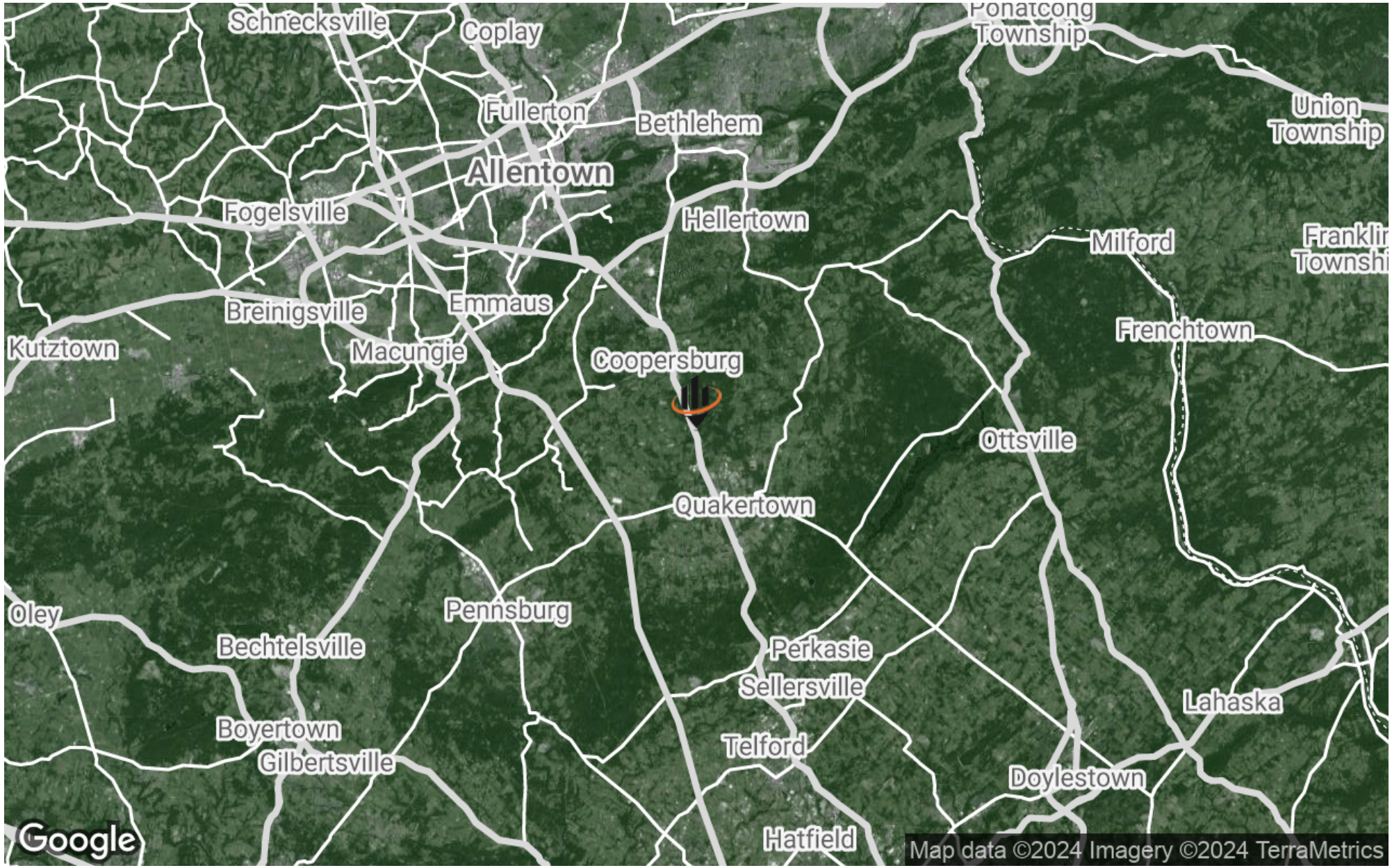
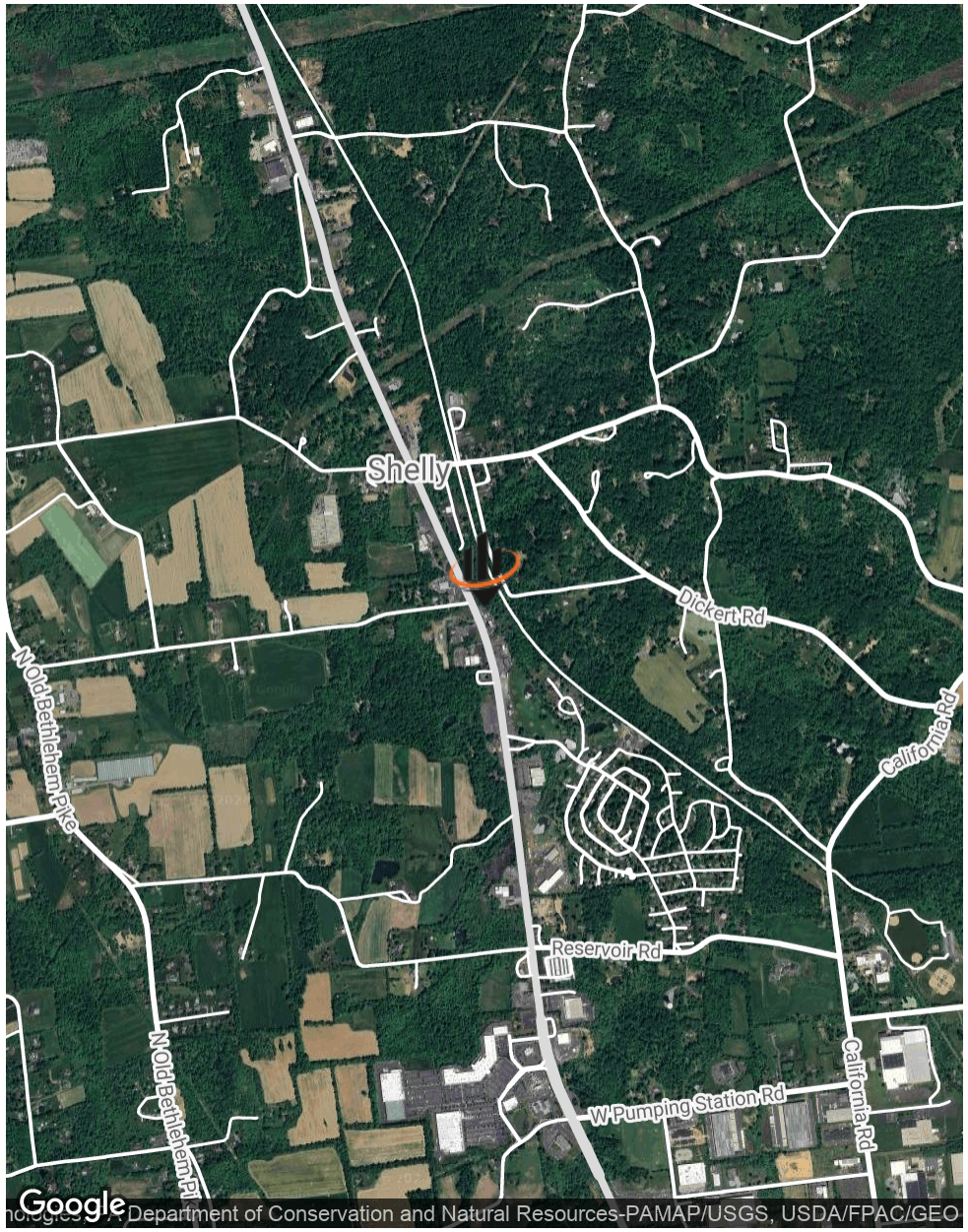
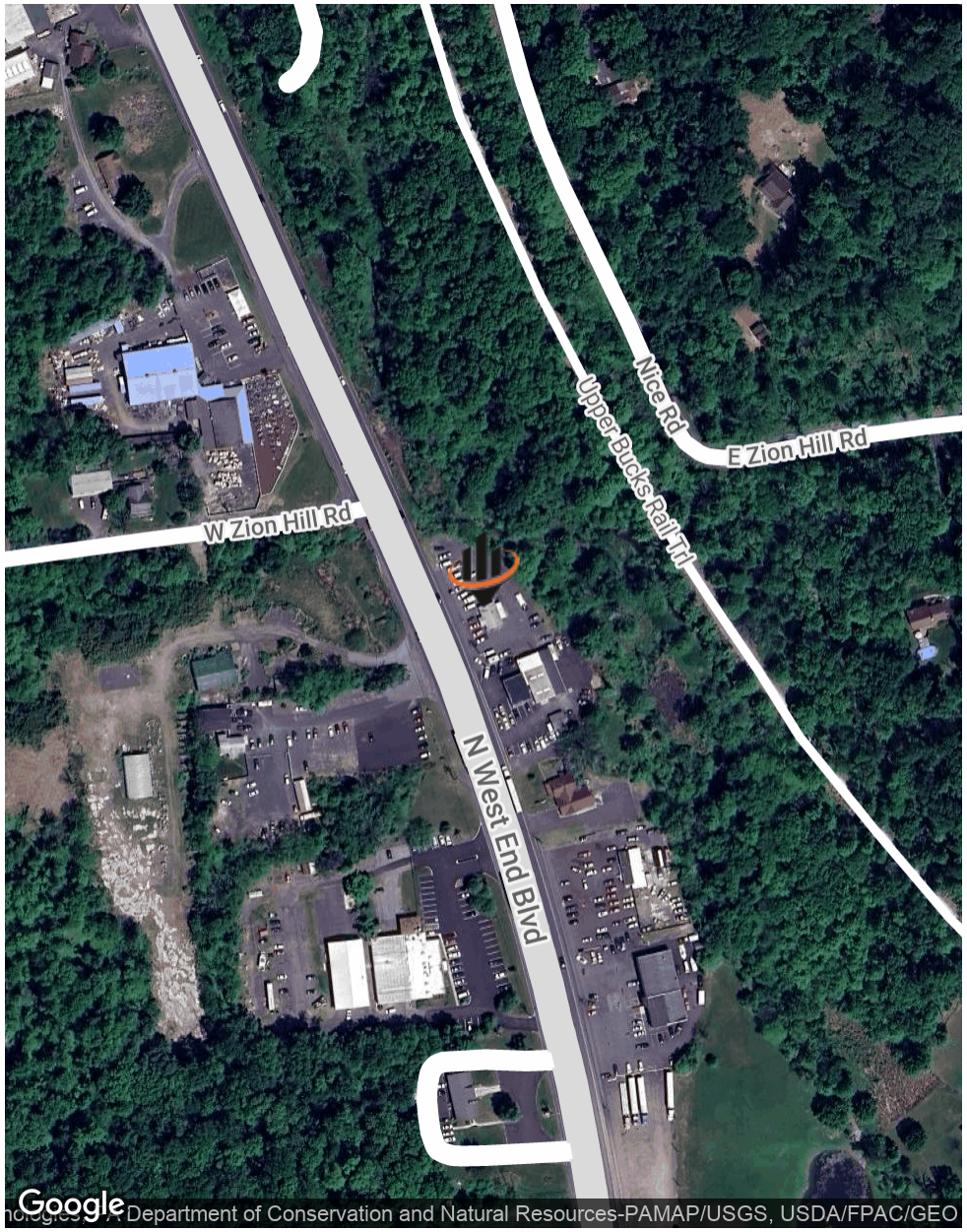
REGIONAL MAP

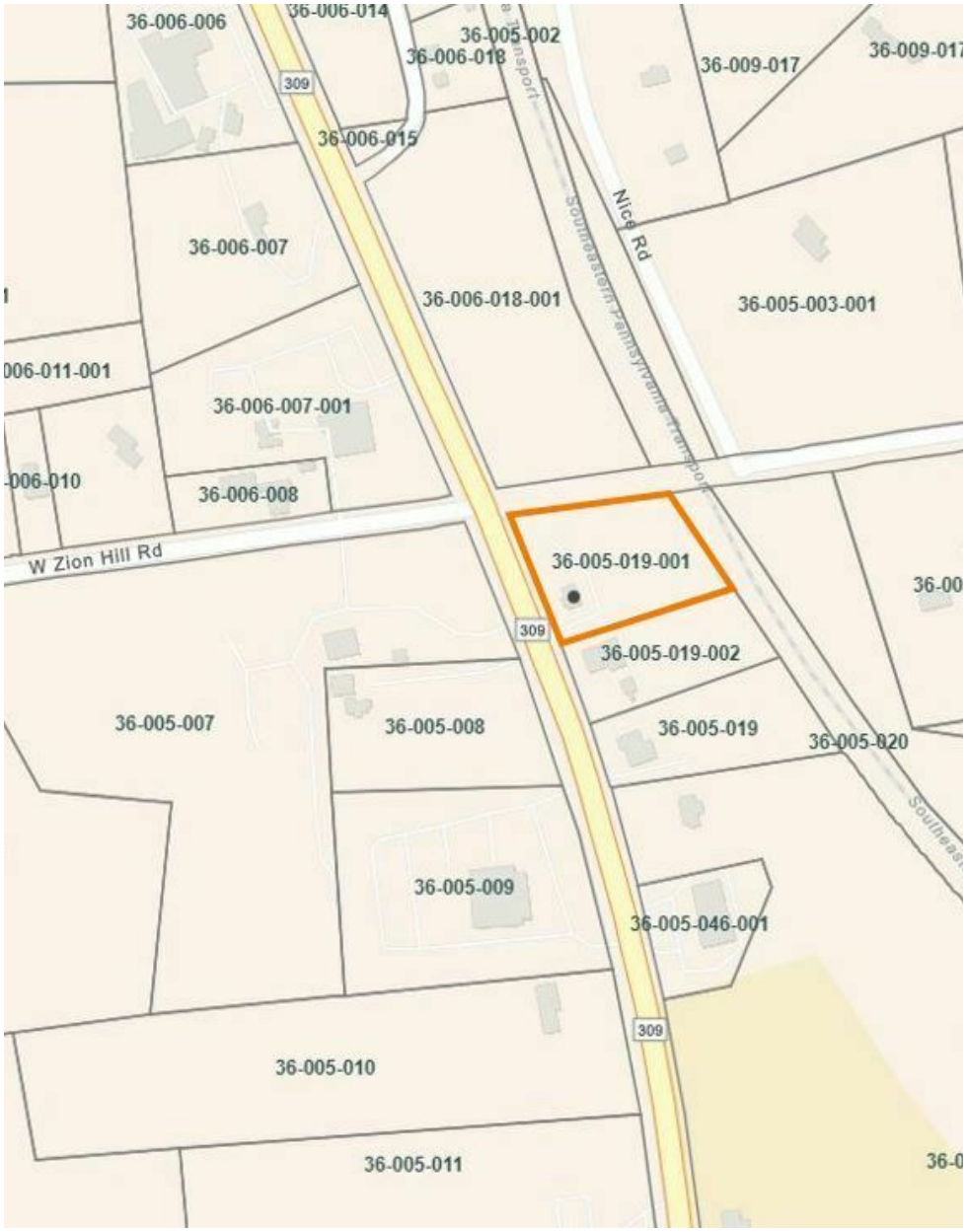


LOCATION MAP





PARCEL MAP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36-009-017
309
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36-005-003-001
Nice Rd
006-011-001
36-006-007-001
-006-010
36-006-008
W Zion Hill Rd
36-005-019-001
36-005-019-002
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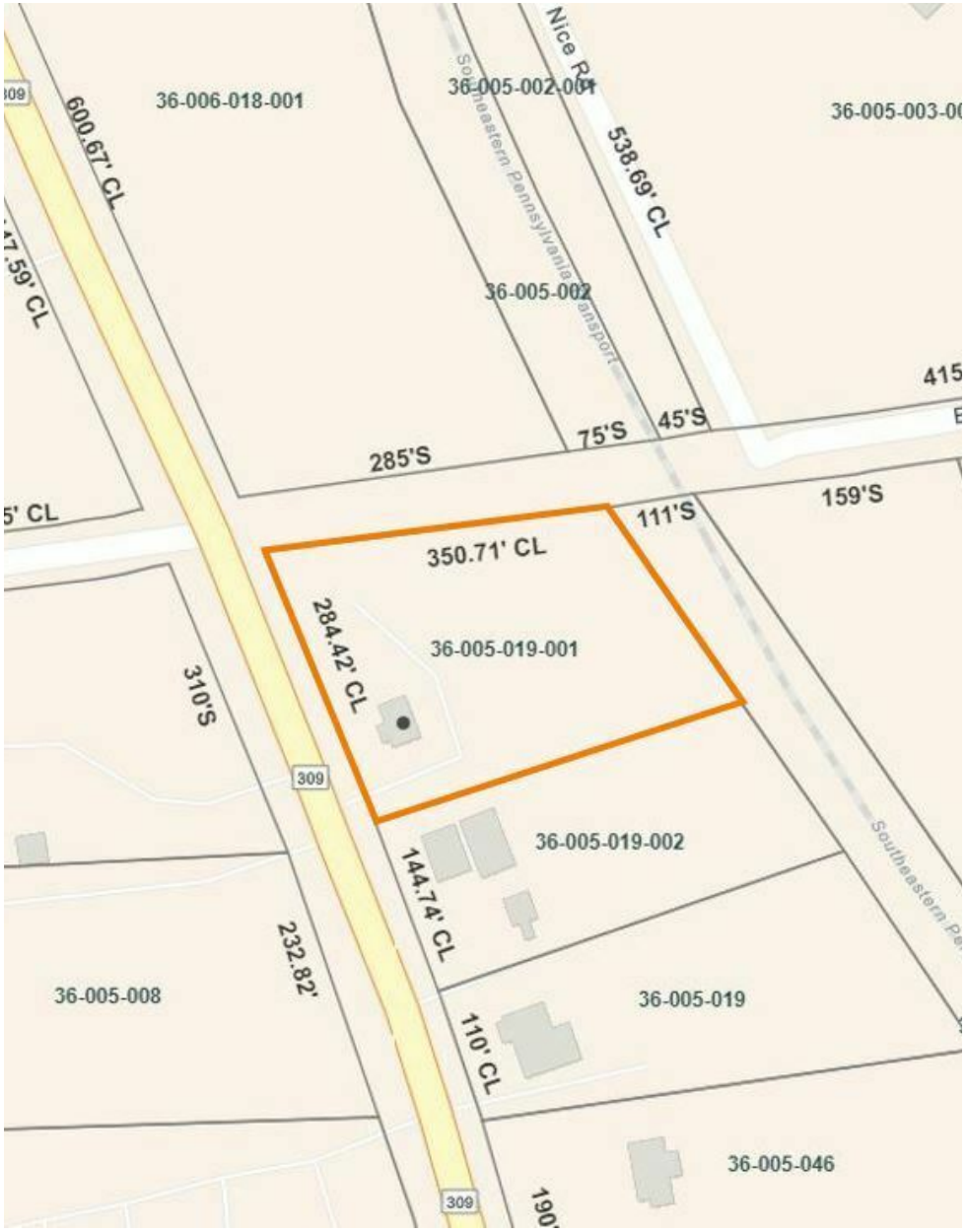
309
36-006-018-001
36-005-002-001
Nice Rd
36-005-003-00
600.67' CL
538.69' CL
36-005-002
285'S
75'S
45'S
159'S
111'S
350.71' CL
284.42' CL
36-005-019-001
310'S
36-005-019-002
144.74' CL
232.82'
36-005-008
110' CL
36-005-019
36-005-046

SECTION 3

The Demographics

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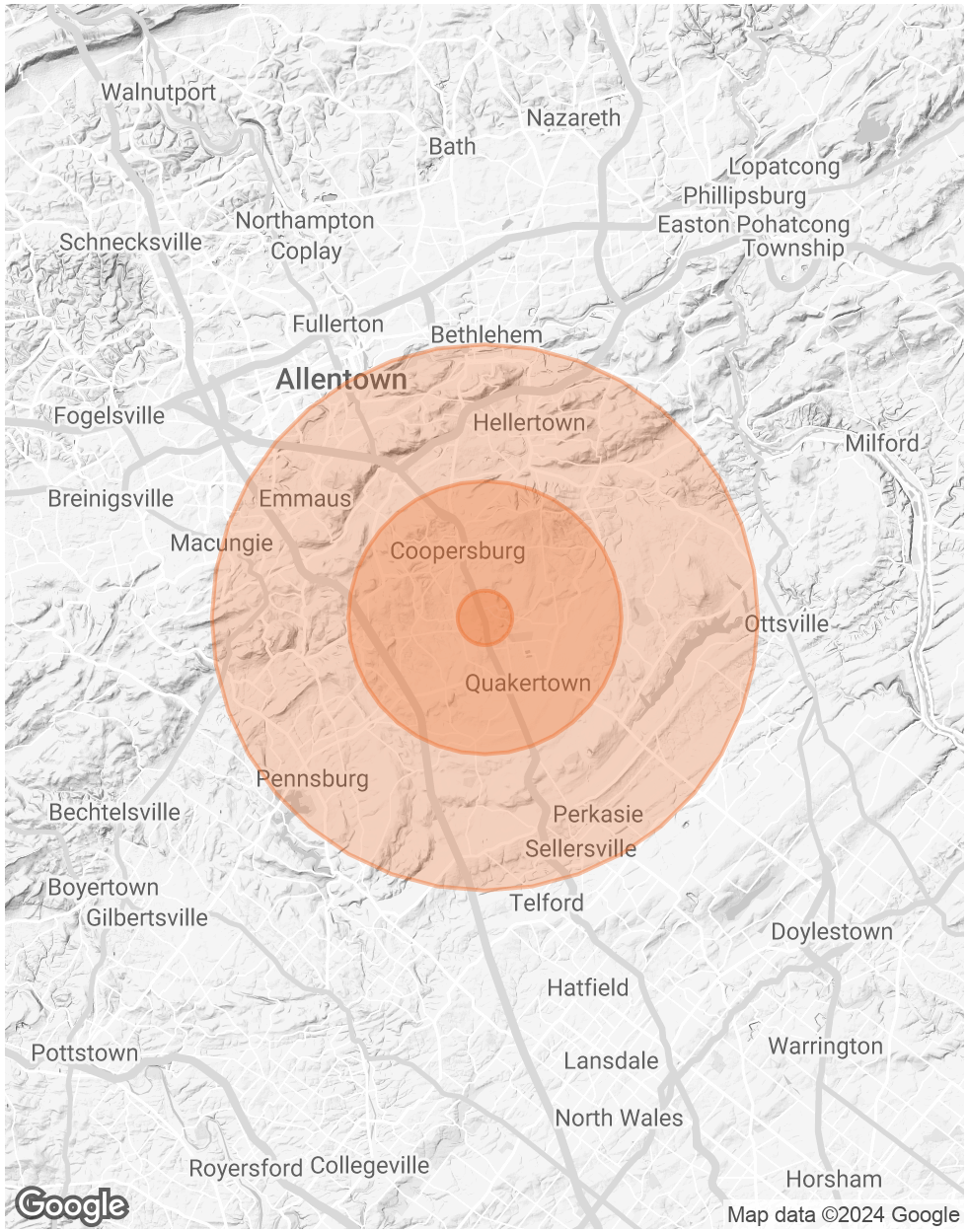
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,152	49,172	234,255
AVERAGE AGE	47.2	43.0	41.6
AVERAGE AGE (MALE)	42.9	41.2	39.7
AVERAGE AGE (FEMALE)	50.5	44.5	43.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	541	19,287	93,737
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	$72,228	$108,741	$92,053
AVERAGE HOUSE VALUE	$150,697	$288,430	$250,983

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



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