OFFERING MEMORANDUM

Iconic Newtown Restaurant w/ Liquor License

203 N SYCAMORE ST

Newtown, PA 18940

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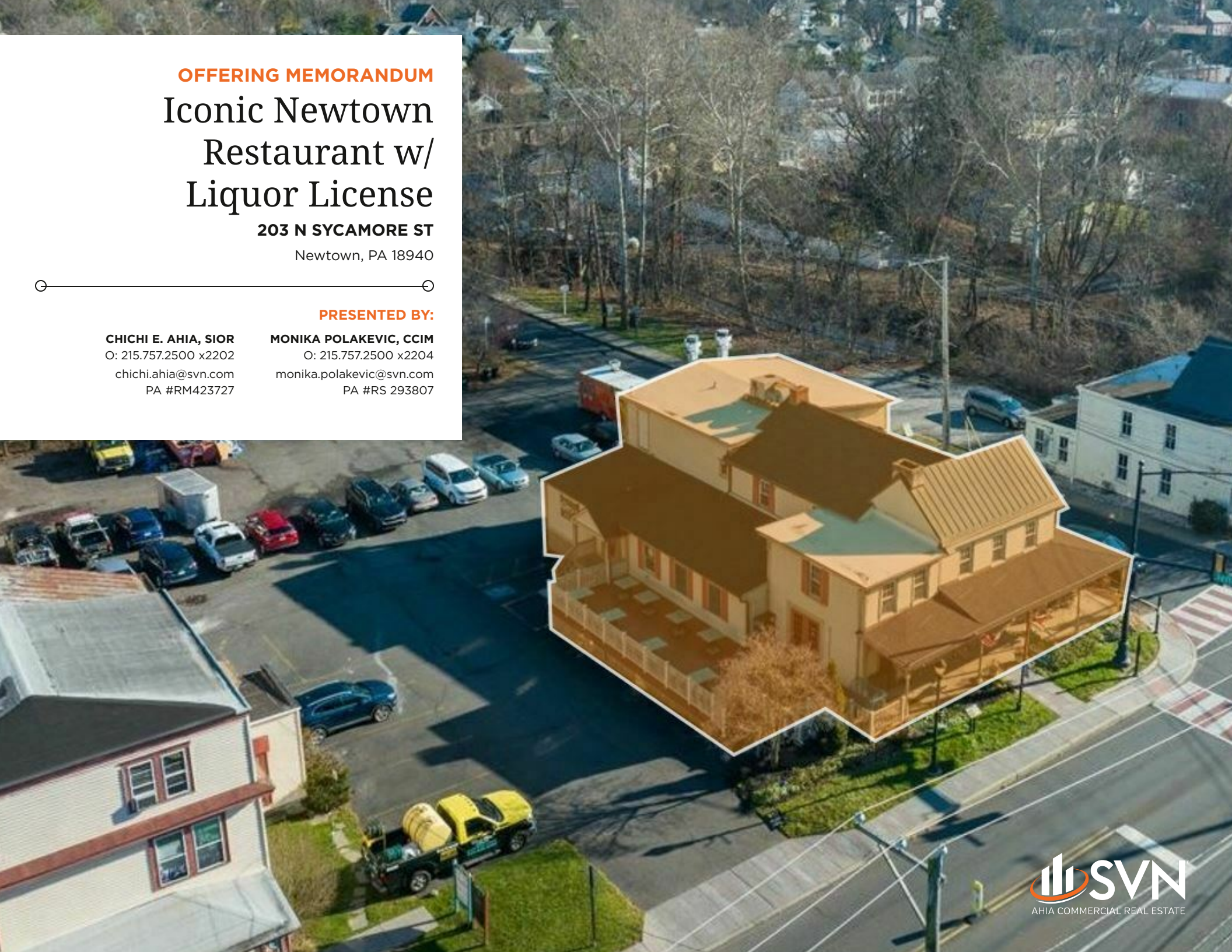

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

SECTION 1

The Property

OFFERING SUMMARY

SALE PRICE:	$3,950,000
BUILDING SIZE:	5,902 SF±
LOT SIZE:	0.34 AC±
YEAR BUILT:	1796
RENOVATED:	2019
ZONING:	TC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

THE OPPORTUNITY

SVN is pleased to present the exceptional and rare opportunity to acquire an iconic property located in Newtown, Bucks County. The offering is for a quintessential building with historic ambiance at the signalized intersection of North Sycamore Street and Jefferson Street in Newtown which has a history of housing successful restaurant businesses. The building is currently fit out as restaurant space with seating for 140+ patrons indoors with additional outside dining available on a beautiful wraparound porch. Originally built in 1796 and expanded over time, this free-standing building measures approximately 5,900 square feet which is comprised of restaurant space and two apartments. The building also has substantial space in the lower level (basement) which currently serves the restaurant operation. The site is conveniently situated in Newtown's Town Center (TC) zoning district, which allows for a variety of uses by right. The site enjoys an excellent demographic profile and accommodates both walking and vehicular retail traffic. This offering represents a unique and truly extraordinary opportunity to establish/invest in a business to join the local, regional and national operators presently enjoying Newtown's thriving retail market.

LOCATION OVERVIEW

Prime, free-standing corner restaurant space located in the heart of historic Newtown Township, Bucks County, Pennsylvania. Prominent location in a fast growing area of Newtown. In close proximity to many local and national retailers, prime shopping and dining. Located at the corner of a signalized intersection, this property provides exceptional accessibility and visibility to both local and commuter traffic.

PROPERTY DETAILS

SALE PRICE	$3,950,000

LOCATION INFORMATION

STREET ADDRESS	203 N Sycamore St
CITY, STATE, ZIP	Newtown, PA 18940
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Jefferson Street
TOWNSHIP	Newtown
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	Newtown Bypass (PA Route 332)
NEAREST AIRPORTS	Trenton Mercer Airport (TTN) - 9.6 Mi
	Philadelphia Int'l (PHL) - 42.6 Mi

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
ZONING	Town Commercial District (TC)
LOT SIZE	0.34 AC±
APN #	29-012-016-001
RE TAXES (2023)	$8,190
LOT FRONTAGE	83 ft
LOT DEPTH	188 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	14,840 VPD
TRAFFIC COUNT STREET	Jefferson Street

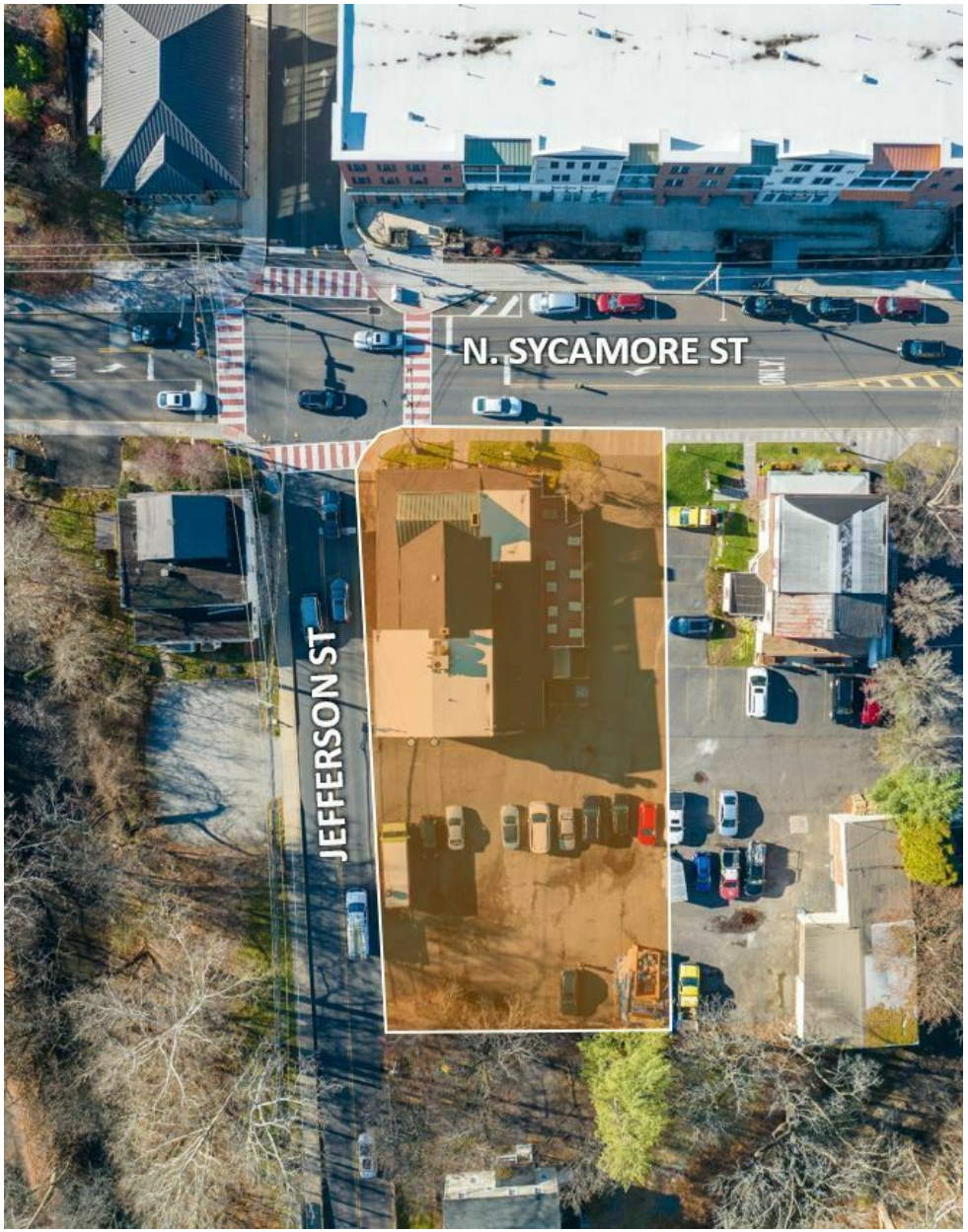
PARKING & TRANSPORTATION

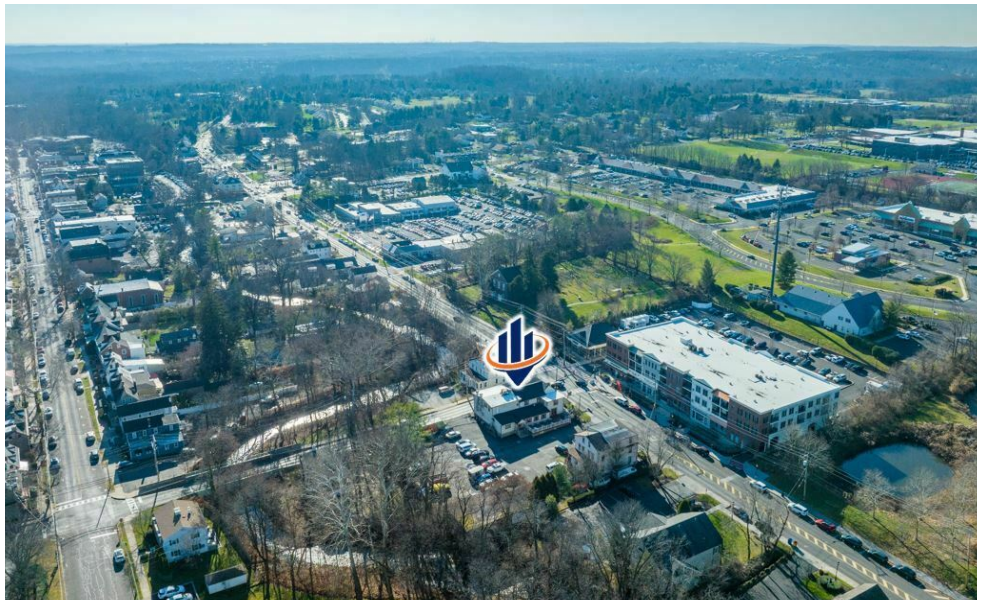
PARKING TYPE	Surface Paved Lot
NUMBER OF PARKING SPACES	25+
PARKING RATIO	4/1000

PROPERTY HIGHLIGHTS

- Prime corner retail opportunity
- Turn-key restaurant
- Recent capital improvements
- R - Liquor license available
- Potential income producing investment property
- Value add potential (2 apartments)
- Located at a signalized intersection
- Large street front display windows
- Directly across from national retailer shopping
- Heavy vehicular and pedestrian traffic
- Quality demographic profile
- Over 109,000 residents within a 5 mile radius with an average HH income >$126,000
- Town Commercial District (TC) - many permitted uses, by right
- Convenient access to Philadelphia, New Jersey and New York
- Minutes to Newtown Bypass (PA 332) and PA 413

ADDITIONAL PHOTOS





BAR

SECTION 2

The Floor Plans

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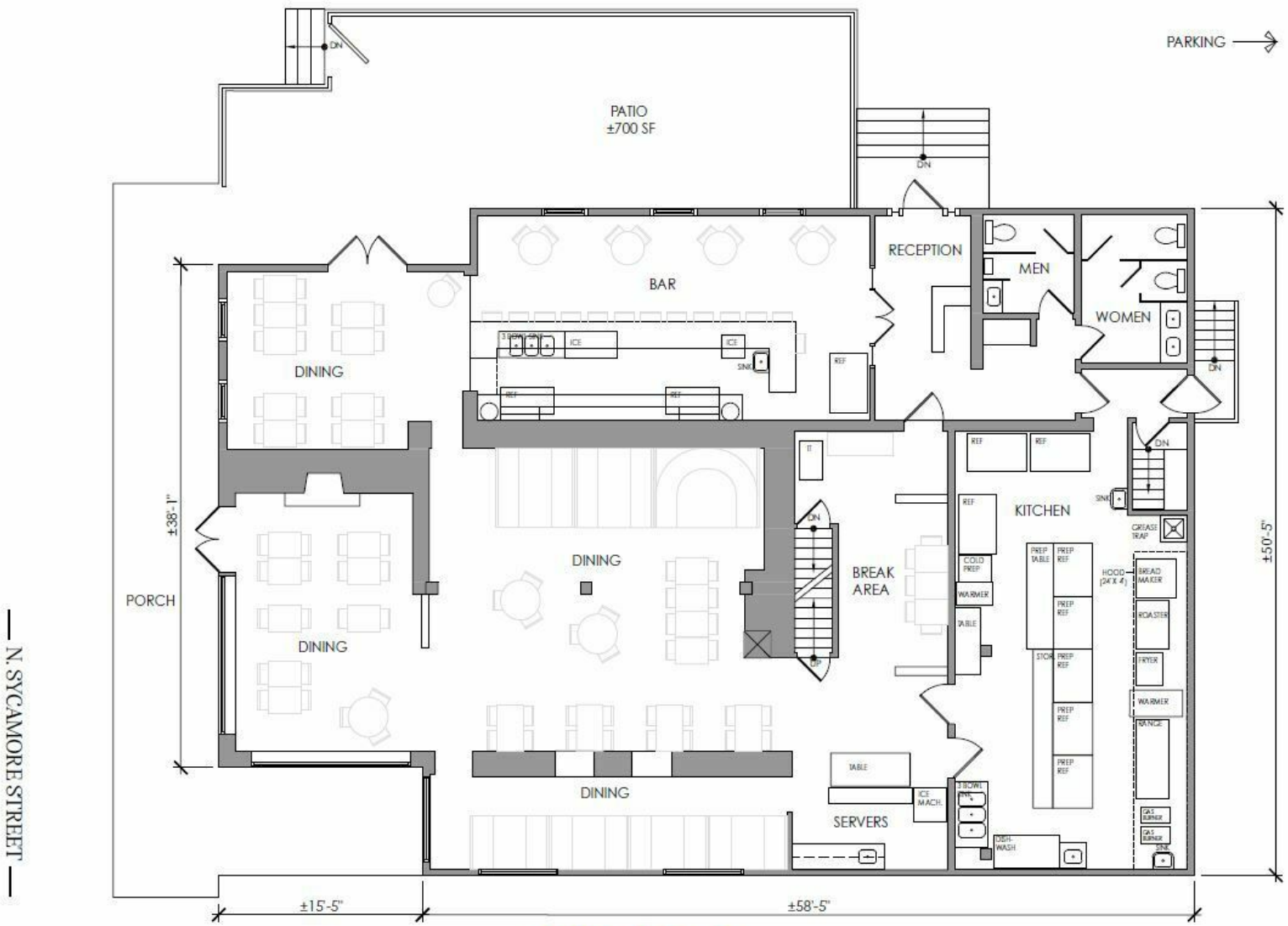
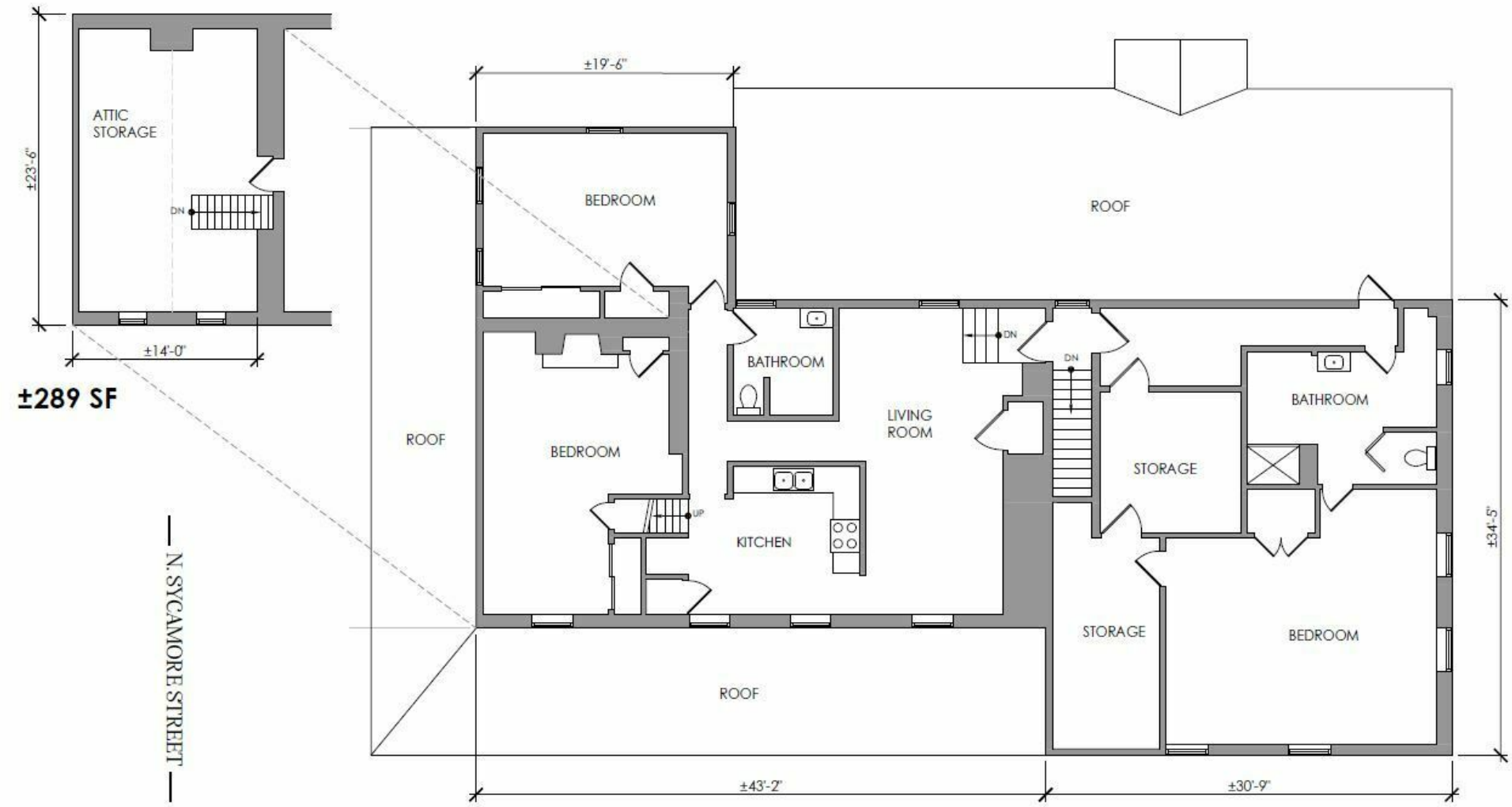
FIRST FLOOR



FIRST FLOOR

RECORD CONDITIONS PLAN | SCALE: $\frac{1}{8}$" = 1'-0"

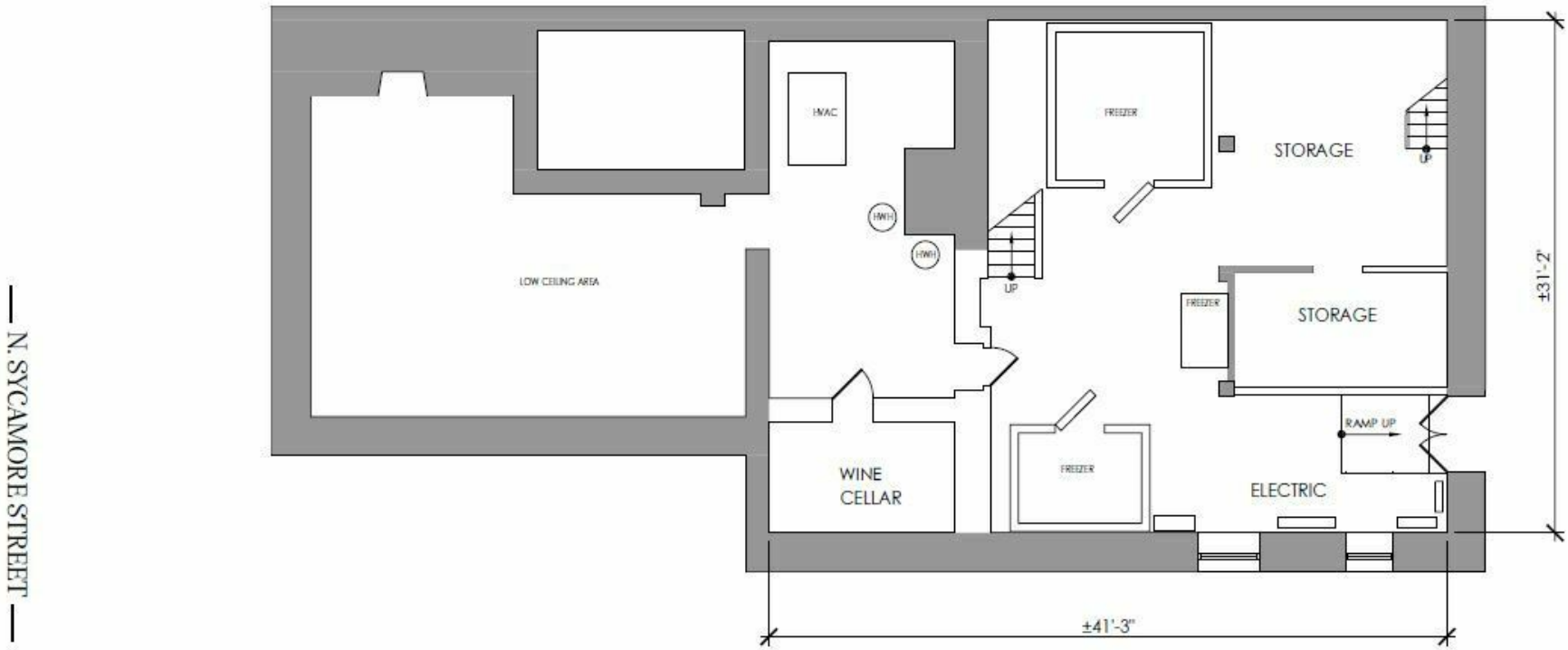
±3,517 SF



SECOND FLOOR + ATTIC

RECORD CONDITIONS PLAN | SCALE: $\frac{1}{8}$" = 1'-0"

±2,385 SF



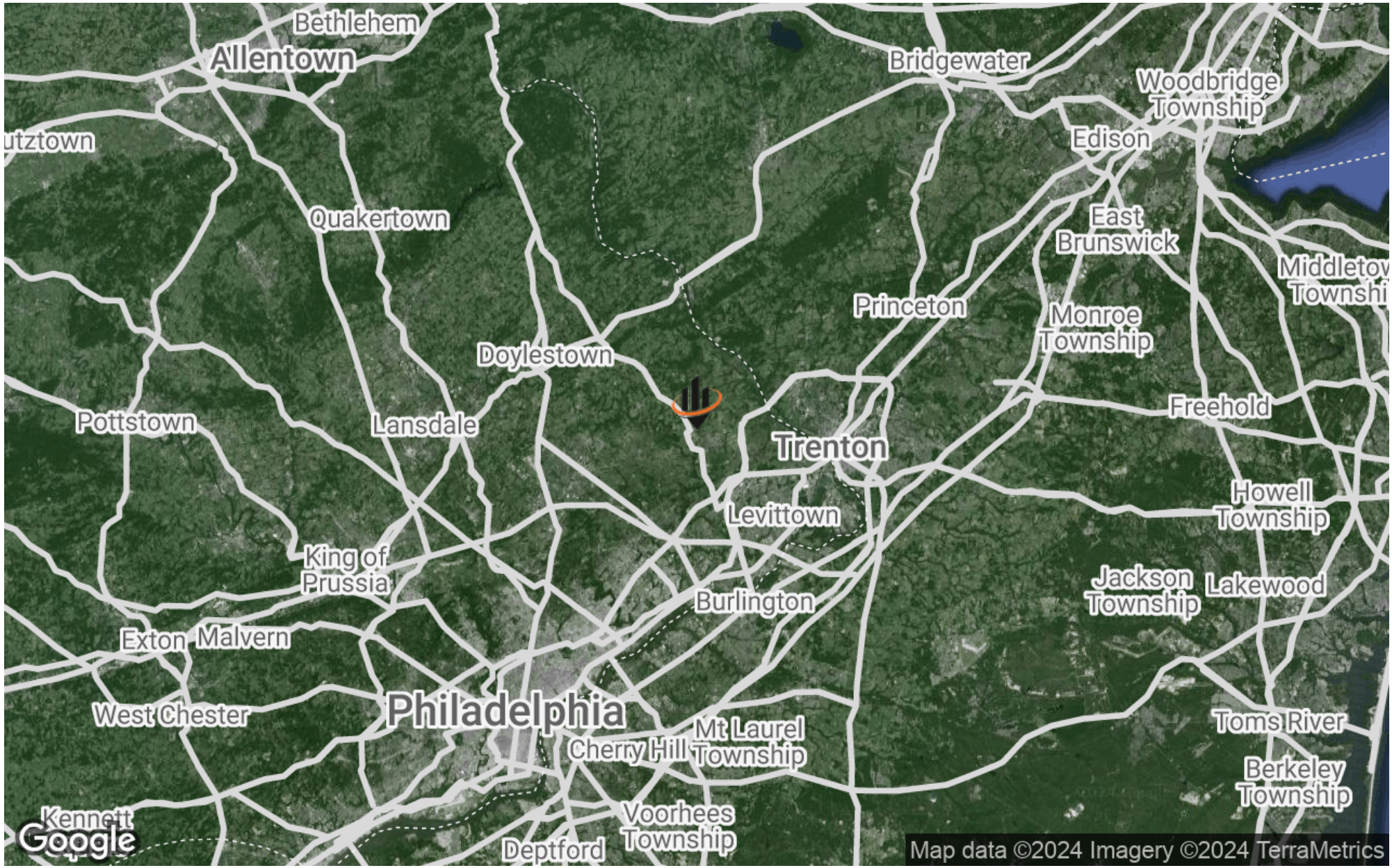
BASEMENT

RECORD CONDITIONS PLAN | SCALE: $\frac{1}{8}$" = 1'-0"

±1,100 SF

SECTION 3

The Location


Bethlehem
Allentown
Bridgewater
Woodbridge Township
Edison
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Quakertown
East Brunswick
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Princeton
Monroe Township
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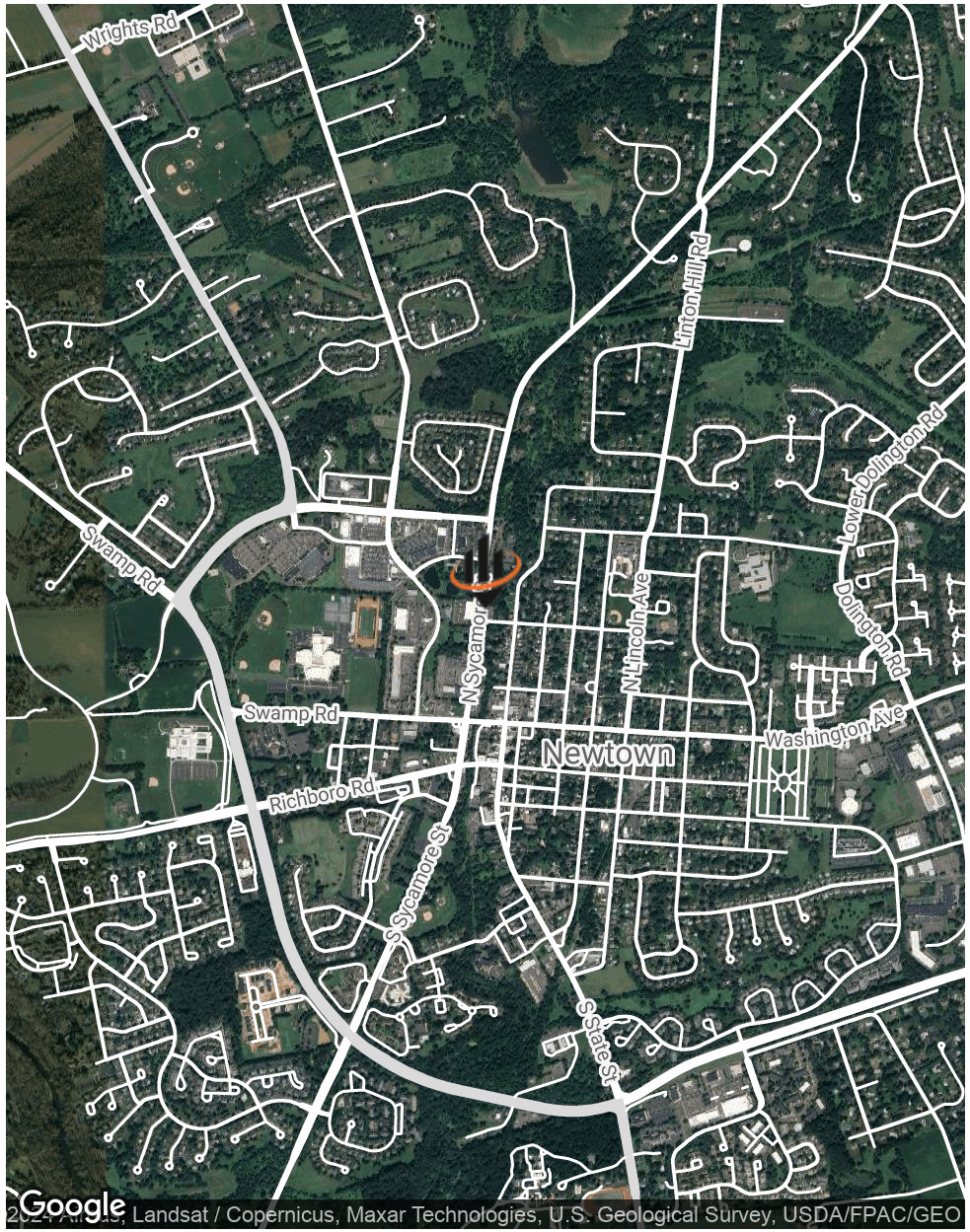
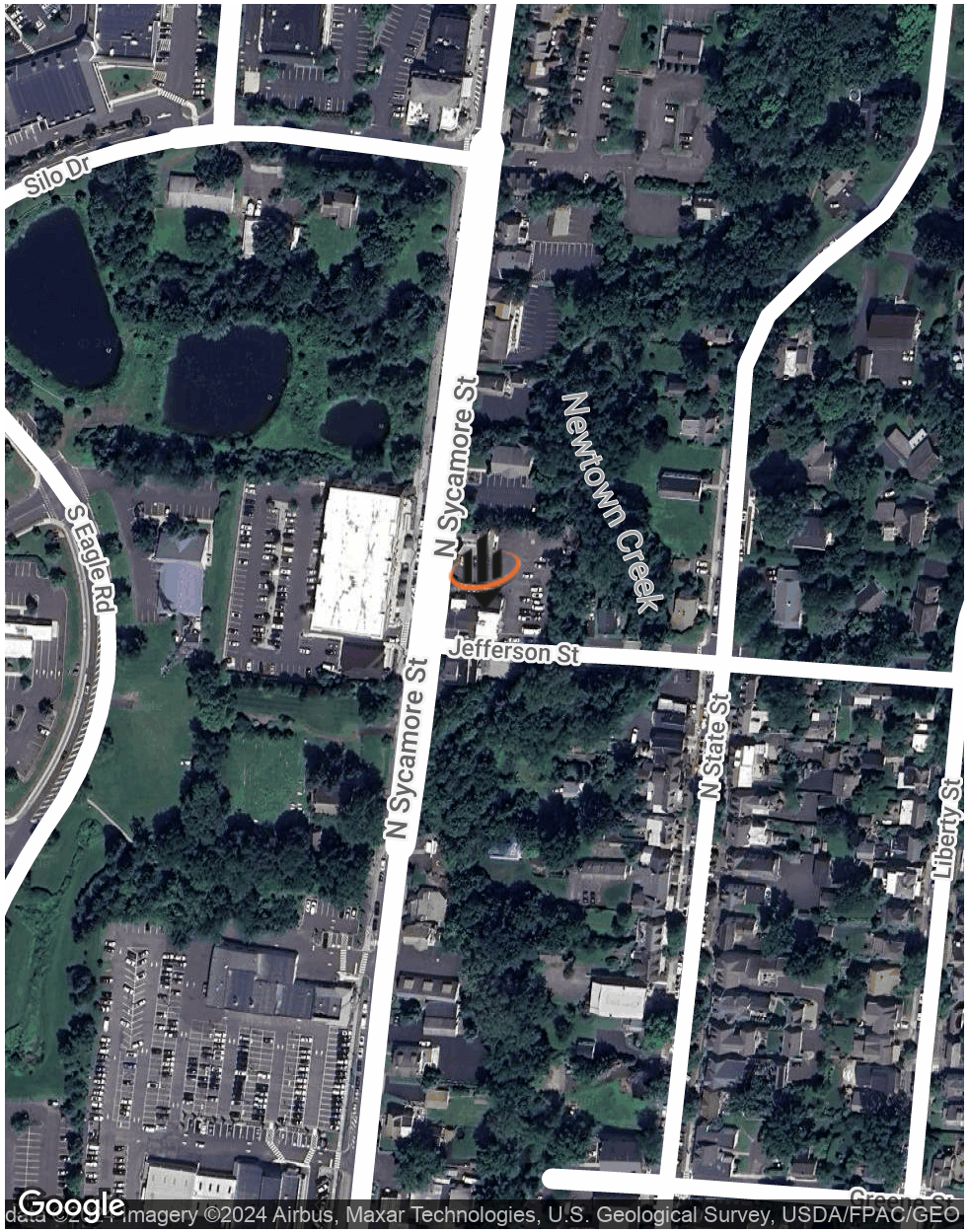
Freehold
Pottstown
Lansdale
Trenton
Howell Township
Levittown
King of Prussia
Jackson Township
Lakewood
Burlington
Exton
Malvern
West Chester
Philadelphia
Toms River
Mt Laurel Township
Cherry Hill
Berkeley Township
Kennett
Voorhees Township
Deptford
Google
Map data ©2024 Imagery ©2024 TerraMetrics

LOCATION MAP





RETAILER MAP

NEWTOWN, BUCKS COUNTY, PA

After William Penn had laid out Philadelphia, his "great town", in 1682, he traveled north through a vast tract of land he had purchased from the local Indians. Some 28 miles northeast of Philadelphia, in the middle of trees that bordered a creek flowing to the Delaware River, he allegedly announced "This is where I propose to build my 'new town'". No documentation supports this tale but, two years later in 1684, William Penn's surveyor, Thomas Holme, devised a plan for a new settlement initially called New Township. Straddling what is now called Newtown Creek, the site included 640 acres. In time, the name was shortened to Newtown.

The small village along Newtown Creek became the County Seat of Bucks in 1725 and it remained the center of county government until 1813 when the Court House was moved to Doylestown. The village had been settled as part of Newtown Township until it was incorporated by the Commonwealth of Pennsylvania General Assembly as a borough on April 16, 1838. Borough was enlarged four times since 1838 and its buildings show excellent examples of all major architectural styles.

Newtown Borough became one of Bucks County's prominent communities with the construction of many substantial colonial residences and taverns. The Historic
District was established in 1969, enlarged in 1976, again in 1985 and is listed on the National Register of Historic Places. Newtown today still retains the character of this important period of history.

Newtown has been and continues to be one of the "coolest small towns in the nation" as declared by Yahoo! Travel. With a main street lined with unique shops, taverns and restaurants as well as a bustling festival calendar, there is always something to see and do. From historic inns full of history to classic American film, there's plenty to do for everyone in Newtown, PA.

SECTION 4

The Demographics

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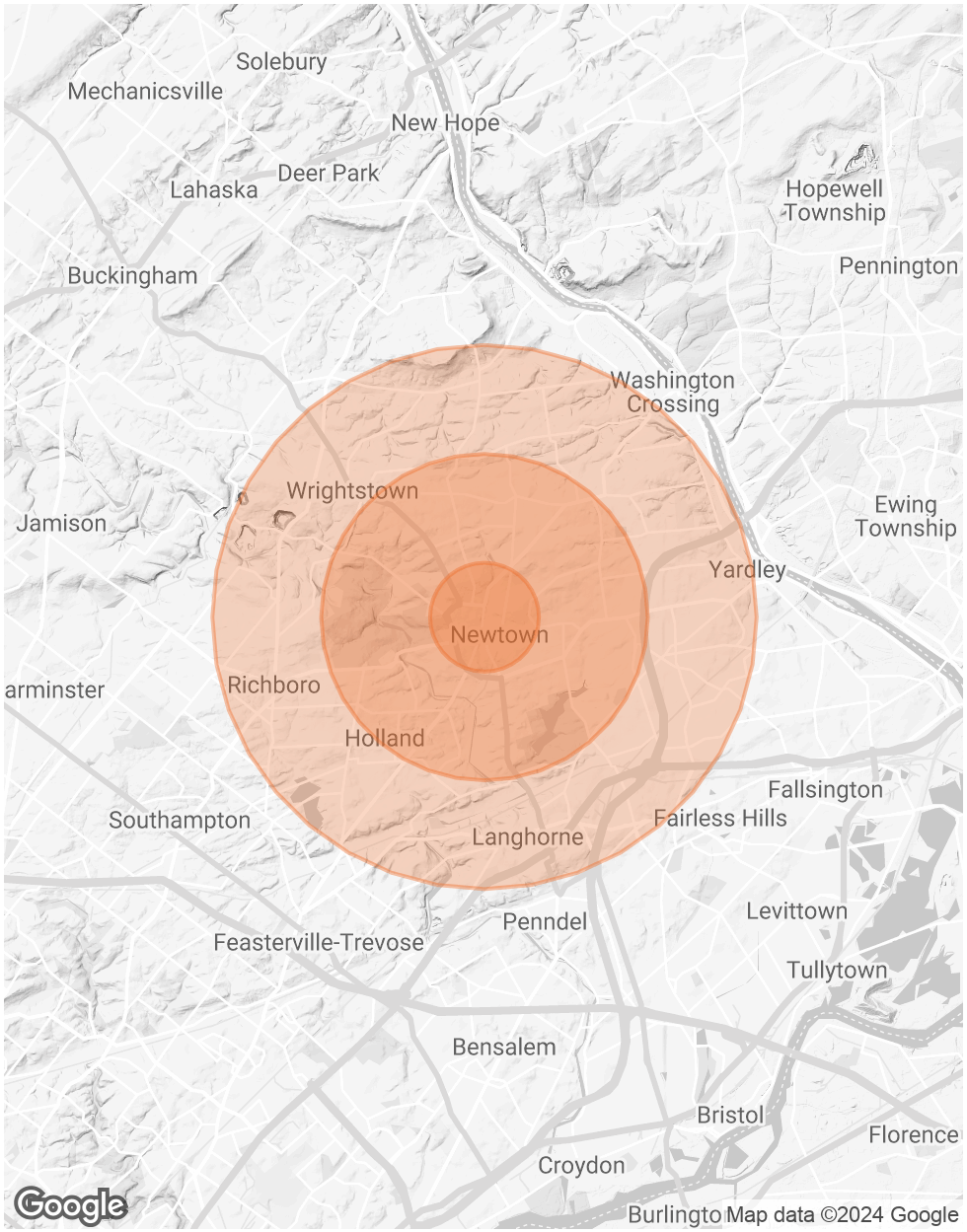
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,591	46,911	109,218
AVERAGE AGE	45.7	42.5	42.1
AVERAGE AGE (MALE)	41.8	40.8	40.6
AVERAGE AGE (FEMALE)	46.8	43.2	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,519	17,442	38,813
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	$121,604	$123,118	$126,654
AVERAGE HOUSE VALUE	$496,363	$431,985	$432,008

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



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