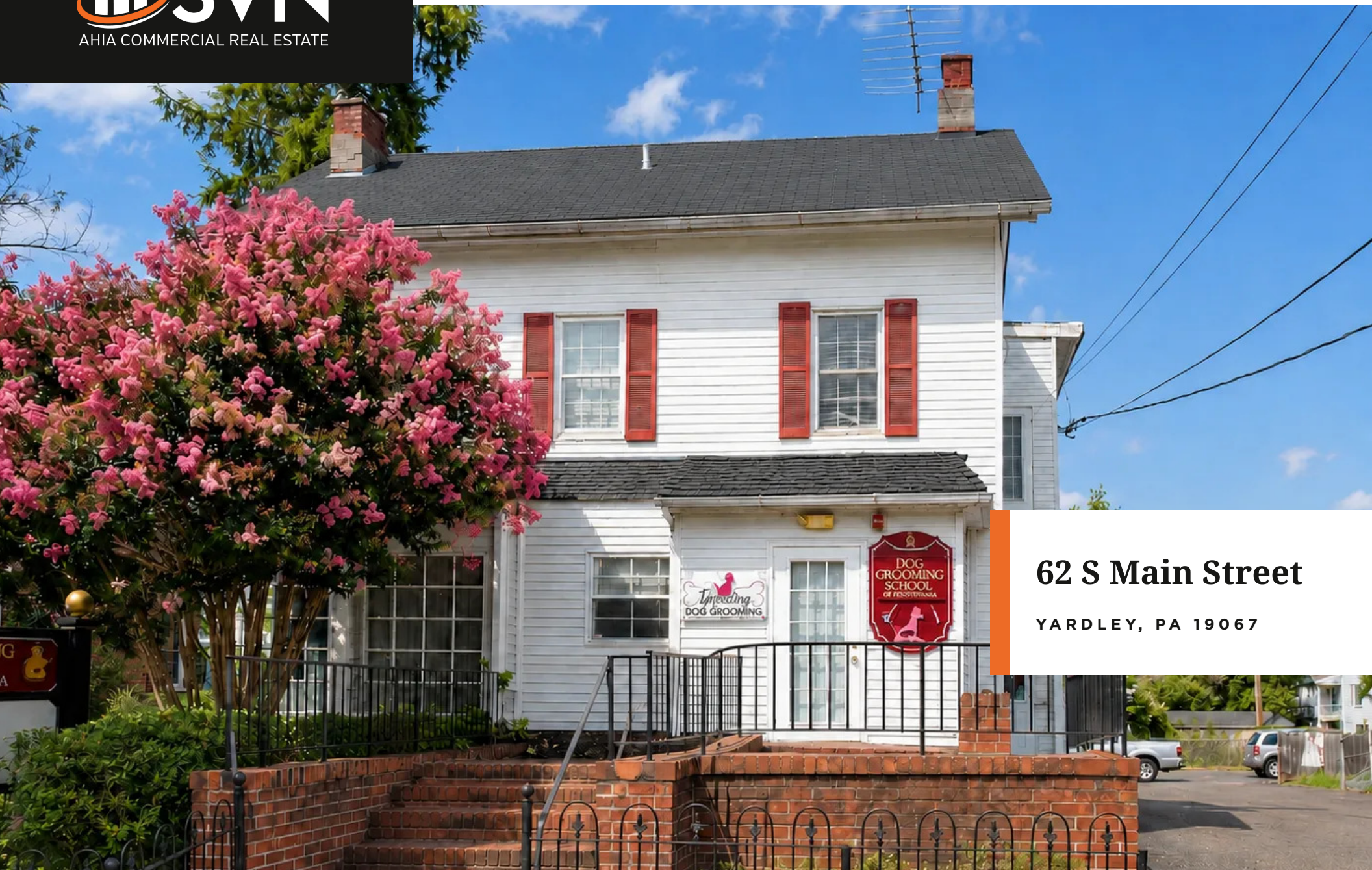




Prime Yardley Office / Retail Space



62 S Main Street

YARDLEY, PA 19067



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal 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 Proposal 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.

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THE TEAM



Chichi E. Ahia, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727



Monika Polakevic, CCIM

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



The Property

PROPERTY SUMMARY

PRIME YARDLEY OFFICE/RETAIL SPACE FOR SUBLEASE

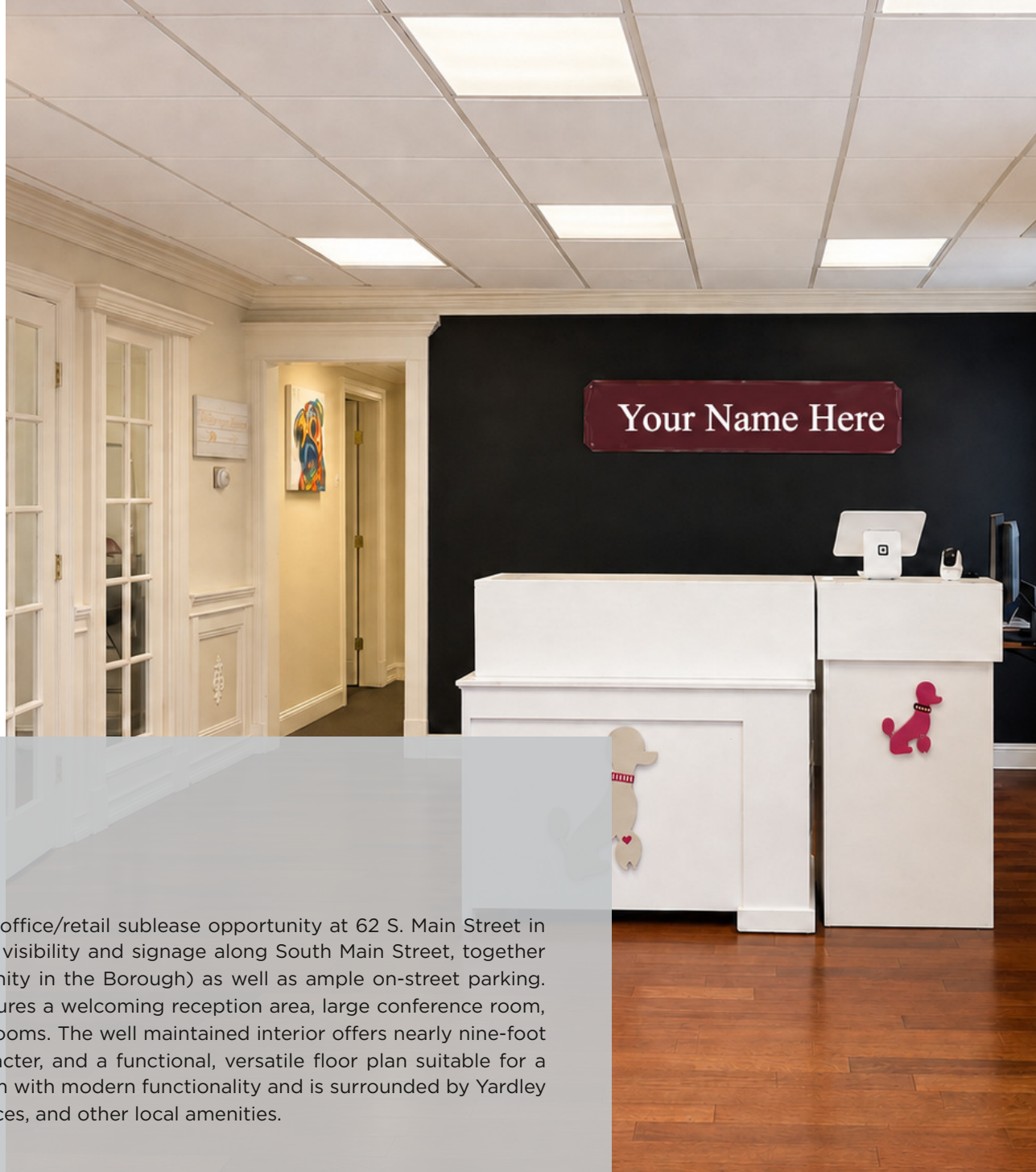
62 S MAIN STREET
YARDLEY, PA 19067

OFFERING SUMMARY

AVAILABLE:	4,950 SF±
LEASE RATE:	\$20.50 SF/yr (NNN)
BUILDING SIZE:	8,400 SF±
LOT SIZE:	0.15 AC±
ZONING:	C-1
YEAR BUILT:	1940
CROSS STREET:	E. College Ave

PROPERTY SUMMARY

SVN is pleased to present an exceptional 4,500 SF first-floor office/retail sublease opportunity at 62 S. Main Street in the heart of Yardley Borough. The property offers prominent visibility and signage along South Main Street, together with dedicated off-street parking (a highly sought-after amenity in the Borough) as well as ample on-street parking. Currently occupied by a dog grooming school, the space features a welcoming reception area, large conference room, nine private offices, a spacious open work area, and four restrooms. The well maintained interior offers nearly nine-foot ceilings, abundant natural light, distinctive architectural character, and a functional, versatile floor plan suitable for a variety of potential uses. The property combines historic charm with modern functionality and is surrounded by Yardley Borough's vibrant mix of shops, restaurants, professional services, and other local amenities.



PROPERTY HIGHLIGHTS

- Prominent office/retail space for sublease
- Current lease runs through August 31, 2029
- Prime, town center borough location
- Heavy vehicular and pedestrian traffic
- Available for immediate occupancy
- Diverse platform of national, regional, and specialty retailers in close proximity
- Proximate to affluent and populated residential neighborhoods
- Convenient access to major connecting routes
- C-1 (Pedestrian-Oriented Commercial District) - abundant permitted uses



9 Private Offices



Excellent Signage Opportunity



Great condition

PROPERTY DETAILS

LEASE RATE

\$20.50 SF/YR (NNN)

LOCATION INFORMATION

STREET ADDRESS	62 S Main Street
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	E. College Avenue
TOWNSHIP	Yardley Borough
NEAREST HIGHWAY	I-95 - 1.7 Mi.
NEAREST AIRPORT	Trenton Mercer (TTN) - 4.5 Mi. Philadelphia Int'l (PHL) - 40.3 Mi.

BUILDING INFORMATION

BUILDING SIZE	8,400 SF±
TENANCY	Multiple
YEAR BUILT	1940
GROSS LEASABLE AREA	4,500 SF±
FREE STANDING	Yes

PROPERTY INFORMATION

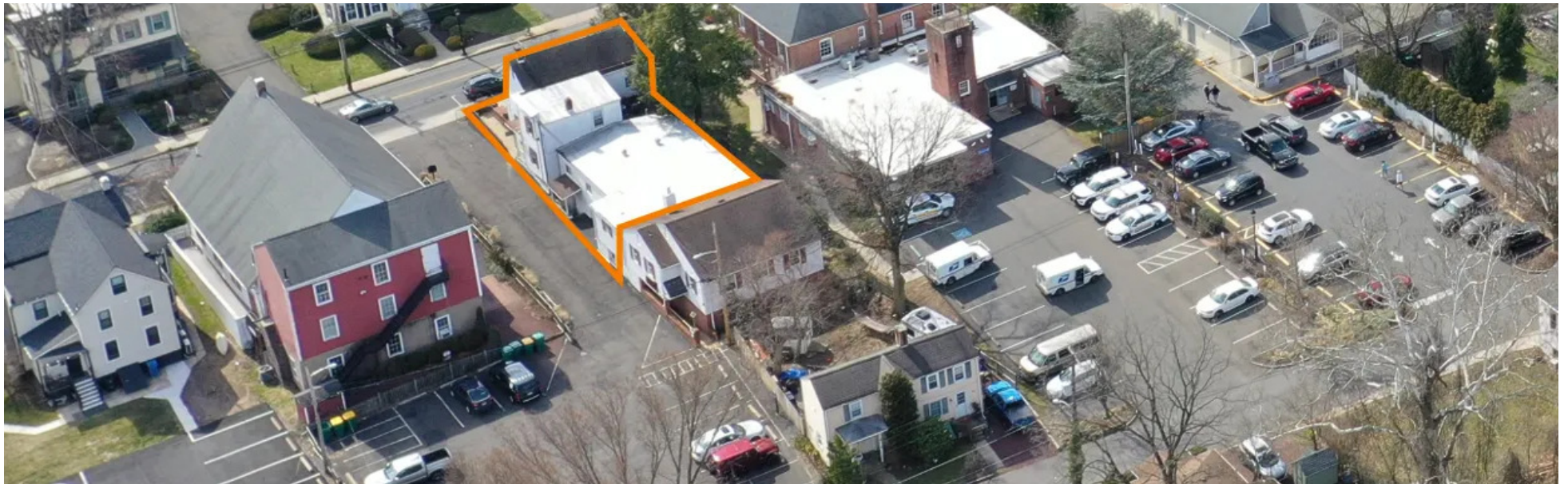
PROPERTY TYPE	Office/Retail Space
PROPERTY SUBTYPE	Office Building
ZONING	C-1, Pedestrian-Oriented Commercial District
LOT SIZE	0.15 AC±
APN #	54-003-158
RE TAXES (2026)	\$23,673
OPEX (2026)	\$1,416.67/Mo
LOT FRONTAGE	60 ft
LOT DEPTH	110 ft
TRAFFIC COUNT	9,713 VPD
TRAFFIC COUNT STREET	S. Main Street

PARKING

STREET PARKING	Yes
PARKING TYPE	Surface
PARKING SPACES	20+

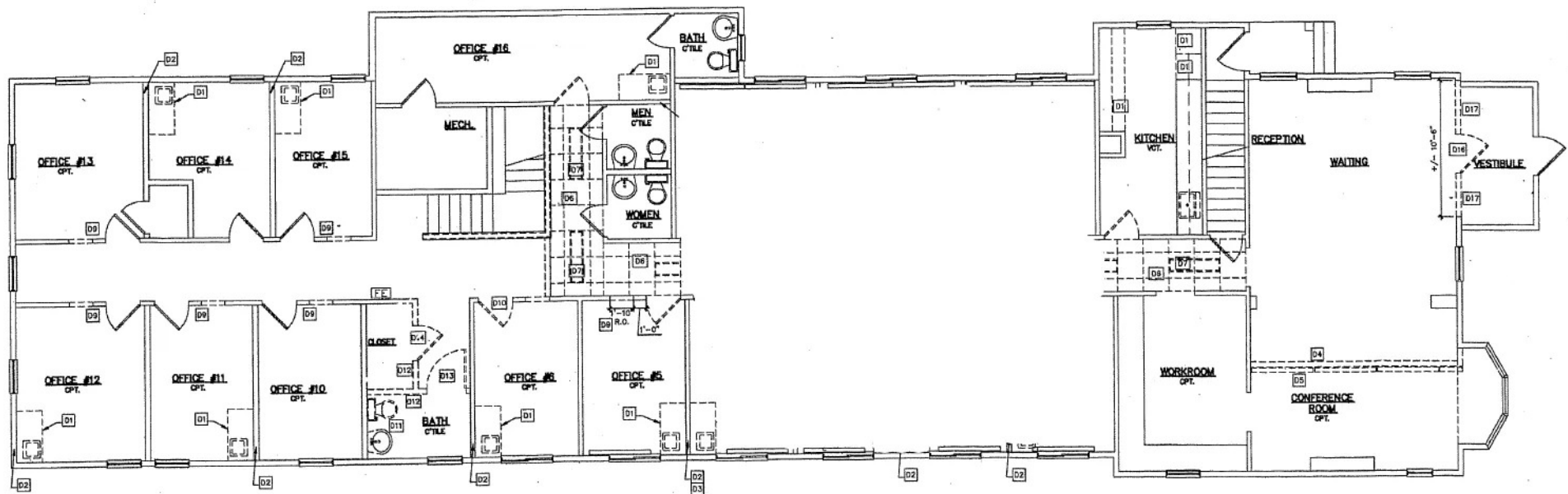
PROPERTY PHOTOS







FLOOR PLANS



D01 EXISTING / DEMO GROUND FLOOR PLAN



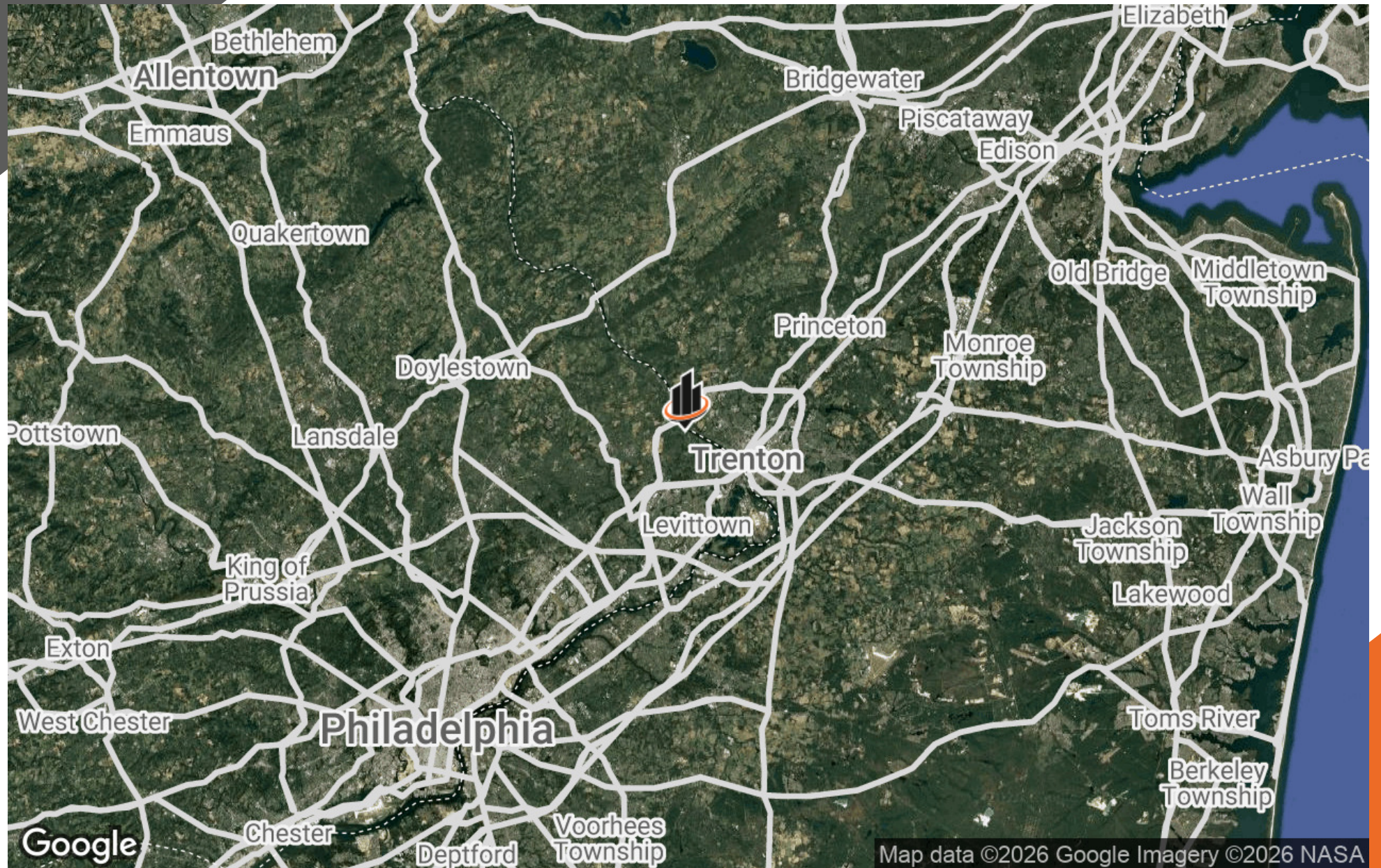
The Location

LOCATION DESCRIPTION

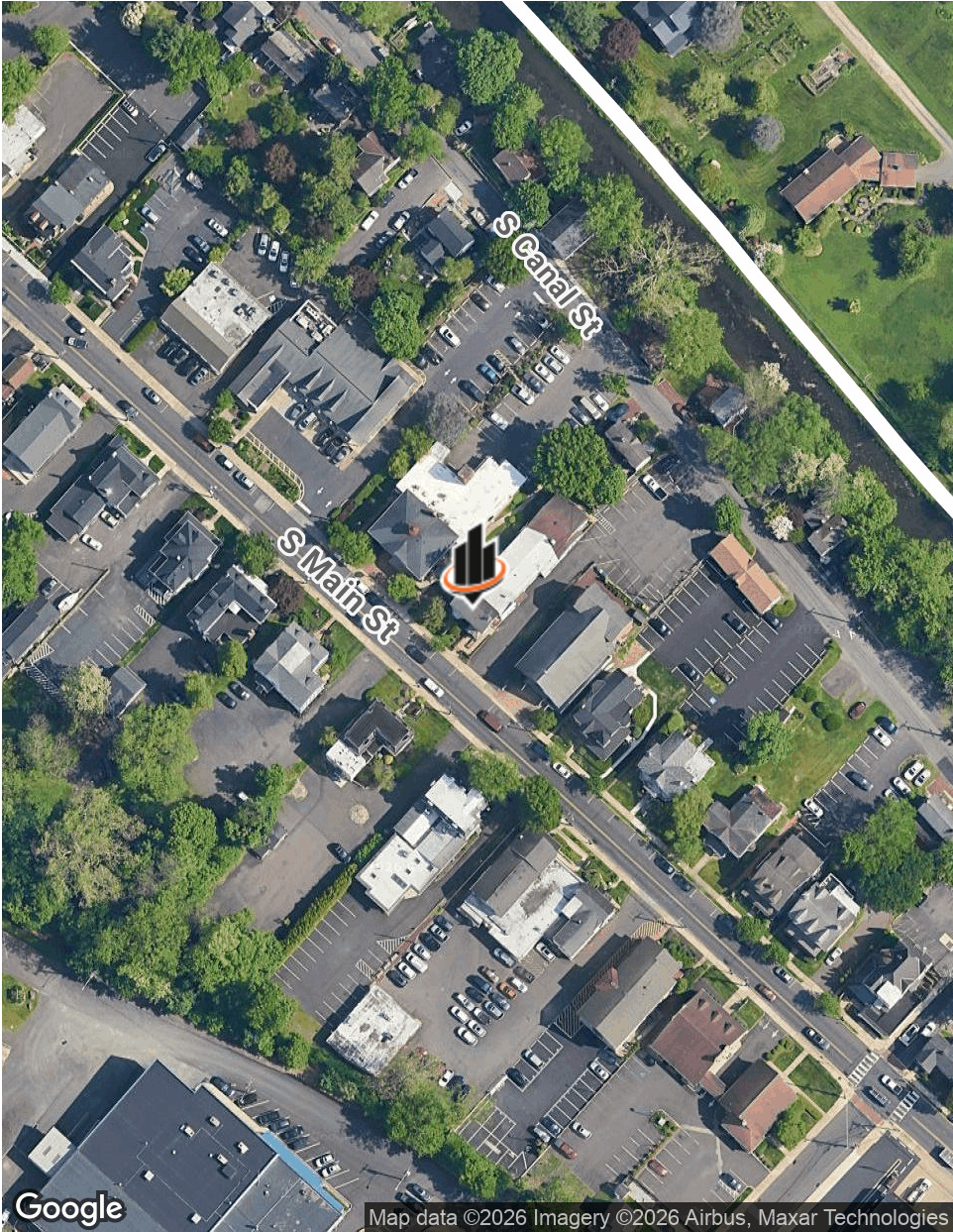
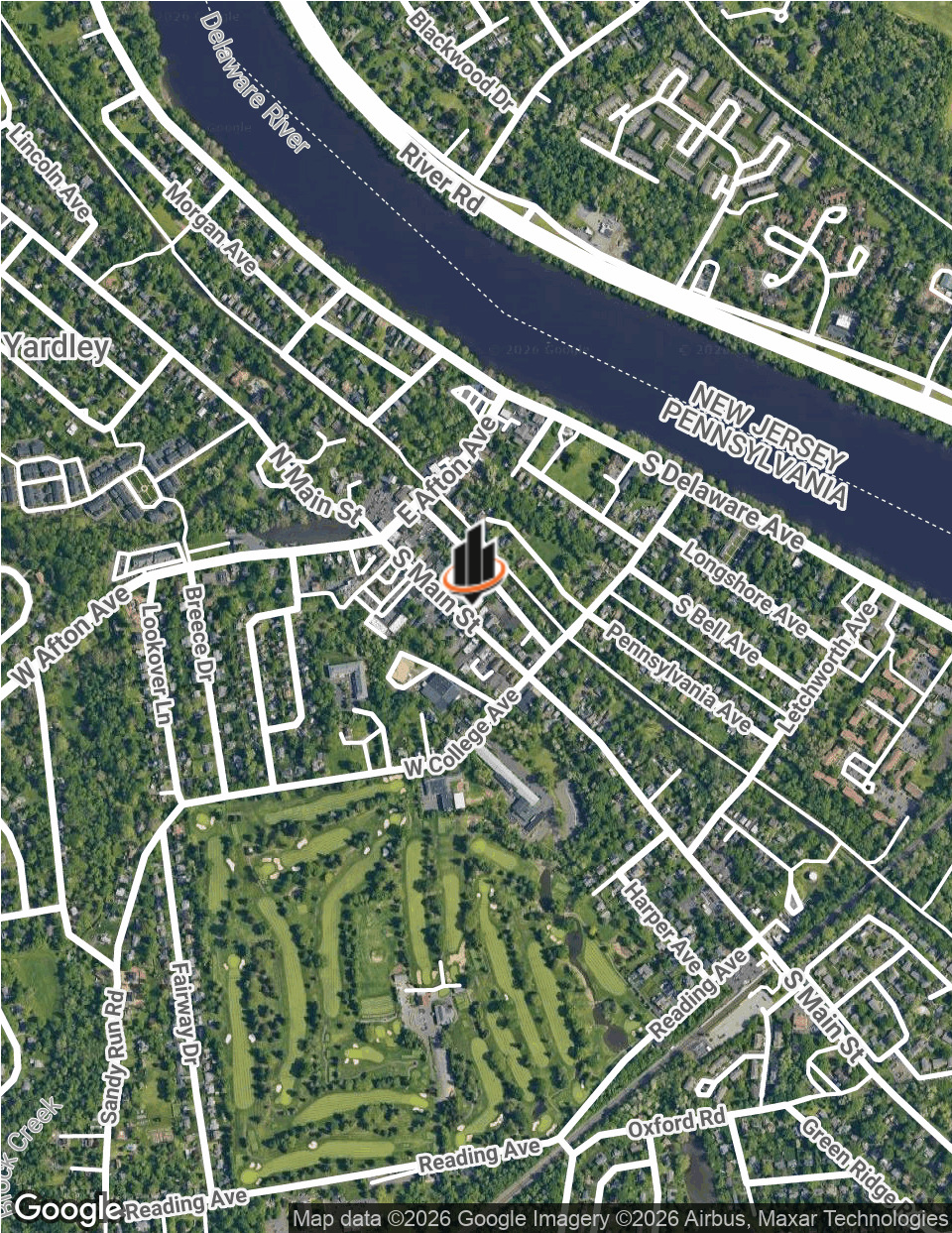
Located in the heart of historic Yardley Borough in Bucks County, the property is surrounded by eclectic shopping, dining, and cultural amenities. It offers convenient access to I-295, Route 1, the Pennsylvania Turnpike, and Scudder Falls Bridge connecting Pennsylvania and New Jersey. Center City Philadelphia is approximately 32 miles away, Philadelphia International Airport is 40 miles away, and New York City is 71 miles away.



REGIONAL MAP



AERIAL MAP





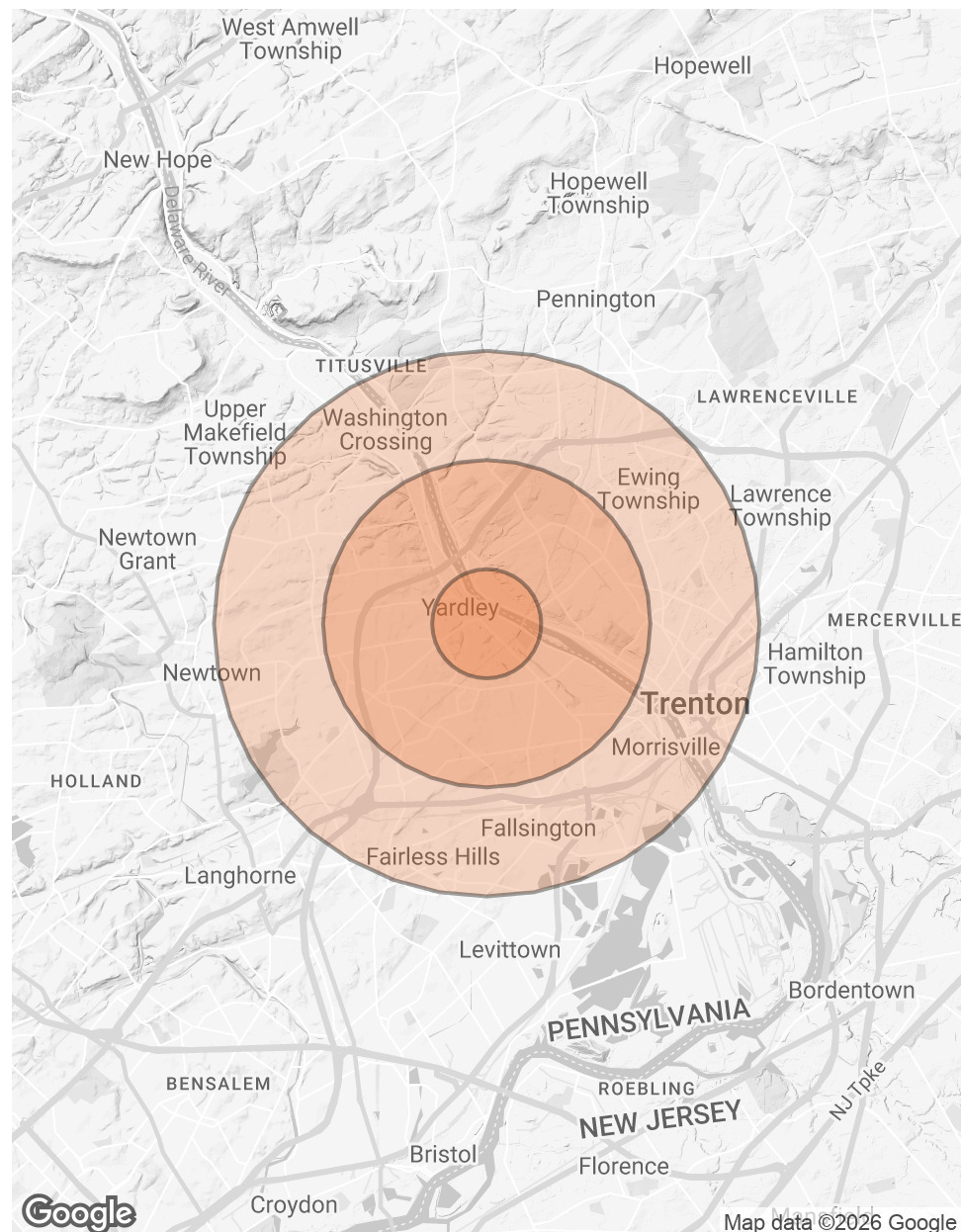
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,711	58,427	178,559
AVERAGE AGE	45.4	44.9	41.9
AVERAGE AGE (MALE)	43.7	43.2	40.2
AVERAGE AGE (FEMALE)	45.6	45.7	42.8

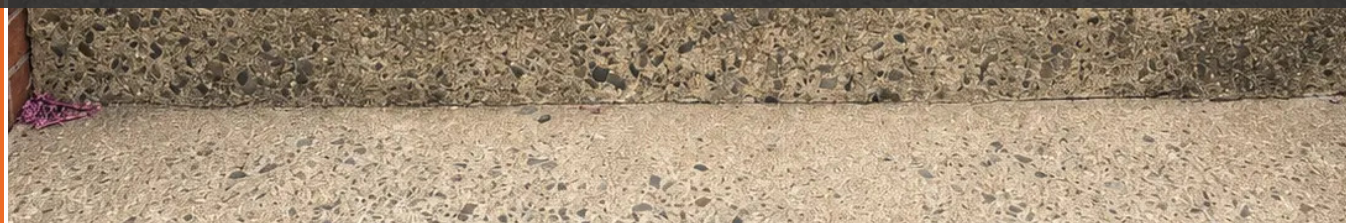
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,324	23,149	69,505
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$173,178	\$153,055	\$128,820
AVERAGE HOUSE VALUE	\$582,725	\$491,584	\$419,166

2023 American Community Survey (ACS)





The Zoning



B.

C-1 Pedestrian-Oriented Commercial District.**§ 27-311. Purpose; General Regulations. [Ord. 273, 2/16/1982]**

1. Purpose. The purpose of the C-1 District is to provide for the commercial needs of the local residents by making commercial facilities in this district accessible to pedestrian traffic and by excluding uses incompatible with this type of circulation system, encouraging a harmonious mix of commercial establishments, with a variety of housing types.
2. Regulations. In the C-1 District, a building may be erected or altered, and any lot or premises may be used, when in conformance with the conditions of this Chapter and the specific use, bulk and design regulations of this district.

§ 27-312. Uses Permitted by Right; Accessory Uses; Signs; Special Exceptions; Prohibited Uses. [Ord. 273, 2/16/1982; Ord. 279, 10/18/1983; Ord. 365, 12/21/1993; Ord. 450, 2/5/2013; Ord. 465, 7/21/2015; Ord. No. 491, 5/2/2023]

1. Uses Permitted by Right. In a C-1 District, the following uses are permitted by right, and no other:
 - A. Retail stores, including but not limited to the sale of antiques, art, dry goods variety and general merchandise, clothing, fabrics, floor covering, food, books, hardware, hobby and art supplies, garden supplies, flowers, digs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
 - B. Personal services, including but not limited to barbershops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
 - C. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
 - D. Medical offices and facilities, including but not limited to medical clinics, healthcare facilities, hospitals, life-care facilities, nursing homes, doctor, dentist and veterinary offices, chiropractors and psychiatrists.
 - E. Financial institutions, including but not limited to banks, savings and loan associations, credit unions and other financial institutions.
 - F. Eating places for the sale and consumption of food and beverages without drive-in service and with service at a table or sit-down counter facilities only.
 - G. Residential housing, including and limited to, the following types:
 - (1) Single-family detached.
 - (2) Twin house semi-detached dwelling.

- (3) Duplex semi-detached dwelling.
 - (4) Townhouse attached dwelling.
 - (5) Apartment multifamily dwellings and dwelling.
 - H. Entertainment within a building, including but not limited to theaters and bowling alleys.
 - I. Hotels, motels and boardinghouses.
 - J. Mixed commercial-residential uses.
 - K. Institutional uses, including but not limited to places of worship, libraries, day-care centers, public utilities, public and private schools, public buildings and nursing homes.
 - L. Public parking lots.
2. Accessory uses.
- A. Accessory uses shall be permitted, provided that they are customarily incidental and subordinate to the uses permitted by right listed above; see Part 6B.
 - B. Conversion of a structure from a single-family structure into apartments.
 - C. Outdoor dining and food service accessory to a restaurant pursuant to § 27-618 shall be permitted by conditional accessory use.
3. Signs. In a C-1 District, a maximum of two signs for a single occupancy or one sign per occupant and one sign per lot for multiple occupancies are permitted per lot as follows:
- A. One nameplate sign per home occupation.
 - B. One freestanding sign per lot.
 - C. One fascia sign per lot.
 - D. One projecting sign per lot.
 - E. One wall sign per occupant.
 - F. One window sign per occupant.
 - G. One directory sign per lot.
 - H. Temporary signs permitted in Part 12.
 - I. Residential, governmental, public service and other signs permitted in Part 12 for all districts.
4. Uses Permitted by Special Exception. In a C-1 District, the following uses shall be permitted by special exception when authorized by the Zoning Hearing Board, subject to §27-1327:
- A. Light manufacturing, printing and assembling of products to be sold on the premises

and deemed to be of a subsidiary nature to an approved commercial use and not objectionable to the surrounding uses and structures.

- B. Uses not specifically listed but of the same general character as the uses listed may be permitted by special exception subject to §27-1327.
 - C. Outdoor eating places, where the area is enclosed by a 30-inch-high barrier and sufficient trash receptacles are maintained for all refuse. The requirements for approval as a special exception do not apply to outdoor dining facilities located on covered porches, or outdoor dining facilities located on covered porches or outdoor dining facilities otherwise permitted pursuant to § 27-618 (Outdoor Dining Accessory to Restaurant).
5. Uses not Permitted. In a C-1 District, the following uses are specifically not permitted:
- A. Facilities serving customers in vehicles.
6. Conditional Uses. Bed-and-breakfast/guesthouse use is permitted subject to conformance with the general requirements of this district and the requirements set forth in §§27-762 and 27-763.

§ 27-313. Area and Design Regulations. [Ord. 273, 2/16/1982; as amended by Ord. 279, 10/18/1983; by Ord. 310, 11/6/1986; and by Ord. 365, 12/21/1993]

1. Area and design regulations shall be as follows:
- A. Single-family detached dwelling.
 - (1) Lot area: 6,000 square feet minimum.
 - (2) Lot width (at building setback line): 50 feet minimum.
 - (3) Front yard: 50 feet minimum.
 - (4) Side yard, each: eight feet minimum.
 - (5) Side yard, aggregate: 20 feet minimum.
 - (6) Rear yard: 35 feet minimum.
 - (7) Building height: 35 feet minimum.
 - (8) Impervious surface ratio (percentage of lot): 40% maximum.
 - (9) Off-street parking: two per dwelling unit.
 - B. Single-family, semi-detached dwellings; twin and duplex dwellings.
 - (1) Lot area (per dwelling unit): 5,500 square feet minimum.
 - (2) Lot width (at building setback line): 50 feet.
 - (3) Front yard: 15 feet minimum.

- (4) Side yard, each, per unit: 10 feet minimum.
 - (5) Side yard, aggregate, per building: 30 feet minimum.
 - (6) Rear yard: 35 feet minimum.
 - (7) Building height: 35 feet minimum.
 - (8) Impervious surface ratio (percentage of lot): 40% maximum.
 - (9) Off-street parking: two per dwelling unit minimum.
- C. Triplex and townhouse dwellings.
- (1) Lot area: 3,000 square feet per dwelling unit minimum.
 - (2) Lot width (at building setback line): 22 feet minimum.
 - (3) Front yard: 15 feet minimum.
 - (4) Side yard, each, per building: 50 feet.
 - (5) Rear yard: 50 feet minimum.
 - (6) Dwelling units (per building): three minimum, eight maximum.
 - (7) Building height: 35 feet maximum.
 - (8) Impervious surface ratio (percentage of lot): 40% maximum.
 - (9) Off-street parking: two per dwelling unit
- D. Multifamily dwelling: apartments.
- (1) Gross density: eight dwelling units per acre minimum.
 - (2) Site area: 25,000 square feet minimum.
 - (3) Lot width (at building setback line): 75 feet minimum.
 - (4) Front yard: 15 feet minimum.
 - (5) Side yard, each: 15 feet minimum.
 - (6) Rear yard: 35 feet minimum.
 - (7) Building height: 65 feet maximum.
 - (8) Impervious surface ratio (percentage of lot): 50% maximum.
 - (9) Off-street parking: two and five-tenths per dwelling unit minimum.
 - (10) Open space ratio (percentage of site): 40% minimum.
- E. Commercial/office uses.

- (1) Lot area: 3,000 square feet minimum.
- (2) Lot width (at building setback line): 50 feet minimum.
- (3) Front yard: 15 feet minimum.
- (4) Side yard, each: six feet minimum.
- (5) Side yard, aggregate: 12 feet minimum.
- (6) Rear yard: 20 feet minimum.
- (7) Building height: 35 feet maximum.
- (8) Impervious surface ratio (percentage of lot): 75% maximum.
- (9) Off-Street Parking.
 - (a) Retail Stores and Personal Services.
 - 1) Retail and personal service with less than 1,500 square feet of gross floor area: one space for every 250 square feet of gross floor area.
 - 2) Retail and personal service with more than 1,500 square feet of gross floor area: one space for every 200 square feet of gross floor area.
 - 3) Regardless of amount of square feet of gross floor area, any variety store, supermarket, department store, discount store and beer and soft drink distributor: one space for every 200 square feet of gross floor area.
 - (b) Professional and private offices, except real estate offices: one space for every 150 square feet of gross floor area.
 - (c) Eating place: one off-street parking space for each 50 square feet of total floor area and outdoor eating area, plus one additional off-street parking space for each employee.
 - (d) Entertainment: one off-street parking space for each four seats provided for patron use or at least one off-street parking space for each 50 square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one additional space for each employee.
 - (e) Motel/hotel: one off-street parking space for each rental room or suite, plus one additional off-street parking space for each employee.
 - (f) Mixed Commercial/Residential. These uses must meet the parking standards required for each use contained in the structure, as specified by this Chapter.
 - (g) Doctors, dentists, chiropractors, psychologists and other related professions and medical facilities: five off-street parking spaces for each professional practitioner, plus one per employee. Group therapy sessions must provide one off-street parking space per person per hour.

(h) Real estate offices: one space for every 300 square feet of gross floor area.

F. Mixed commercial/office and residential uses.

- (1) Lot area: 5,500 square feet minimum.
- (2) Lot width (at building setback line): 50 feet minimum.
- (3) Front yard: 15 feet minimum.
- (4) Side yard, each: eight feet minimum
- (5) Side yards, aggregate: 20 feet minimum.
- (6) Rear yard: 35 feet minimum.
- (7) Building height: 35 feet minimum.
- (8) Impervious surface ratio (percentage of lot): 70% maximum.
- (9) Off-Street Parking. The minimum required off-street parking spaces must be a combination of those required for residential use and for the type of commercial/office use as required in Paragraph E(9).

G. Institutional Uses. Institutional uses listed hereafter shall conform to institutional area and design requirements listed by use in Part 5 and shall require use permits.

- (1) Places of worship: see §27-504.
- (2) Libraries: see §27-506.
- (3) Day-care centers/nursery schools: see §27-507.
- (4) Private schools: see §27-501.
- (5) Public schools: see §27-502.
- (6) Medical clinics/health-care facilities: see §27-510.
- (7) Life-care facilities: see §27-508.
- (8) Nursing homes: see §27-509.
- (9) Public utilities: see §27-503.
- (10) Public buildings: see §27-512.

H. Accessory Uses. Accessory uses and structures shall comply with the area and design regulations of Paragraphs A, B, C, D, E, F and G. Outside storage of materials and equipment shall not be permitted. Outside display of merchandise in front of the premises may be permitted only as a seasonal sale or seasonal sidewalk sale in conformance with §27-617. All accessory uses shall conform to the requirements of Parts 6A and 6B.

- I. Performance Standards. Provision of the performance standards specified in Parts 7 through 12 shall apply to all permitted uses and accessory uses in this district, including but not limited to the following:
 - (1) General performance standards, Part 7.
 - (2) Buffer and screening requirements for residential developments of five units or more, Part 7J.
 - (3) Floodplain performance standards, Part 8.
 - (4) Dimensional requirements limiting and/or modifying area and design regulations specified herein, Part 9.
 - (5) Parking performance standards shall be off-street and of sufficient quality to provide for parking needs of the user, Part 10.
 - (6) Open space in residential developments, Part 11.
- J. Signs. Provisions of the sign regulations specified in Part 12 shall apply to all permitted signs in this district.
- K. A zoning permit is required in accordance with §27-1313.
- L. For nonconformities, administration of the Chapter, interpretation, variances, special exceptions, appeals, amendments and enforcement, see Part 14 of this Chapter.



Collective Strength, Accelerated Growth

125 PHEASANT RUN, STE 102
NEWTOWN, PA 18940



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