

OFFERING MEMORANDUM

TURNKEY PROFESSIONAL OFFICE SPACE

430 - 450 LINCOLN HIGHWAY
FAIRLESS HILLS, PA 19030

PRESENTED BY:

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SECTION 1

THE PROPERTY





OFFERING SUMMARY

PROPERTY TYPE:	Office
LEASE RATE:	\$12.50 SF/YR (MG)
AVAILABLE SF:	2,188 - 23,334 SF±
BUILDING SIZE:	54,064 SF±
LOT SIZE:	6.91 AC±
ZONING:	NCR
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	14,779 VPD

PROPERTY OVERVIEW

SVN is pleased to present a premier office building offering high-quality professional office space. The property features a versatile floor plan designed to accommodate a wide range of office users. Anchored by the Social Security Administration, the building offers recently renovated office suites and move-in-ready accommodations. The turnkey build-outs and customized suite configurations are also available. Building amenities include keyless entry, 24-hour access, elevator service, full sprinkler coverage, and ADA accessibility. Ideally situated in an amenity-rich corridor, the property offers excellent access to major commuter highways, public transportation, restaurants, hotels, and other nearby amenities.

LOCATION OVERVIEW

The site is located on the north side of Lincoln Highway, the area's main thoroughway, with excellent access to the regional highway system, including U.S. Highway 1, U.S. Route 13, I-95, Oxford Valley Road and the PA and NJ Turnpikes. Convenient location near the New Jersey state border and an easily commutable distance to Philadelphia. Accessible and convenient location sits in close proximity to dense residential developments and an abundance of neighborhood amenities.

LEASE RATE	\$12.50 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	430 - 450 Lincoln Highway
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	N. Olds Blvd
TOWNSHIP	Falls
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 Bus. [1.1 Mi.]
NEAREST AIRPORT	Trenton Mercer [TTN] - 12.1 MI Philadelphia Intl [PHL] - 37.5 MI

BUILDING INFORMATION

BUILDING SIZE	54,064 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1993

PROPERTY INFORMATION

ZONING	NCR
LOT SIZE	6.91 Acres
APN #	13-017-013
YEAR BUILT	1993
TRAFFIC COUNT	14,779 VPD
TRAFFIC COUNT STREET	Lincoln Highway
PROPERTY TYPE	Office

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	2.96/1000
NUMBER OF PARKING SPACES	148±

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATOR	Yes
SPRINKLED	Yes

PROPERTY HIGHLIGHTS

- Huge leasing incentives
- Broker bonus of \$1/SF on any accepted Letter of intent submitted prior to 8/31/2026
- One month free rent per year of term
- Exceptional introductory lease rate for the first year of the term
- Turn-key delivery and custom design options
- Recently upgraded lobby and common areas
- Bright interiors with an abundance of natural light
- Ample on-site parking
- Convenient and easily accessible location
- Surrounded by a diverse mix of national, regional, and local retailers
- Excellent access to Oxford Valley Road, U.S. Highway 1, I-295/I-95, and the PA/NJ Turnpike
- Close to Oxford Valley Mall, Jefferson Bucks Hospital and Sesame Place
- Minutes from Holiday Inn Express, Courtyard by Marriott, and Sheraton Bucks County





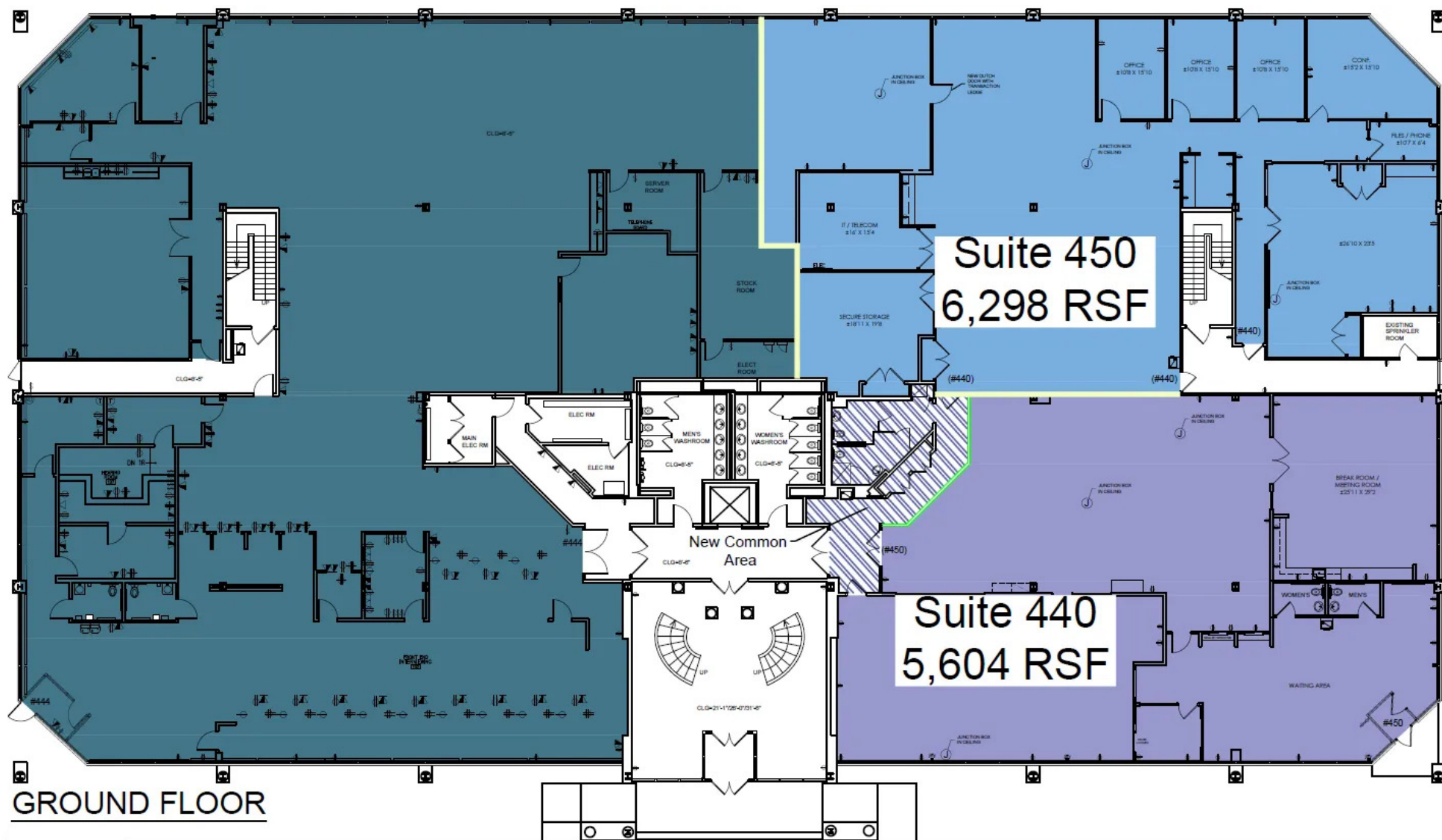


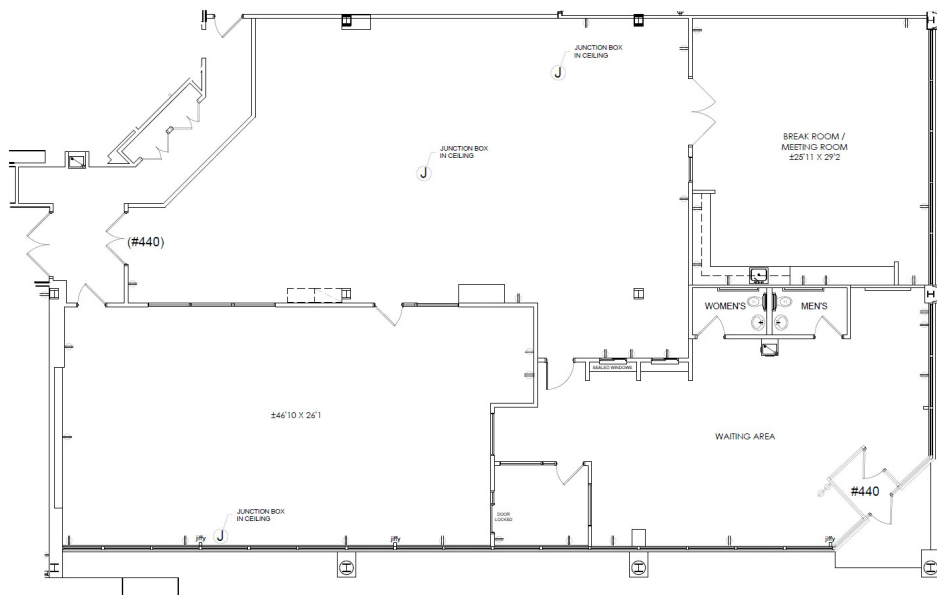


SECTION 2

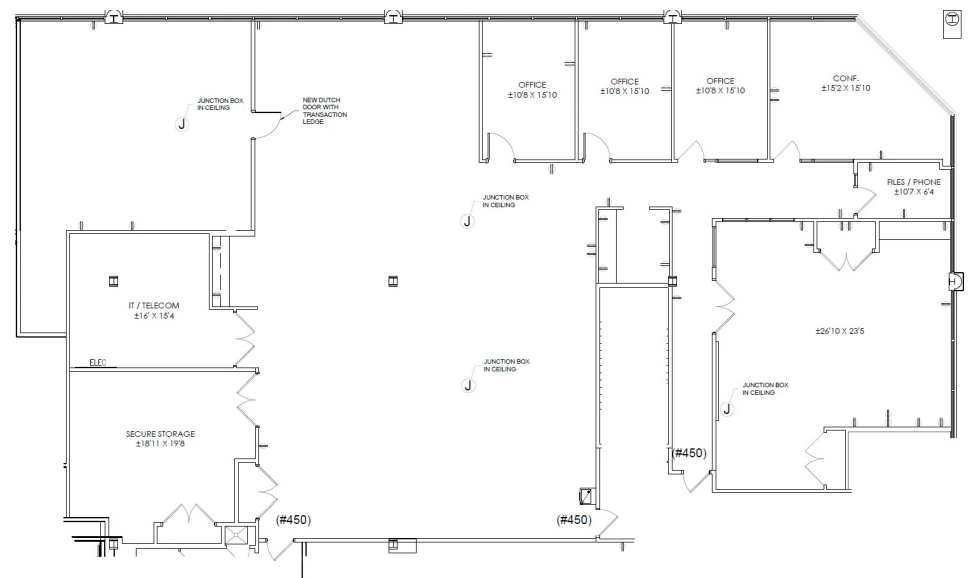
FLOOR PLANS







Suite 440 - 5,604 SF±

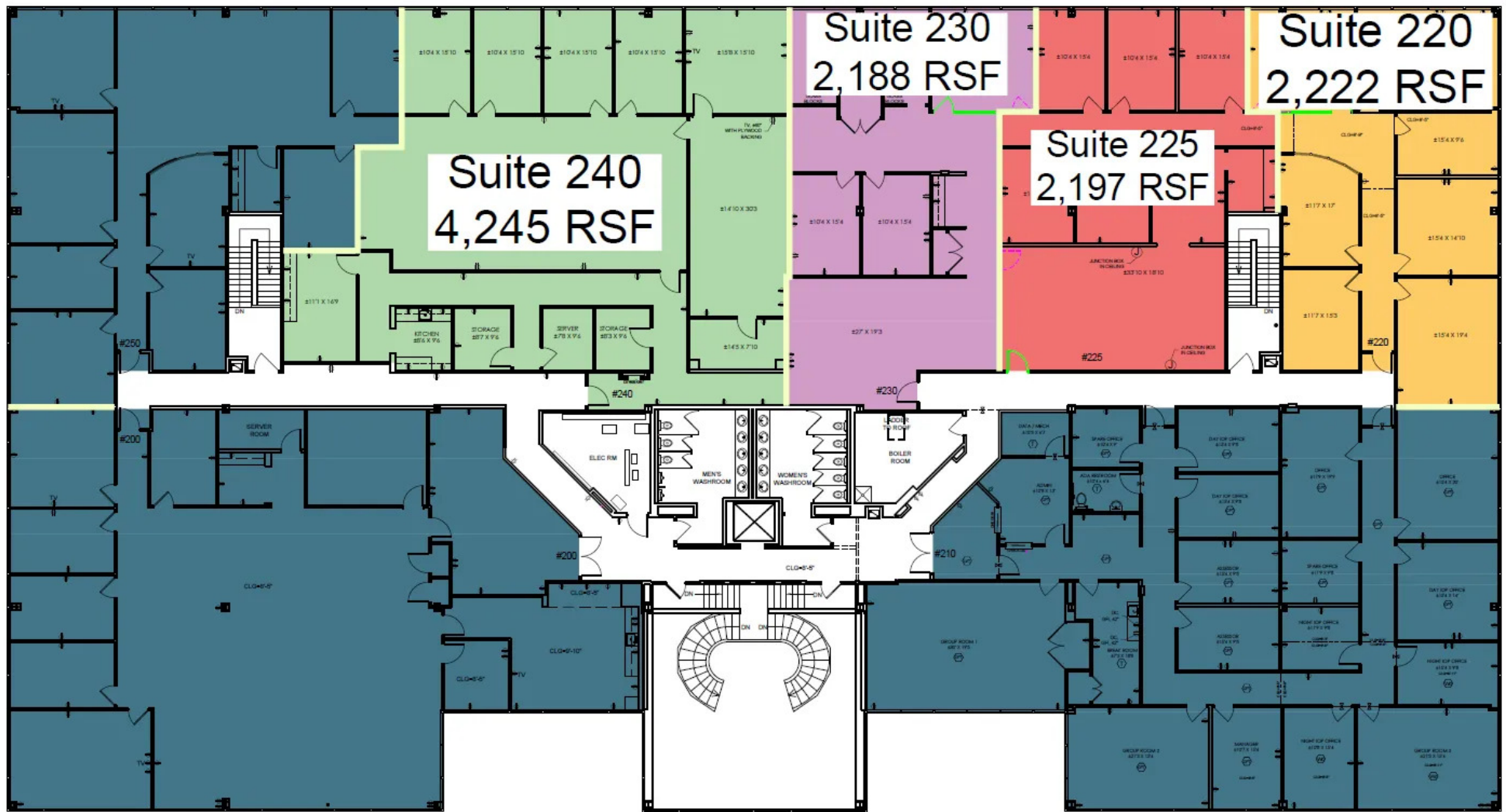


Suite 450 - 6,298 SF±

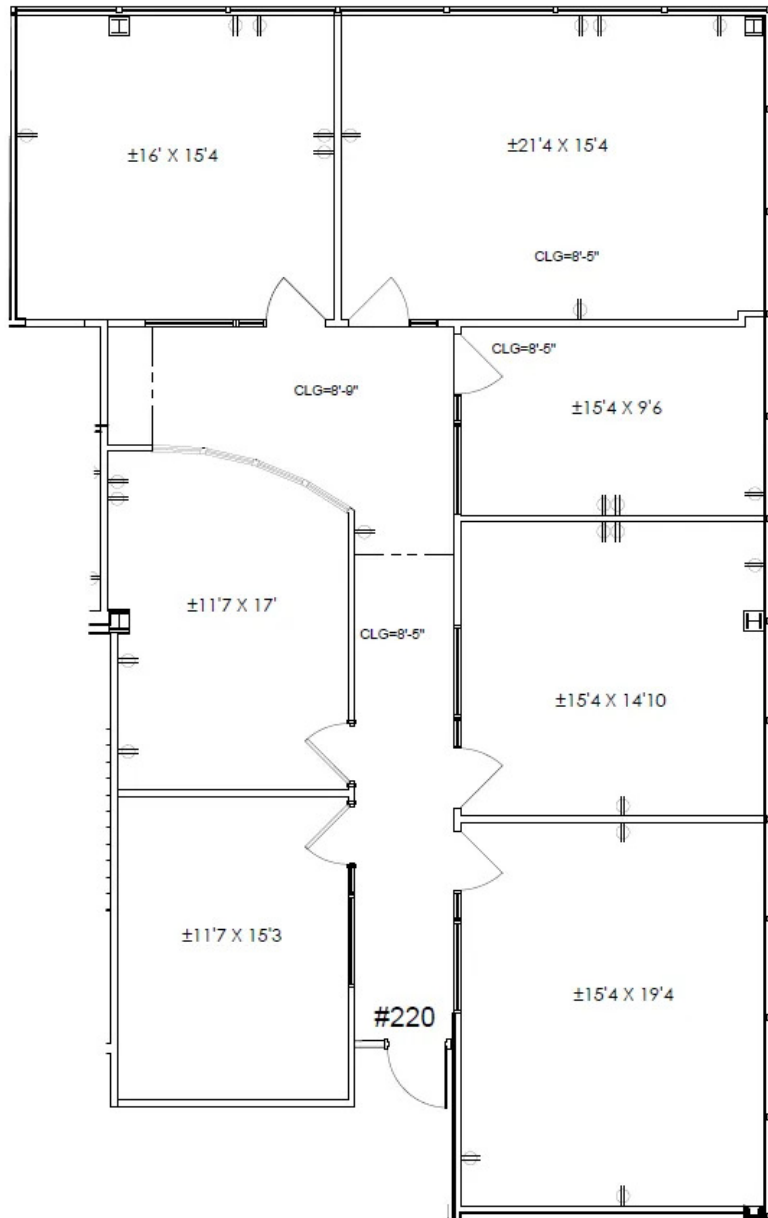


SECOND FLOOR

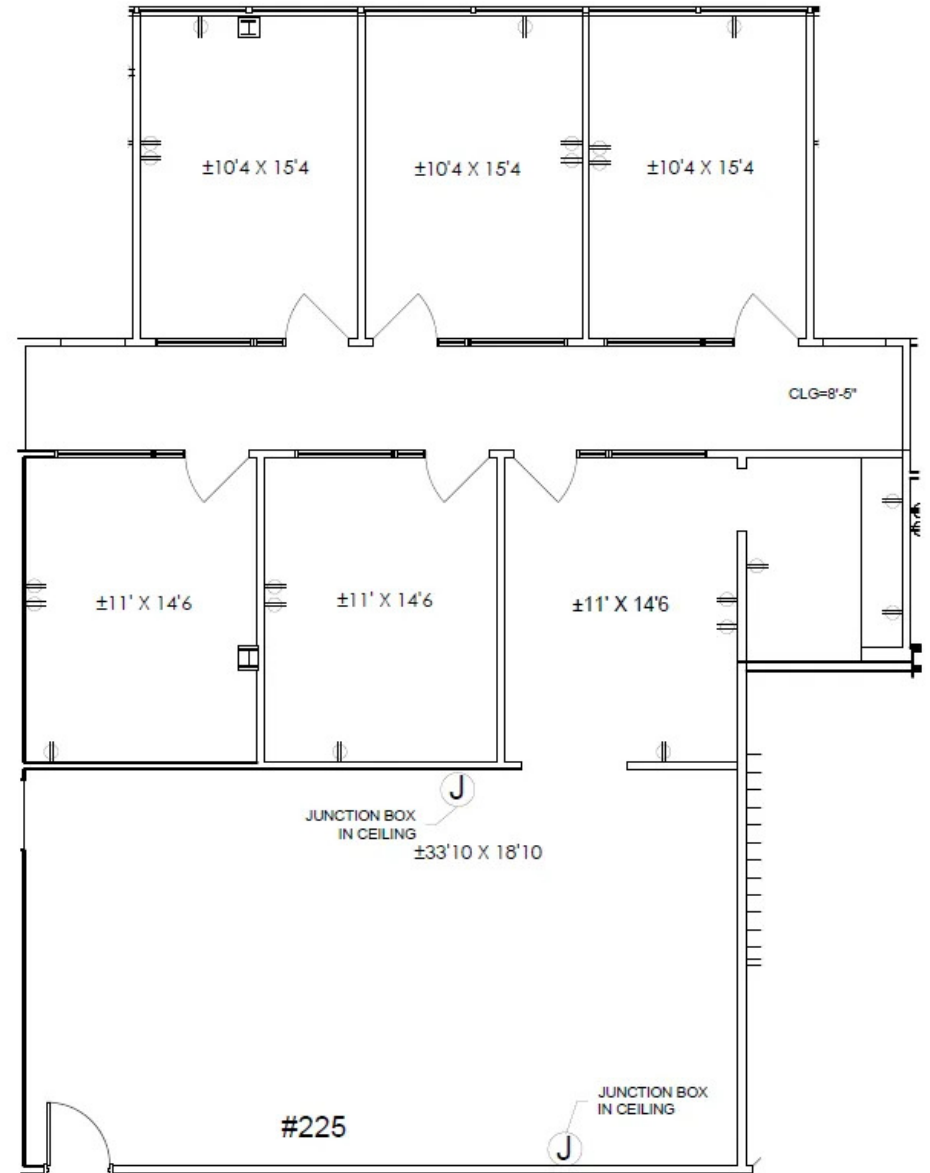
Suite 215 - 10,852 SF±



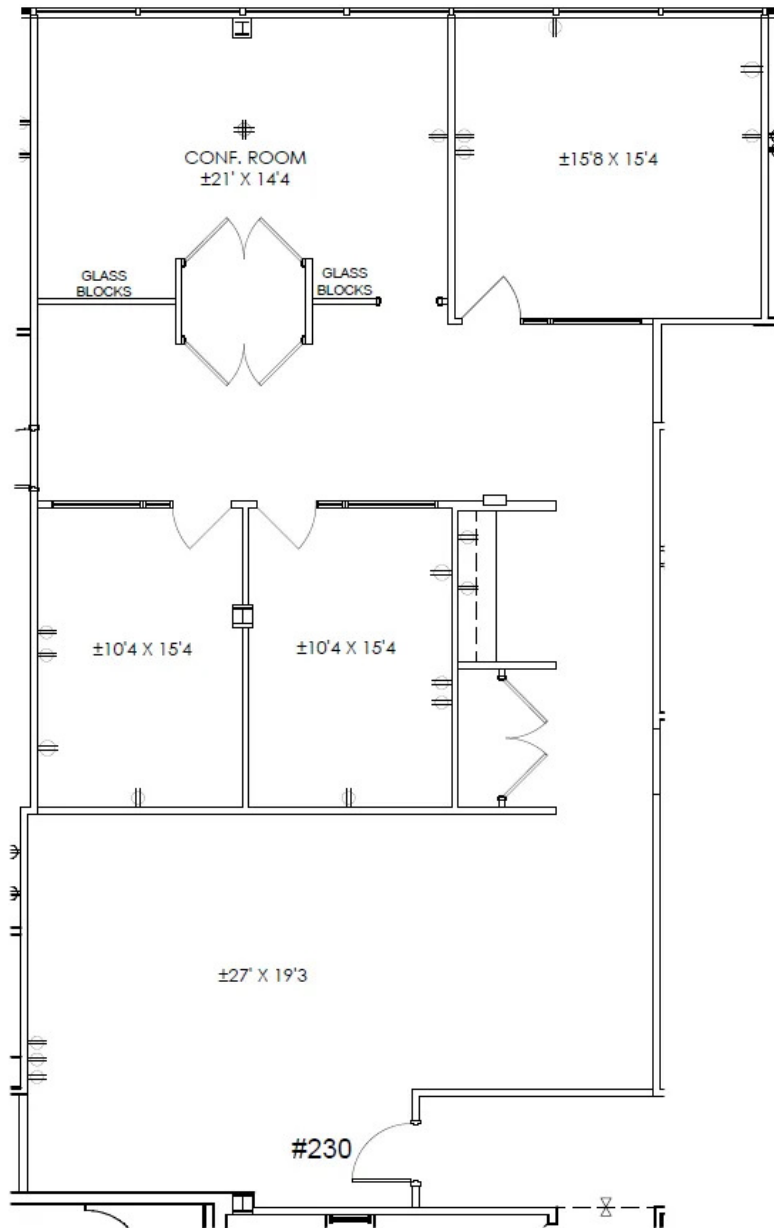
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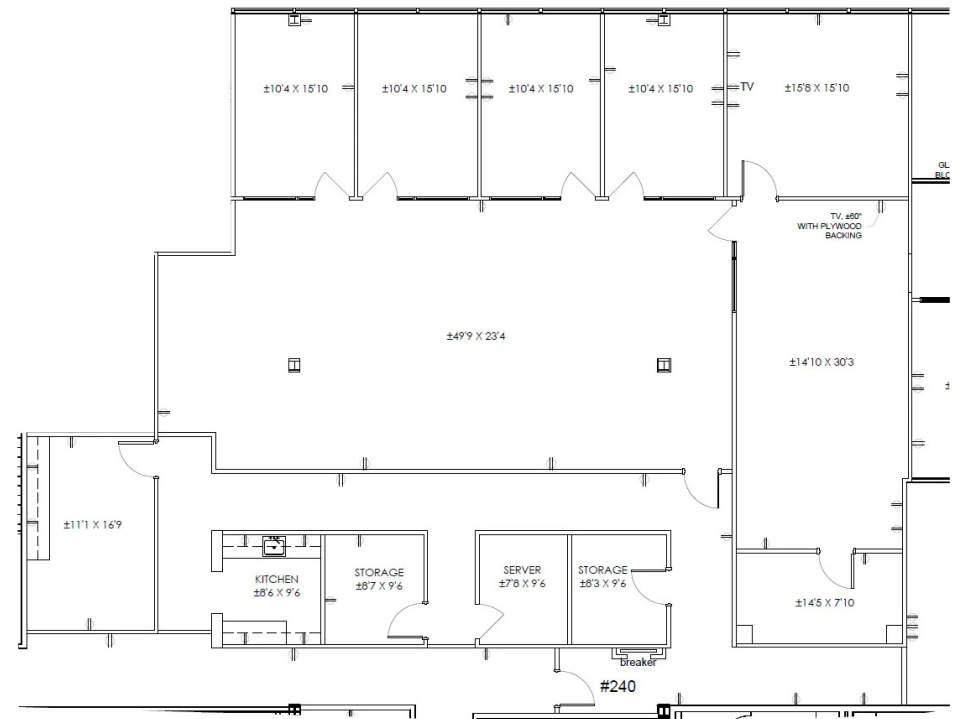
Suite 220 - 2,222 SF±



Suite 225 - 2,197 SF±



Suite 230 - 2,188 SF $\pm$

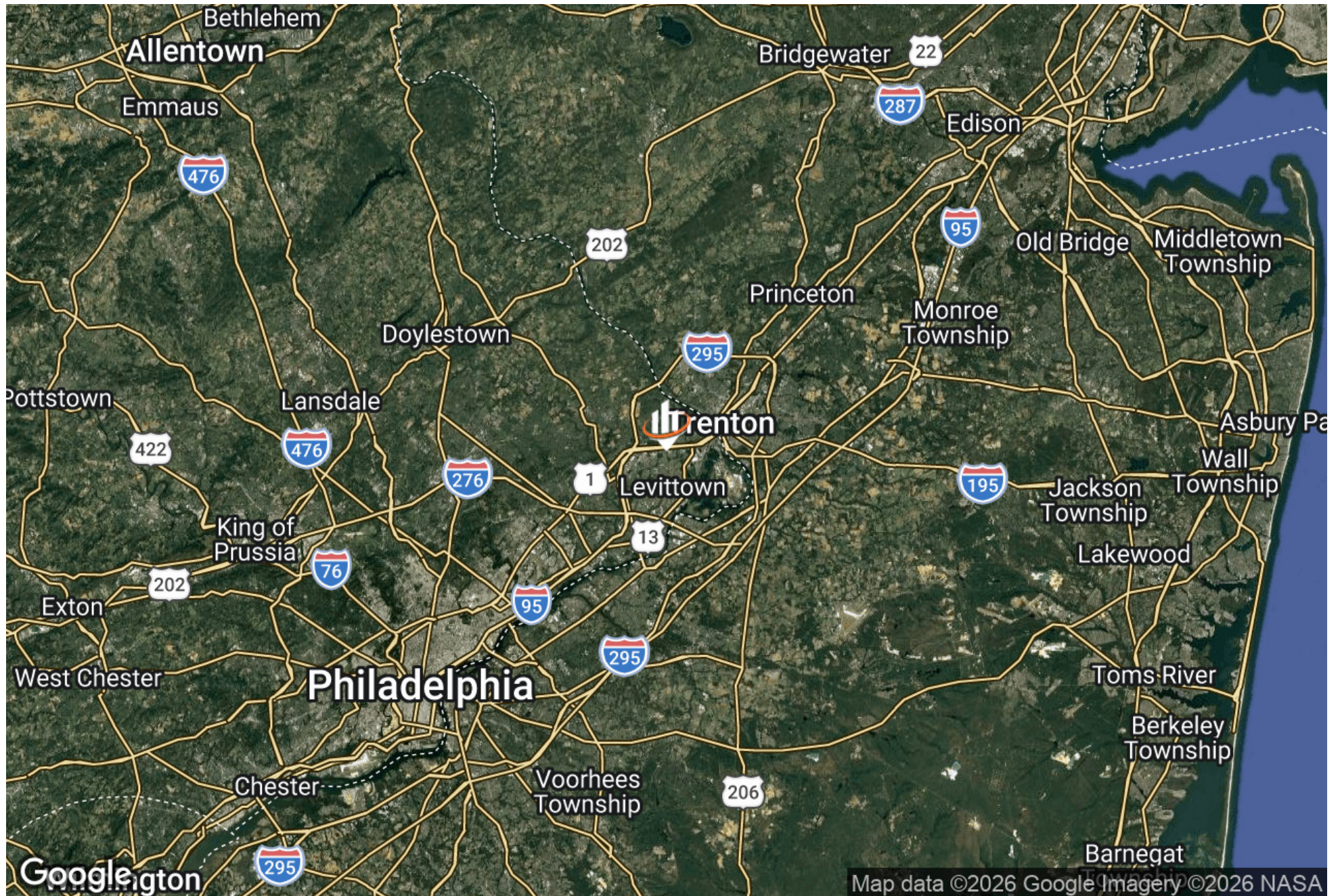


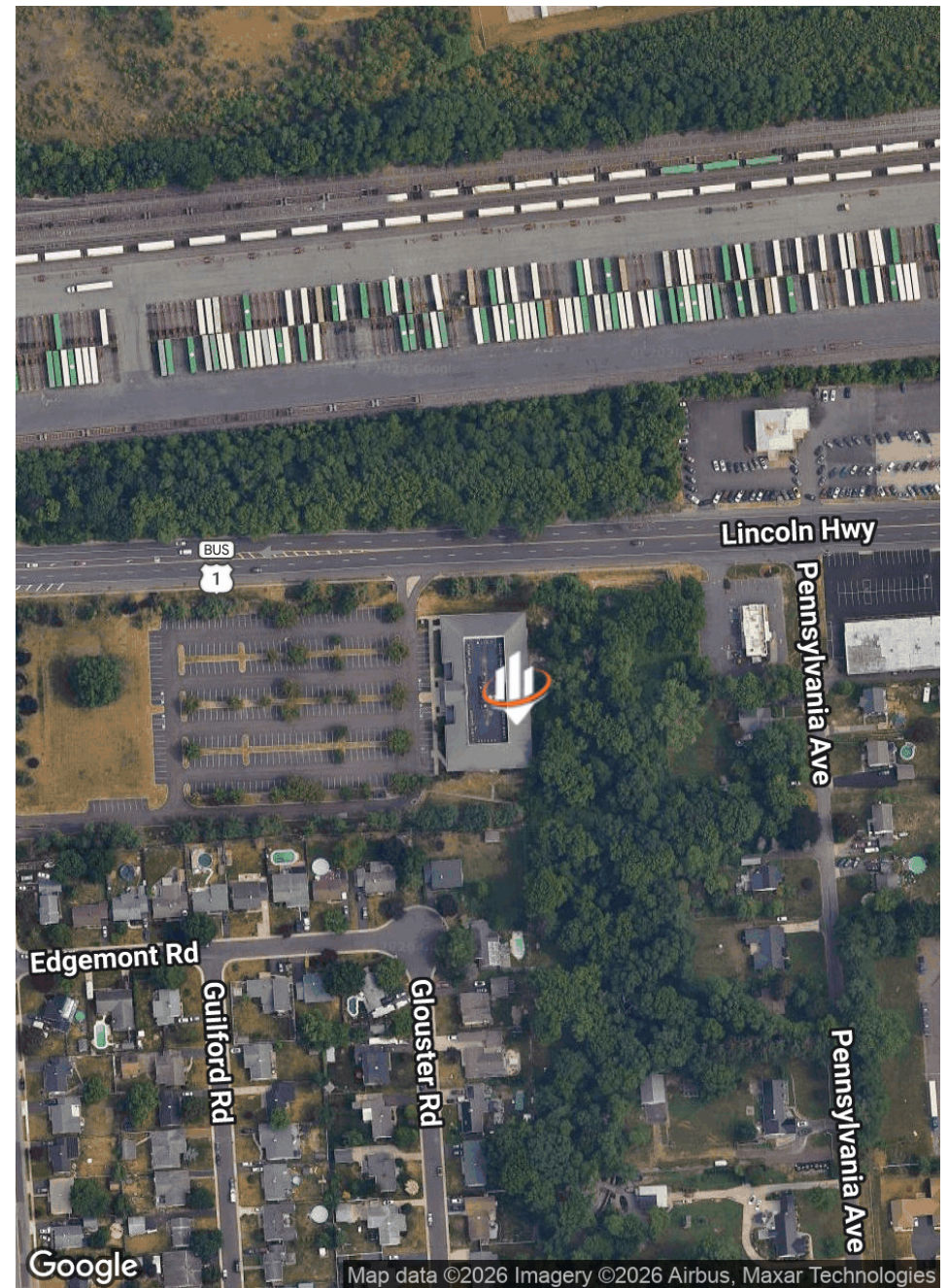
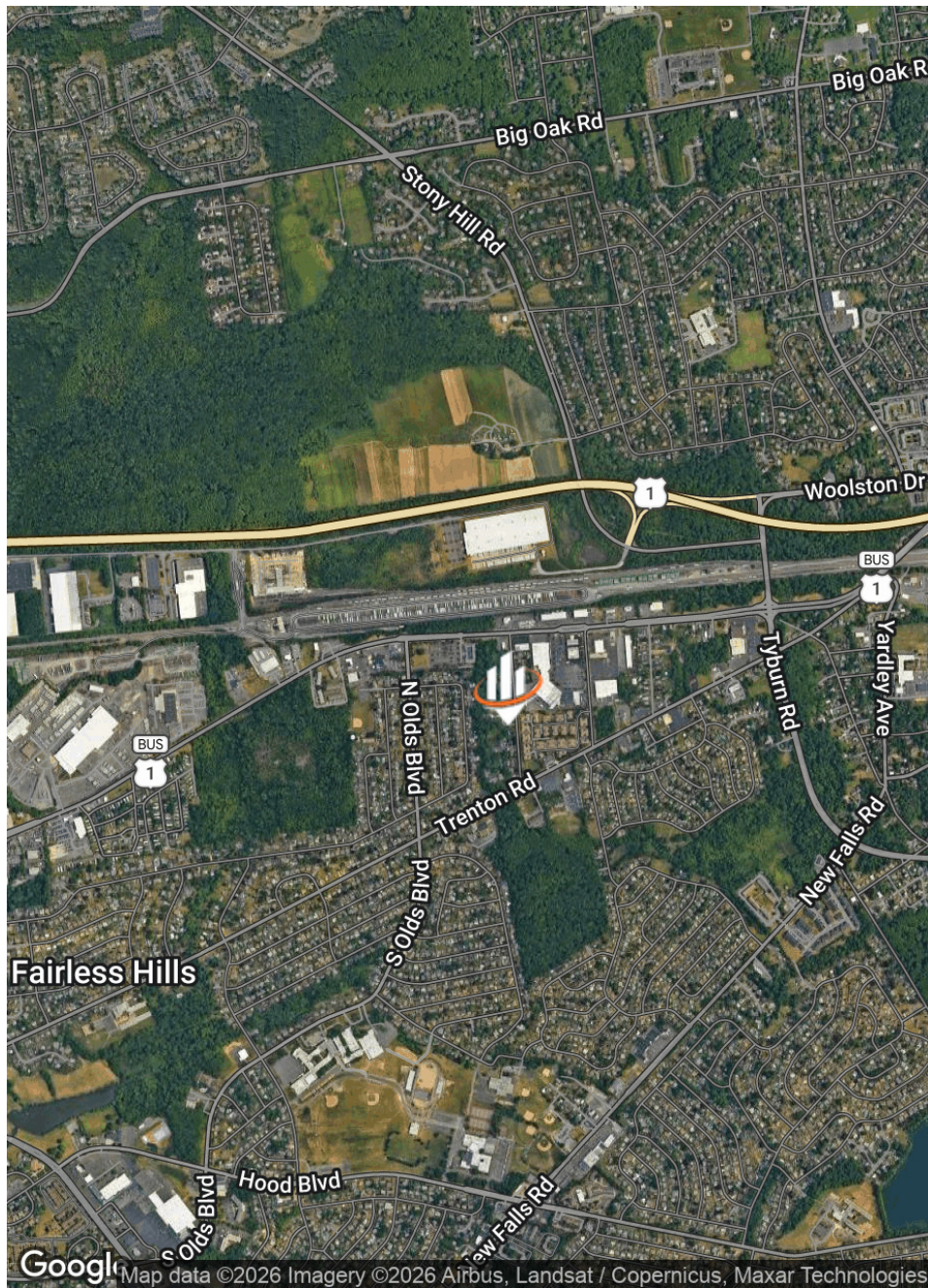
Suite 240 - 4,245 SF $\pm$

SECTION 3

THE LOCATION







SECTION 4

DEMOGRAPHIC PROFILE



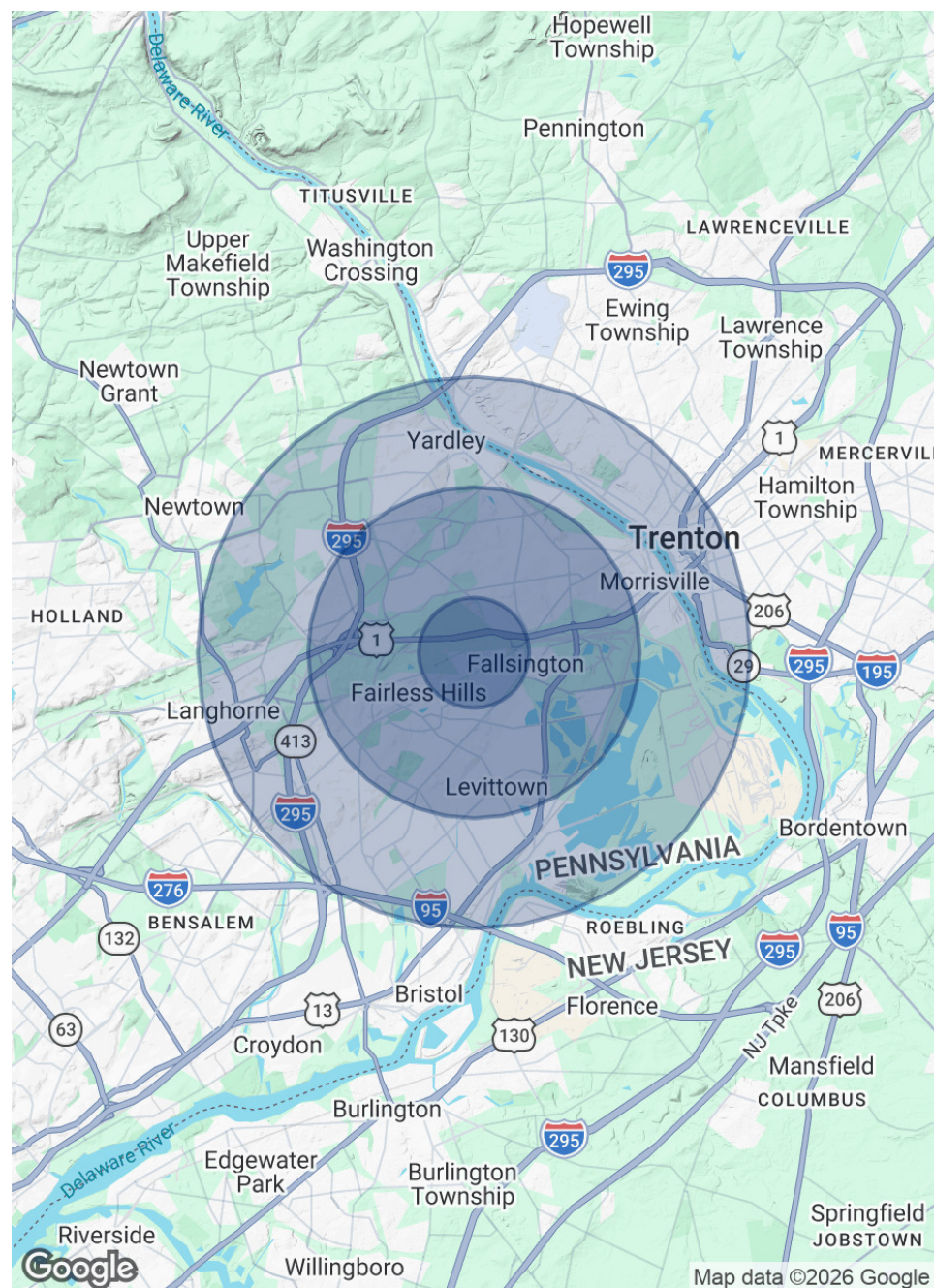
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,815	85,295	201,871
AVERAGE AGE	39.7	40.3	40.2
AVERAGE AGE (MALE)	37.1	38.4	39.0
AVERAGE AGE (FEMALE)	42.5	41.7	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,196	31,309	74,747
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$76,873	\$88,910	\$84,031
AVERAGE HOUSE VALUE	\$306,281	\$317,180	\$312,863

* Demographic data derived from 2020 ACS - US Census





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