

OFFERING MEMORANDUM

Exceptional Yardley Borough Retail / Restaurant Space

15 S. MAIN ST

Yardley, PA 19067

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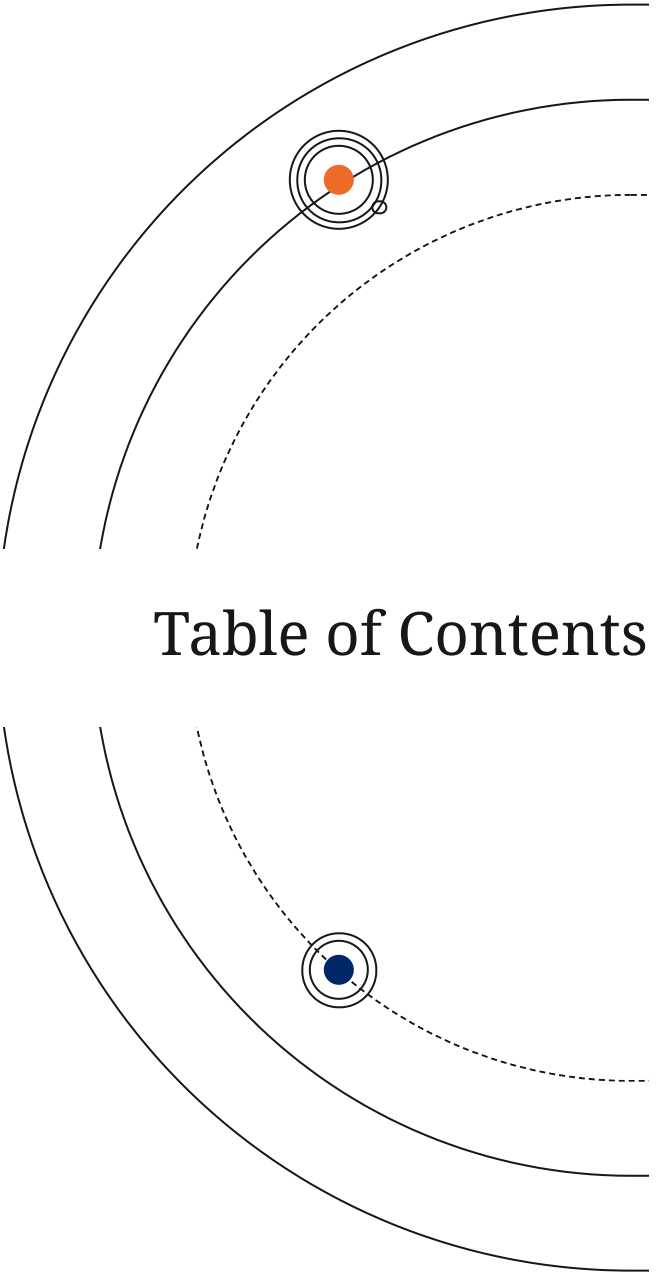


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

An aerial photograph of a commercial property, a two-story building with a flat roof and stone-textured walls. The building is outlined in orange. It has several large red-framed arched windows and doors. On the roof, there are several HVAC units and a large white tank. A colorful mural is visible on the side of the building. The surrounding area includes a parking lot with several cars and vans, and other commercial buildings. A circular graphic overlay is in the top left corner.

SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
AVAILABLE SF:	1,193 SF±
YEAR BUILT:	1940
RENOVATED:	2023
ZONING:	C-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Afton Ave

PROPERTY OVERVIEW

SVN is pleased to present what many consider to be one of Yardley Borough’s most premier retail spaces, located within Yardley borough’s original fire station. The two-unit property is ideally situated on S. Main Street, just north of Buttonwood Park and only a few steps away from the town’s primary intersection. In addition to its ideal location, the property benefits from its own off-street parking (a coveted commodity in the Borough) and is in close proximity to the Borough’s community parking lot. The building itself offers stately presentation in an uncompromising environment and demonstrates the ideal cross section of historic significance and modern relevance. The available space is currently built out as a restaurant. It includes a hood system, refrigerators, a three-bay sink, gas line, and other features necessary to operate a turnkey food establishment. The space has a functional and versatile floor plan which accommodates many other potential uses. Visible and accessible location with prominent signage opportunities. Yardley is an amenities rich borough neighborhood with a diverse tenant mix in immediate proximity.

LOCATION OVERVIEW

Located in Yardley Borough, which is home to eclectic shopping, fine dining and other cultural attractions. Local retailers and points of interest include Burritos, Wawa, Starbucks, Trattoria Rosa Bianca, La La Lobster, The Vault Brewing Co. and many others. Centrally located—just 30 minutes to Princeton, 40 minutes to Philadelphia, and 90 minutes to New York City.

PROPERTY DETAILS

LEASE RATE	SUBJECT TO OFFER
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LOCATION INFORMATION

STREET ADDRESS	15 S. Main St
UNIT	A
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Buttonwood Drive
TOWNSHIP	Yardley Borough
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295/95 (1.1 Mi)
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 4.3 Mi. Philadelphia International Airport (PHL) - 40.8 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
ZONING	C-1
LOT SIZE	0.18 Ac±
APN #	54 003 100
LOT FRONTAGE	42 ft
LOT DEPTH	187 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	8,101 VPD
TRAFFIC COUNT STREET	Main St & Cold Spring Ave

BUILDING INFORMATION

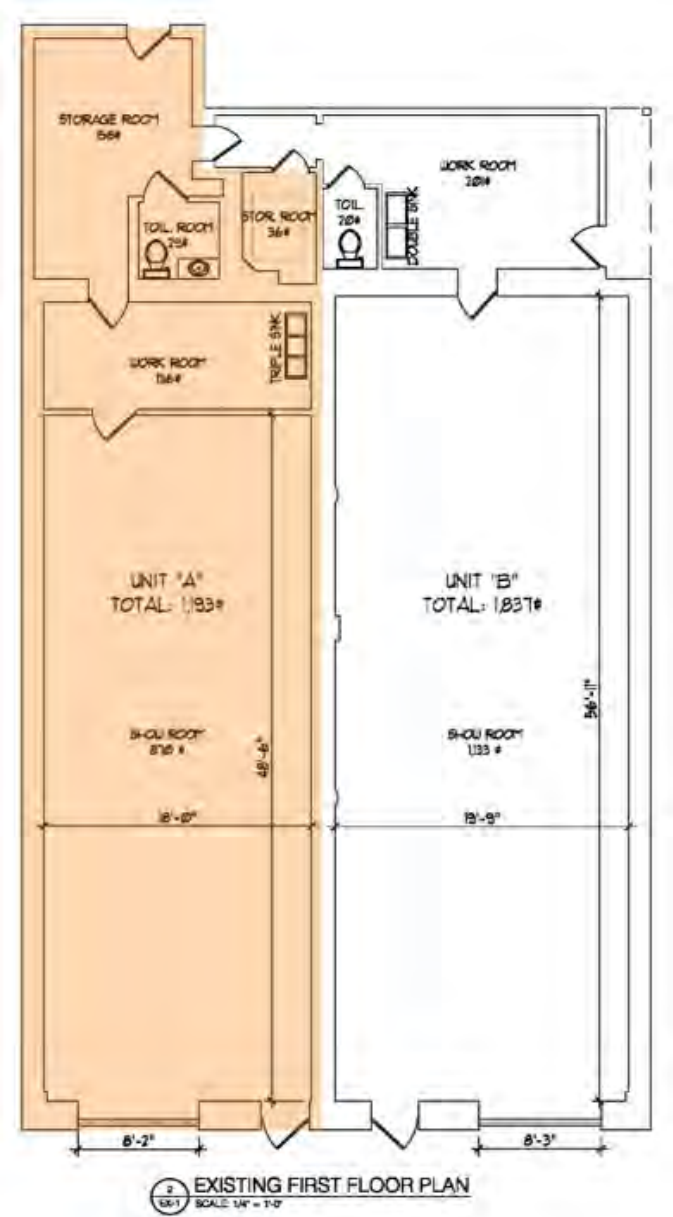
BUILDING SIZE	3,030 SF ±
TENANCY	Multiple
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

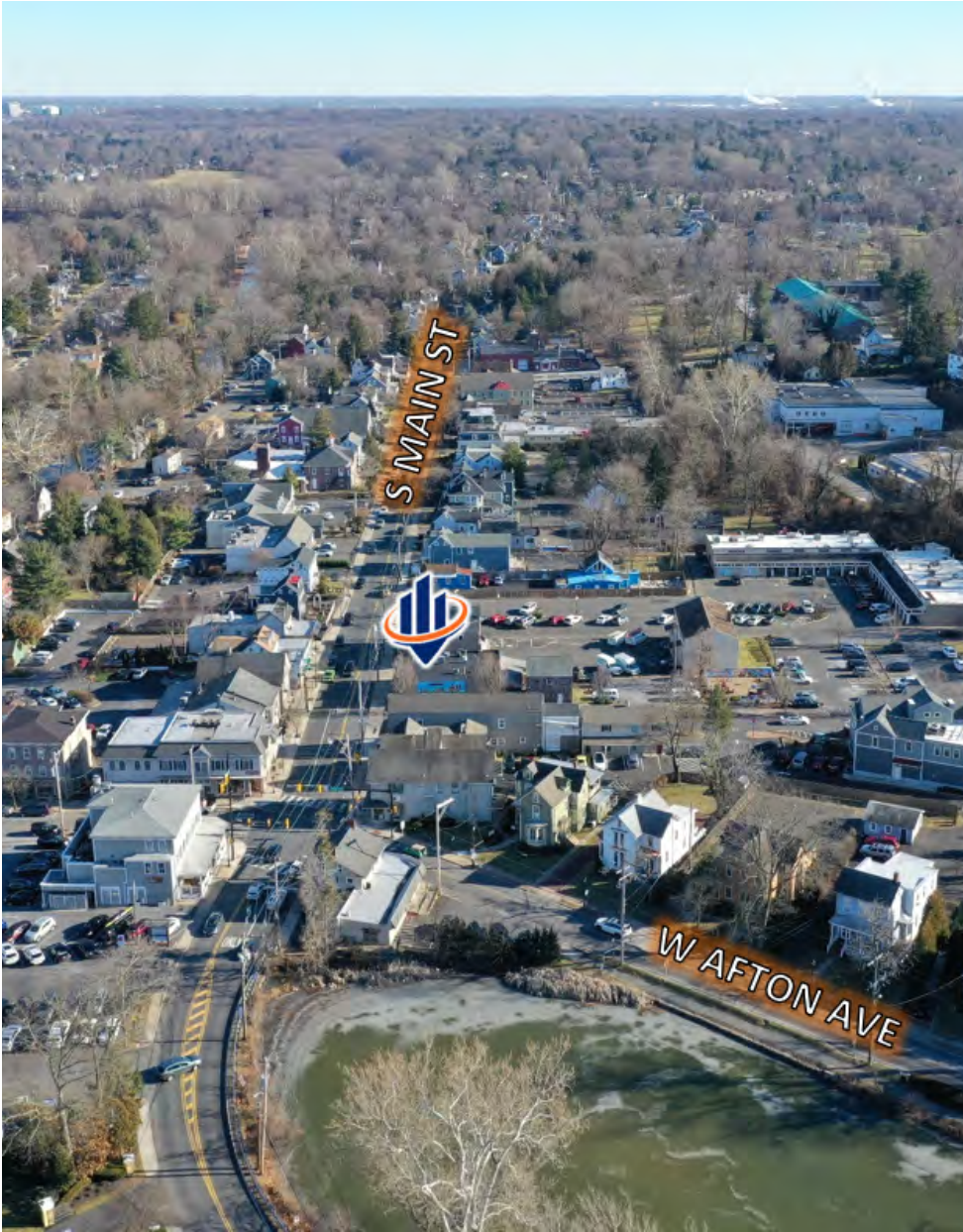
- Excellent retail / restaurant space
- Prime, town center borough location
- Heavy vehicular and pedestrian traffic
- 1,193 SF± available
- Located near signalized intersection
- Ample street parking and municipal parking available
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes
- C-1 (Pedestrian-Oriented Commercial District) – abundant permitted uses

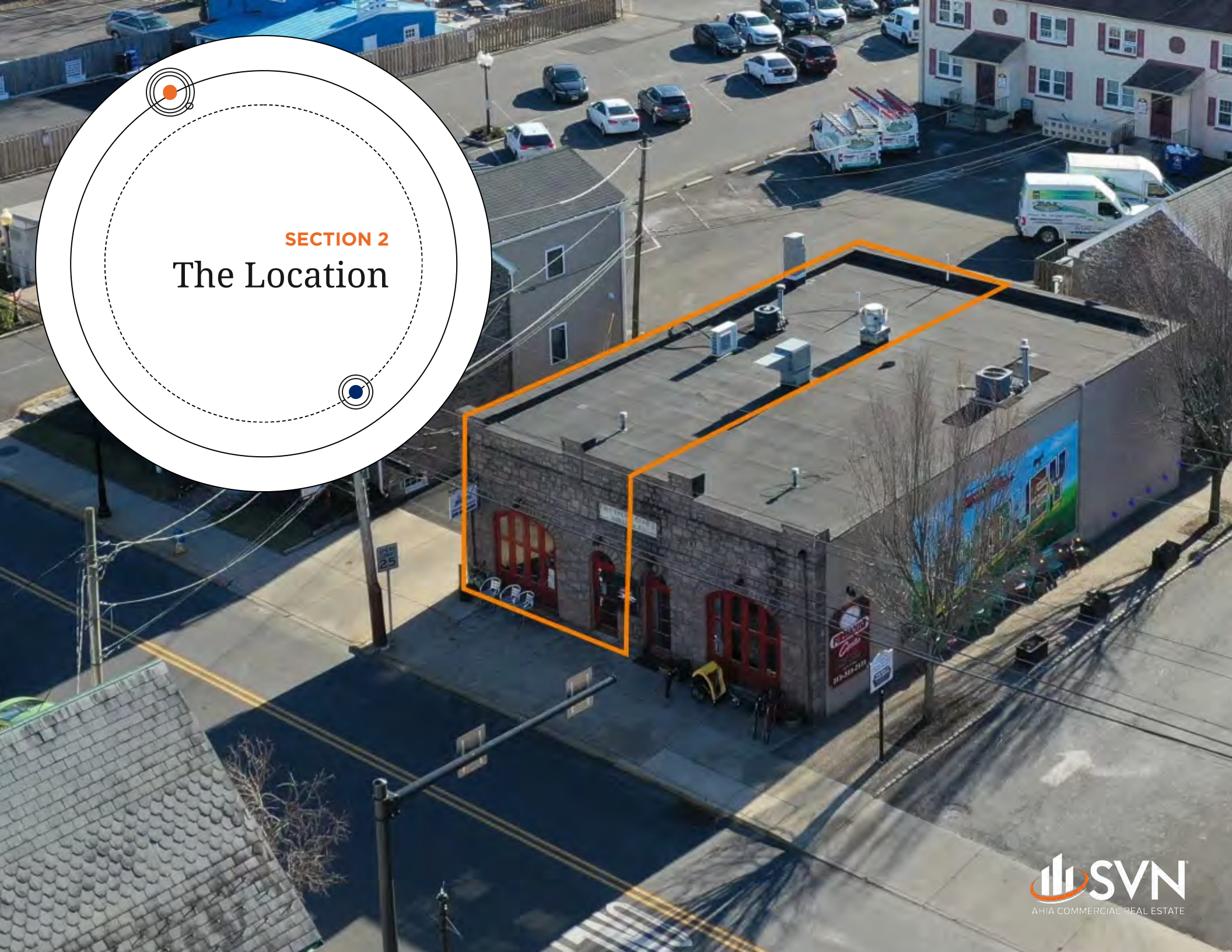


FLOOR PLANS



ADDITIONAL PHOTOS

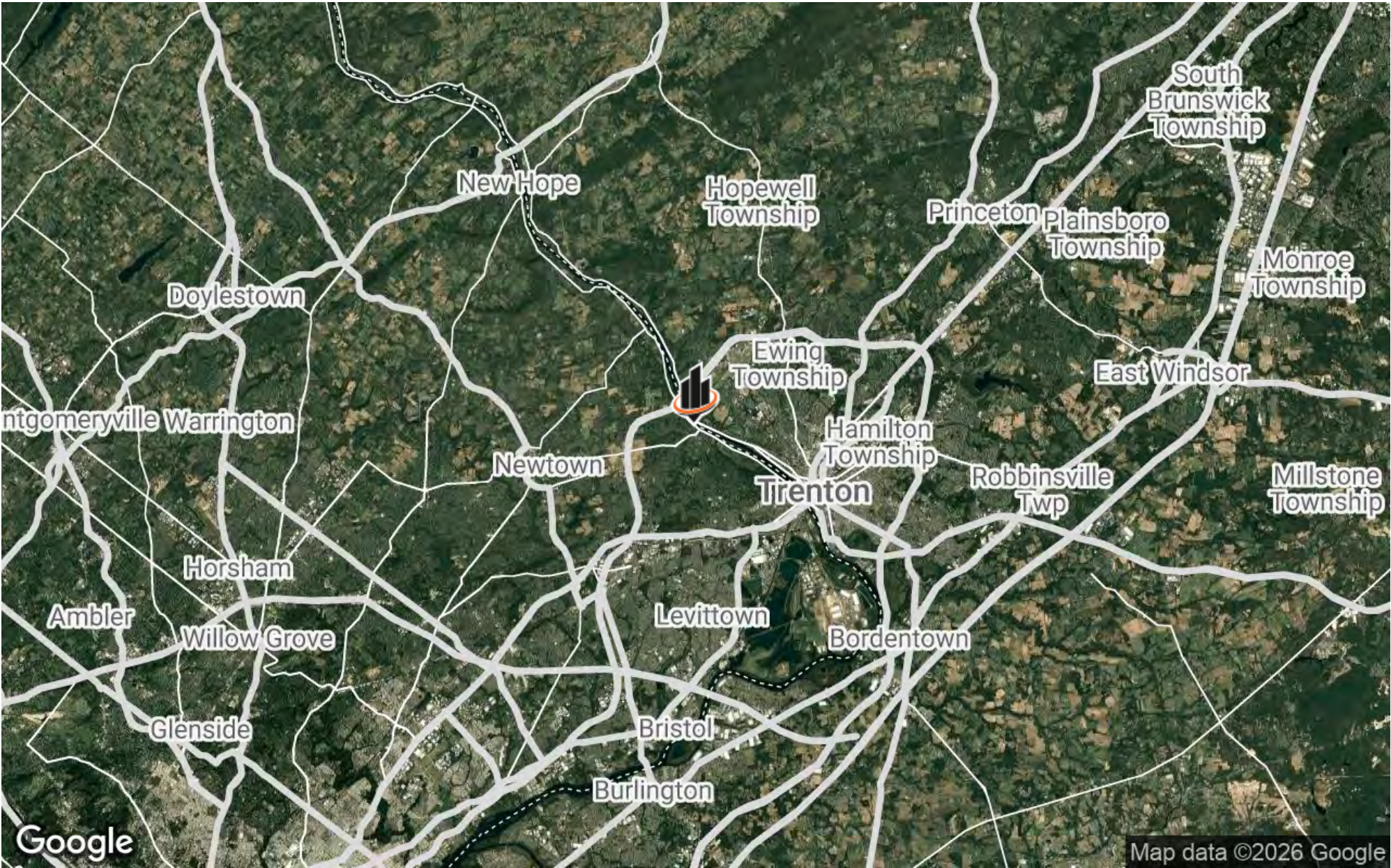


An aerial photograph of a two-story commercial building with a flat roof and stone-textured lower level. The building has several red-framed arched doorways. A bright orange line outlines the entire footprint of the building, including its roof. The roof is equipped with several HVAC units and vents. To the right of the building, there is a colorful mural on the side wall. The building is situated on a street corner with a sidewalk and a road. In the background, there is a parking lot with several cars and a larger white building. A circular graphic overlay is in the top left corner, containing the section title.

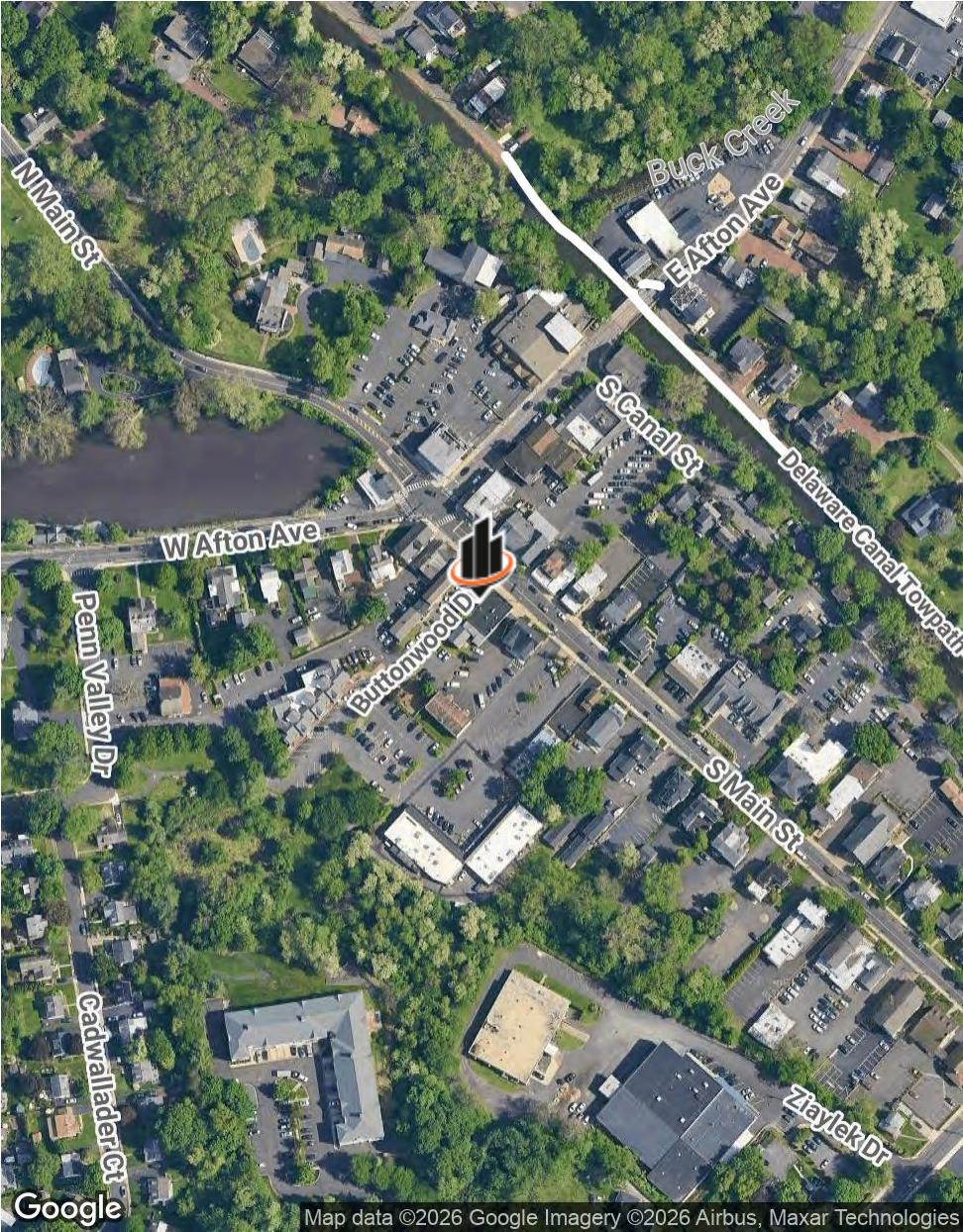
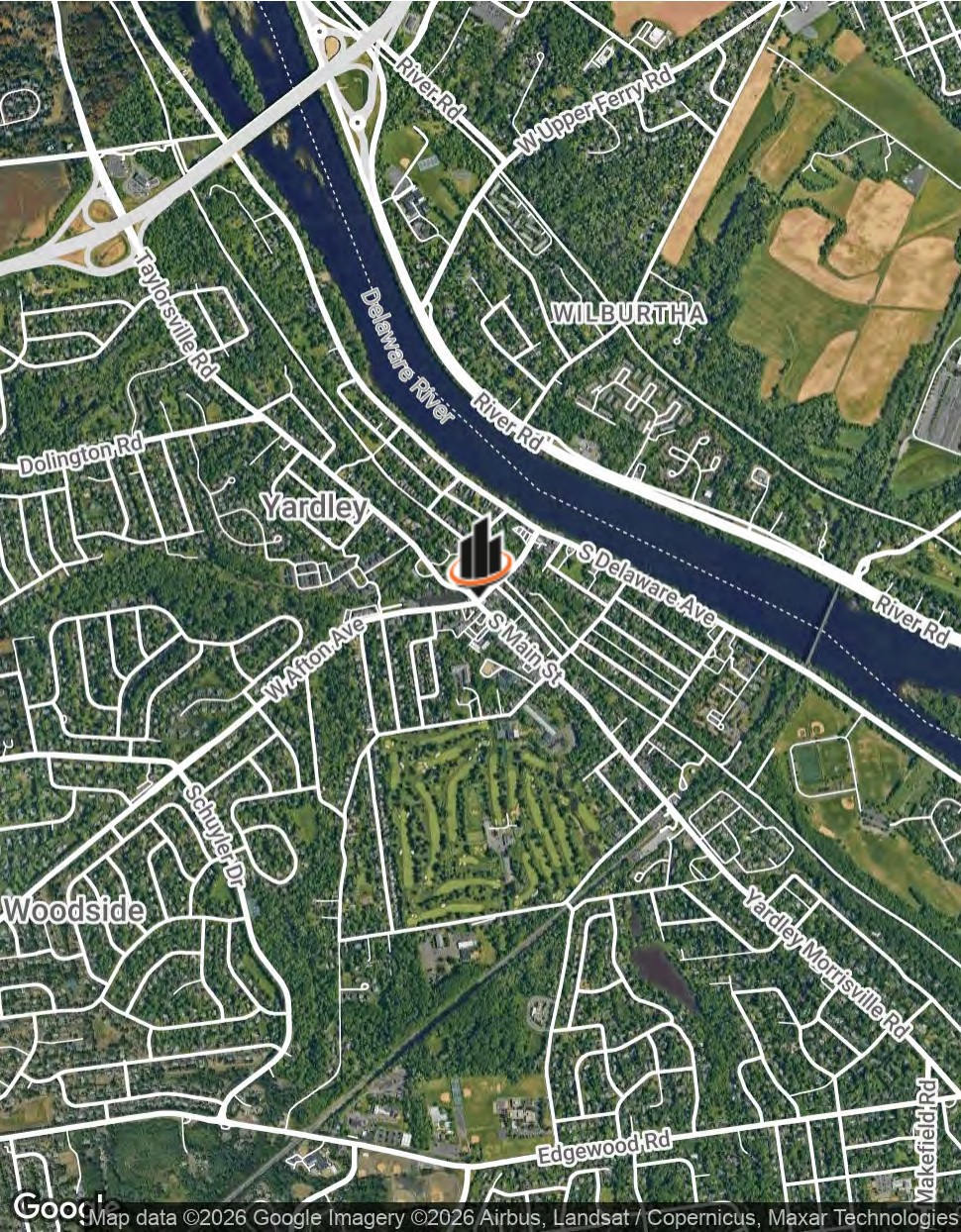
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



RETAIL MAP



ABOUT YARDLEY BOROUGH



YARDLEY, PENNSYLVANIA

Yardley is a borough in Bucks County, Pennsylvania which was incorporated on March 4, 1895. Yardley borders the Delaware River and Ewing, New Jersey to its east and Lower Makefield Township to its north, west, and south. The United States Post Office assigns many addresses in Lower Makefield Township the preferred city of "Yardley", although they are outside the borough. The population was 2,434 at the 2010 census. Yardley is part of the Delaware Valley metropolitan statistical area.

Yardley was founded by William Yardley, who emigrated to America in July of 1682 with his family. He made an agreement with William Penn, before leaving England, to buy 500 acres (2.0 km²) for ten pounds. A survey was completed in October 1682, and the area William Yardley settled was called "Prospect Farm." It was located just outside the present Yardley Borough. William Yardley died in 1693, and his family in 1702-1703, possibly of smallpox. The family's burial plots are located in Slate Hill Cemetery, one of the oldest Quaker burial grounds in the state.



A nephew, Thomas Yardley, came to America in 1704 to settle the estate and never returned to England. He opened a ferry line which started operating in 1710 from Letchworth Avenue, the lower boundary of the village, and landed in New Jersey further downstream. This was an important link between West Jersey and the three roads leading to Philadelphia by way of Falls, Langhorne and Newtown. The Yardley family occupied the land for more than 150 years. When Yardley was founded there were already small settlements at nearby Burlington, Bristol, and Falls Ferry.

Yardley began to develop into a village about 1807, and by 1880 had a population of 820. Early industries included a spoke and handle factory, sawmill, felloe factory, plate and plaster mill, and two flour mills. The first post office, established in 1828, used the name "Yardleyville." The name became "Yardley" again at the time the Reading Railroad came through the area in 1876.

An aerial photograph of a street corner. A two-story stone building with red-framed arched windows and doors is highlighted with a thick orange outline. The building has a flat roof with several HVAC units. To the right, a colorful mural is visible on the side of the building. The surrounding area includes a parking lot with several cars, a white van, and a multi-story residential building in the background. A large white circular graphic with a dashed line and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 3
The Zoning

B. C-1 Pedestrian-Oriented Commercial District**§27-311. Purpose; General Regulations.**

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.

(Ord. 273, 2/16/1982)

§27-312. Uses Permitted by Right; Accessory Uses; Signs; Special Exceptions; Prohibited Uses.

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. [Ord. 365]

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. [Ord. 365]

C. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers. [Ord. 365]

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. [Ord. 365]

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. [Ord. 450]

G. Residential housing, including and limited to, the following types:

- (1) Single-family detached.
- (2) Twin house semidetached dwelling.
- (3) Duplex semidetached 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.

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.

[Ord. 279]

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 §27-617.4 (outdoor dining accessory to a restaurant). [Ord. 450]

5. *Uses not permitted.* In a C-1 District, the following uses are specifically not permitted:

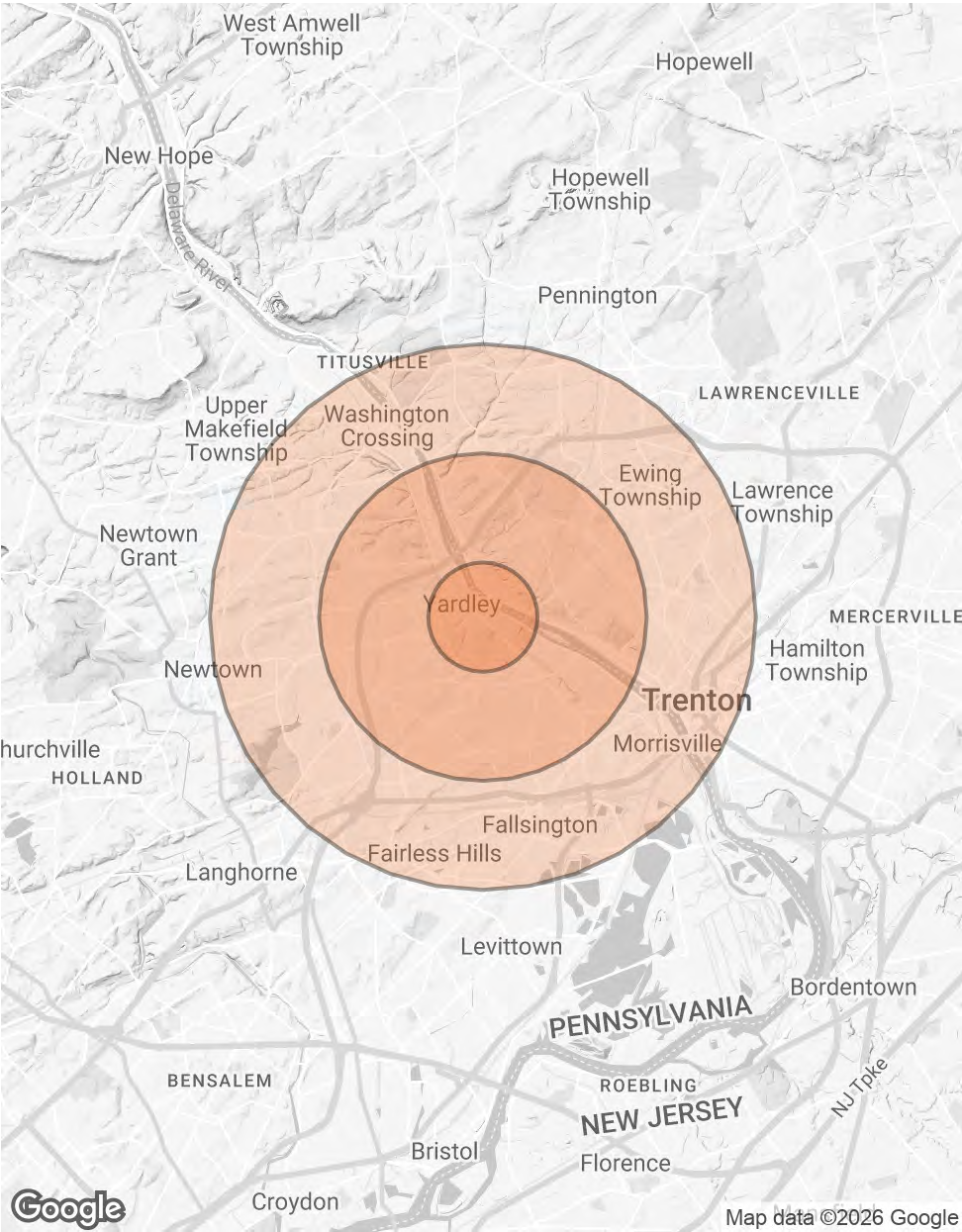
SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,574	52,287	185,788
AVERAGE AGE	45	43	41
AVERAGE AGE (MALE)	44	42	40
AVERAGE AGE (FEMALE)	46	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,822	20,164	70,151
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$187,780	\$177,658	\$131,458
AVERAGE HOUSE VALUE	\$590,026	\$509,838	\$391,926

* Demographic data derived from 2020 ACS - US Census





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