



General Knox Commissary



1091 General Knox Road

WASHINGTON CROSSING, PA 18977

PRESENTED BY:

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

GINA SHAUGHNESSY
O: 215.757.2500 x2215
gina.shaughnessy@svn.com
PA #RS379944

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MEET THE TEAM



Monika Polakevic, CCIM

O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807



Chichi E. Ahia, SIOR

O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727



Gina Shaughnessy

O: 215.757.2500 x2215
gina.shaughnessy@svn.com
PA #RS379944



The Property

PROPERTY SUMMARY

PRIME OFFICE SPACE FOR LEASE

TWO ±800 SF OFFICE SUITES

OFFERING SUMMARY

PROPERTY TYPE:	Retail
PROPERTY SUBTYPE:	Office
LEASE RATE:	\$20 SF/yr (MG)
AVAILABLE SF:	800 - 1,600 SF±
LOT SIZE:	0.78 AC±
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County



PROPERTY SUMMARY

SVN is pleased to present two 800 SF± office suites for lease in one of Washington Crossing's premier retail properties. Ideally situated between Taylorsville Road and River Road, the area's two primary thoroughfares, the property offers exceptional accessibility and exposure in an affluent Bucks County community. Currently built out as office space, each suite features a functional and versatile layout suitable for a variety of professional, wellness, or personal service users. The suites may be leased individually or combined. The multi-tenant center is conveniently located near major commuter routes, just minutes from the bridge crossing into New Jersey. Tenants benefit from prominent signage opportunities, ample on-site parking, and a highly desirable location within one of the region's most established and affluent communities.

PROPERTY DETAILS

LEASE RATE

\$20 SF/YR (MG)

LOCATION INFORMATION

BUILDING NAME

General Knox Commissary

STREET ADDRESS

1091 General Knox Road

CITY, STATE, ZIP

Washington Crossing, PA 18977

COUNTY

Bucks

MARKET

Philadelphia

SUB-MARKET

Lower Bucks County

CROSS-STREETS

General Washington Memorial Blvd

TOWNSHIP

Upper Makefield Township

BUILDING INFORMATION

BUILDING SIZE

8,700 SF±

TENANCY

Multiple

YEAR BUILT

1973

CONSTRUCTION STATUS

Existing

FREE STANDING

Yes

PROPERTY INFORMATION

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Retail/Office

ZONING

VC-1, Village Commercial 1 District

LOT SIZE

0.782 AC±

APN

47-022-141

LOT FRONTAGE

210 ft

LOT DEPTH

150 ft

TRAFFIC COUNT

7,532 VPD

TRAFFIC COUNT STREET

River Rd

PARKING & TRANSPORTATION

PARKING TYPE

Surface Paved Lot

PARKING RATIO

4/1000

NUMBER OF PARKING SPACES

38

PROPERTY HIGHLIGHTS

- Two ±800 SF office suites available
- Suites can be leased individually or combined
- Functional, move-in-ready office layouts
- Located in an affluent market with strong demographics
- Anchored by an independent pharmacy and dental office
- Surrounded by established retailers and community amenities
- Prominent signage opportunities and ample on-site parking
- Convenient access to River Road, Taylorsville Road, and I-95



Professional Office



Wellness



Personal Service



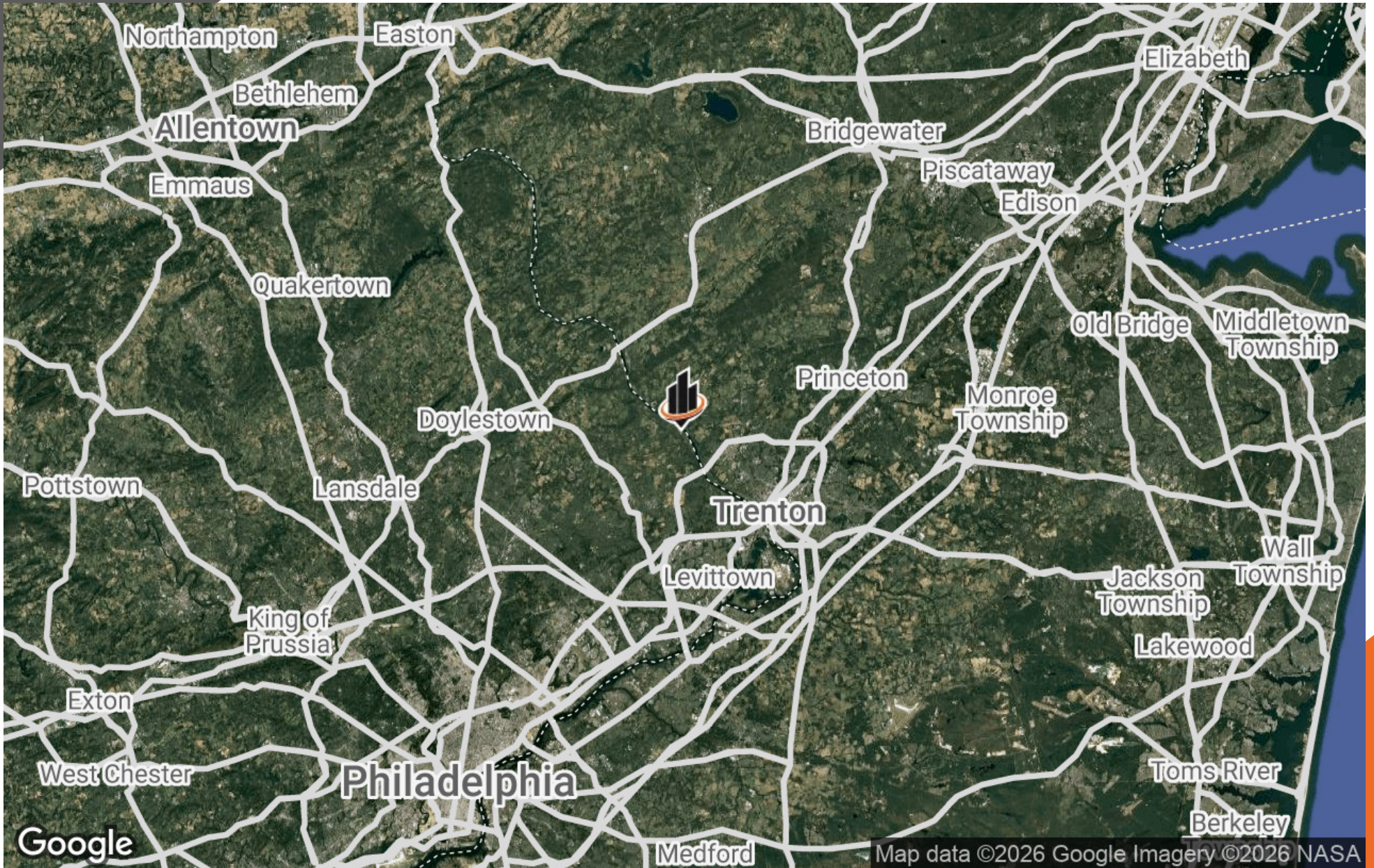
The Location

LOCATION DESCRIPTION

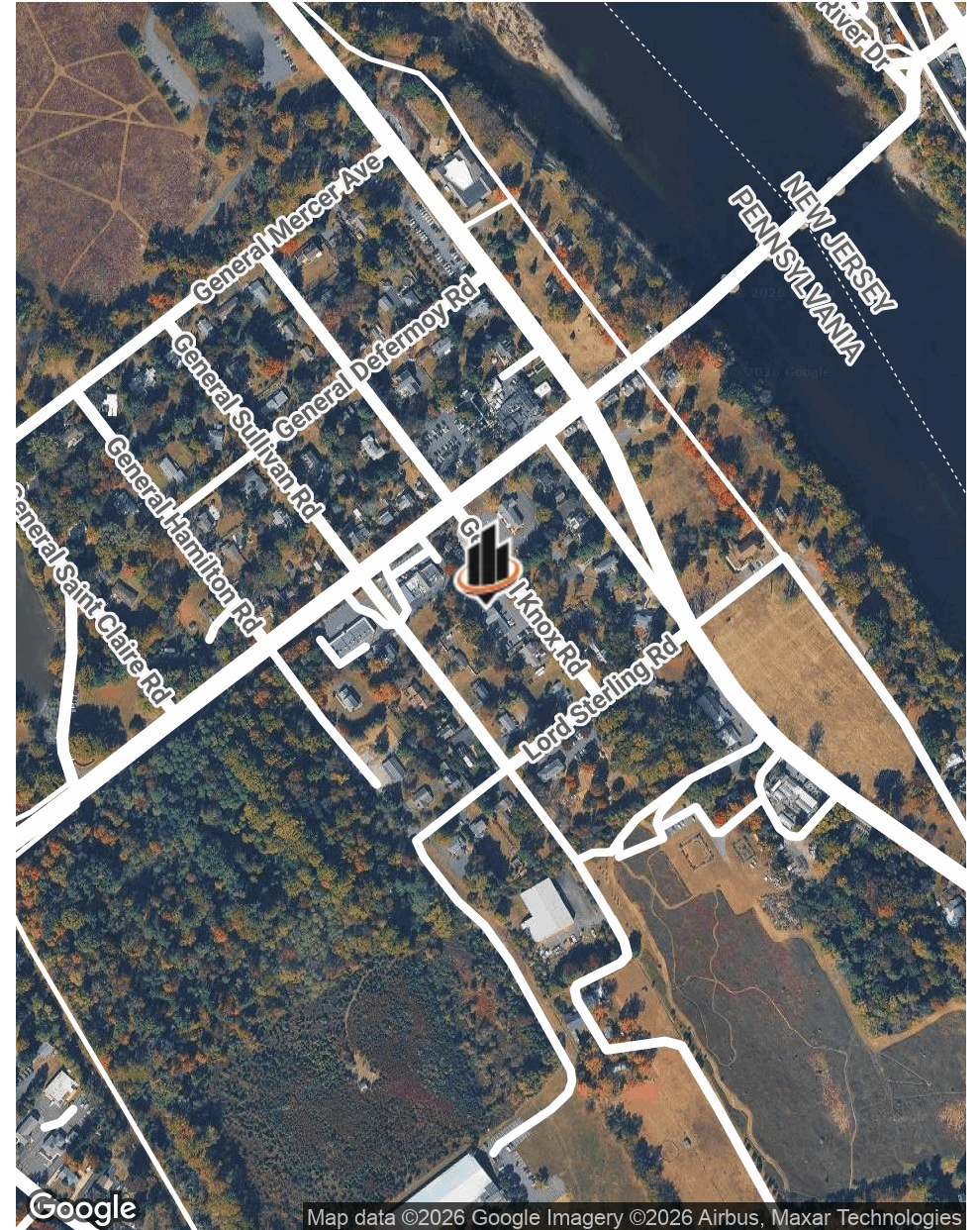
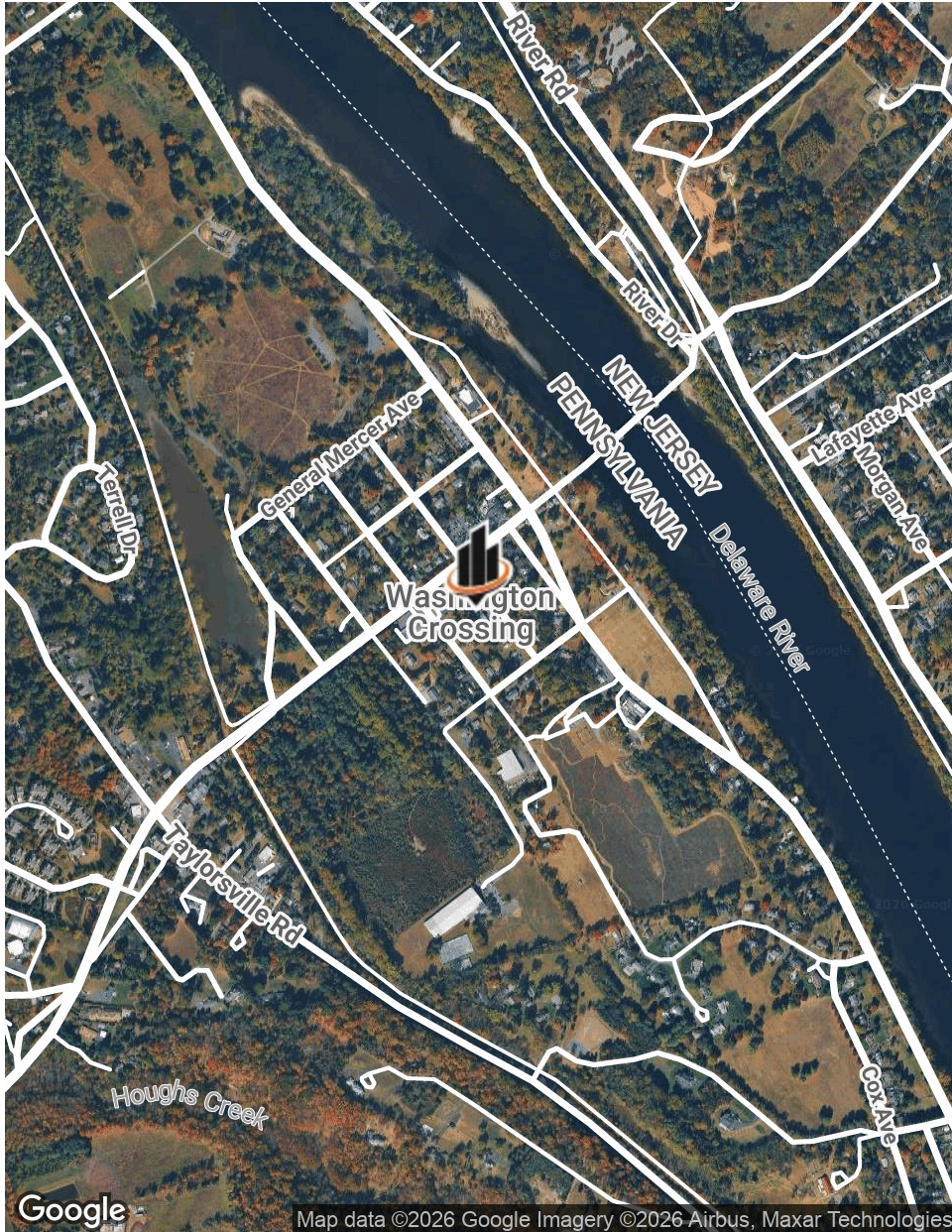


Located in Washington Crossing, in immediate proximity to Washington Crossing Historic Park and Washington Crossing Bridge. Convenient location along the New Jersey state border with easy access to Lambertville, New Hope, Newtown, Pennington, and Hopewell. Commutable distance to Philadelphia, South and Central New Jersey, and New York City.

REGIONAL MAP



AERIAL MAP





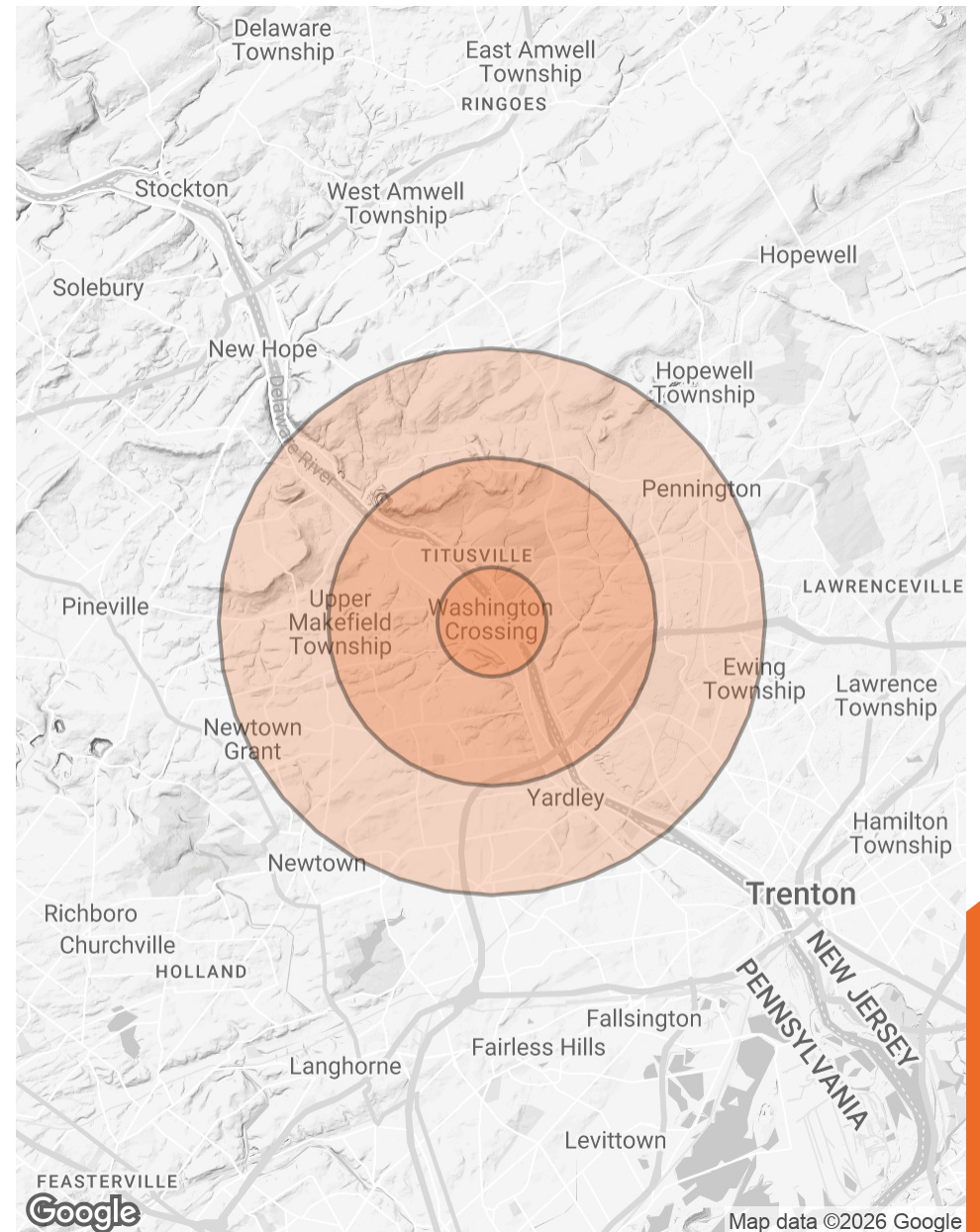
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,045	16,852	59,271
AVERAGE AGE	53.2	49.9	46.5
AVERAGE AGE (MALE)	53.8	48.9	44.9
AVERAGE AGE (FEMALE)	53.6	50.4	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	758	6,730	22,984
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$274,038	\$224,030	\$200,664
AVERAGE HOUSE VALUE	\$748,823	\$665,520	\$606,899

2023 American Community Survey (ACS)





DISCLAIMER

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125 PHEASANT RUN, SUITE
102
NEWTOWN, PA 18940



[HTTP:SVNAHIA.COM](http://svnahia.com)