

**OFFERING MEMORANDUM**

# The Constitution Building

**1950 STREET ROAD**

Bensalem, PA 19020

**PRESENTED BY:**

**MONIKA POLAKEVIC, CCIM**

Phone: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807

**CHICHI E. AHIA, SIOR**

Phone: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

**GINA SHAUGHNESSY**

Phone: 215.757.2500 x2215

gina.shaughnessy@svn.com

PA #RS379944



EXCLUSIVELY MARKETING BY:



**MONIKA POLAKEVIC, CCIM**

Senior Advisor

**Direct:** 215.757.2500 x2204  
monika.polakevic@svn.com  
PA #RS 293807 // NJ #0789312



**CHICHI E. AHIA, SIOR**

Executive Director/ Principal

**Direct:** 215.757.2500 x2202  
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

**EXCLUSIVELY MARKETING BY:**



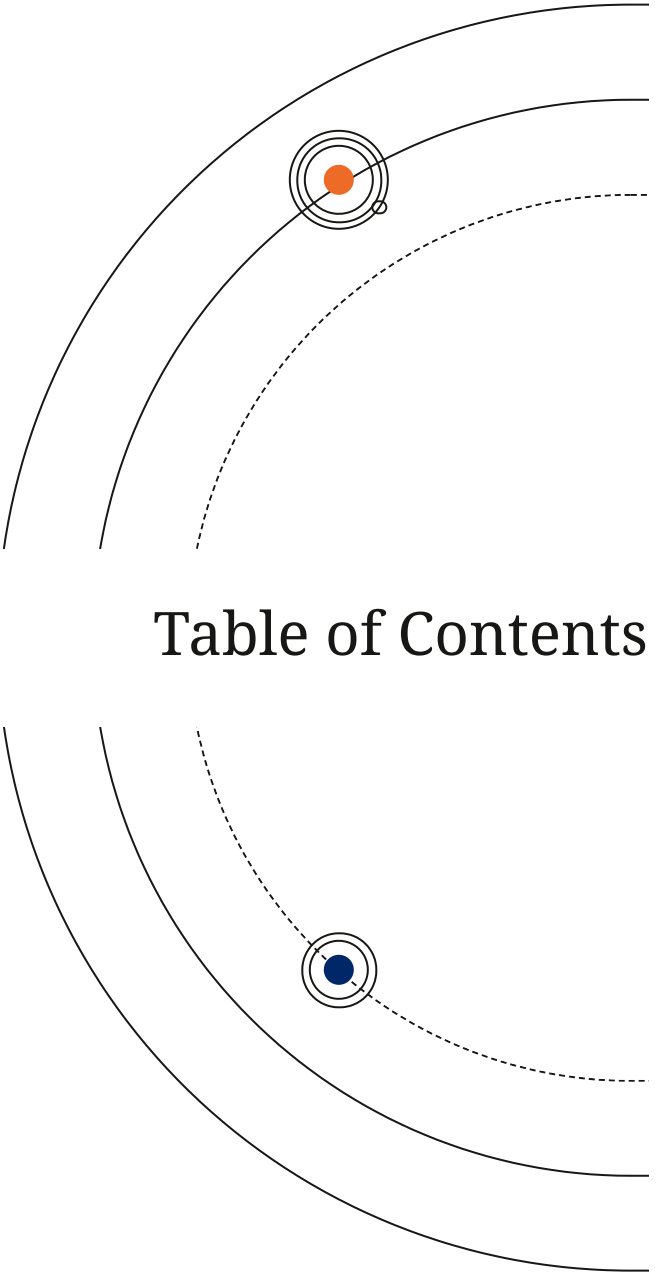
**GINA SHAUGHNESSY**

Associate Advisor

**Direct:** 215.757.2500 x2215

gina.shaughnessy@svn.com

PA #RS379944 // NJ #2564638 NY #10401399008



# Table of Contents

6

## THE PROPERTY

|                                  |    |
|----------------------------------|----|
| Property Summary                 | 7  |
| Property Details                 | 8  |
| Property Highlights              | 9  |
| Additional Photos                | 10 |
| Renderings / Planned Renovations | 11 |

12

## THE FLOOR PLANS

|                    |    |
|--------------------|----|
| First Floor Plans  | 13 |
| Second Floor Plans | 14 |
| Third Floor Plans  | 15 |
| Fourth Floor Plans | 16 |

17

## THE LOCATION

|              |    |
|--------------|----|
| Regional Map | 18 |
| Location Map | 19 |
| Retail Map   | 20 |

21

## THE DEMOGRAPHICS

|                           |    |
|---------------------------|----|
| Demographics Map & Report | 22 |
|---------------------------|----|



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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.

SECTION 1

The Property





PROPERTY SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| BUILDING SIZE: | 34,944 SF±         |
| AVAILABLE SF:  | 127 SF - 4,373 SF± |
| DIVISIBLE:     | Yes                |
| ZONING:        | GC                 |
| MARKET:        | Philadelphia       |
| SUBMARKET:     | Lower Bucks County |
| TRAFFIC COUNT: | 38,576 VPD         |

PROPERTY OVERVIEW

SVN proudly presents The Constitution Building, a premier free-standing office building situated in a highly sought-after location on Street Road in Bensalem Township, Pennsylvania. This impressive 4-story, elevator-served professional and medical office building rests on approximately 1.4 acres of land and enjoys immediate proximity to major connecting routes. With multiple units available, ranging from 127 SF - 4,373 SF±, each boasting turnkey setups and functional floor plans, this property offers versatility to suit various business needs. The building presents a distinguished appearance, accommodating a range of medical and professional offices within a dense commercial corridor on Street Road. Its advantageous location is further enhanced by its close proximity to I-95 and the Pennsylvania Turnpike. Conveniently accessible via public transportation, this location offers easy reach to numerous distinctive shops and restaurants, providing a rich array of amenities to tenants and visitors alike. With a strong demographic profile, this property presents an attractive opportunity for businesses seeking a prominent office environment in an amenity-rich location.

LOCATION OVERVIEW

Located near the signalized intersection of Hulmeville Rd and Street Rd in Bensalem Township, Bucks County, PA, the building sits on a heavily traveled Street Road, in close proximity to Parx Casino and numerous amenities, including national chain restaurants and local eateries. It is just 1.4 miles from Interstate 95 and 2.2 miles from the Pennsylvania Turnpike, centrally positioned between the Philadelphia and South and Central New Jersey markets.

PROPERTY DETAILS

|            |                    |
|------------|--------------------|
| LEASE RATE | \$20.00 SF/YR / FS |
|------------|--------------------|

LOCATION INFORMATION

|                  |                                     |
|------------------|-------------------------------------|
| BUILDING NAME    | The Constitution Building           |
| STREET ADDRESS   | 1950 Street Road                    |
| CITY, STATE, ZIP | Bensalem, PA 19020                  |
| COUNTY           | Bucks                               |
| MARKET           | Philadelphia                        |
| SUB-MARKET       | Lower Bucks County                  |
| CROSS-STREETS    | Hulmeville Rd                       |
| TOWNSHIP         | Bensalem Township                   |
| MARKET TYPE      | Medium                              |
| NEAREST HIGHWAY  | I-95 - 1.4 Mi.                      |
| NEAREST AIRPORT  | Philadelphia Int'l (PHL) - 25.7 Mi. |

PROPERTY INFORMATION

|                      |                                  |
|----------------------|----------------------------------|
| PROPERTY TYPE        | Office                           |
| PROPERTY SUBTYPE     | Office Building                  |
| ZONING               | GC - General Commercial District |
| LOT SIZE             | 1.35 AC±                         |
| APN #                | 02-039-190                       |
| LOT FRONTAGE         | 200 ft                           |
| LOT DEPTH            | 296 ft                           |
| TRAFFIC COUNT        | 38,576 VPD                       |
| TRAFFIC COUNT STREET | Street Road                      |

PARKING & TRANSPORTATION

|                |          |
|----------------|----------|
| PARKING TYPE   | Surface  |
| PARKING RATIO  | 2.5/1000 |
| PARKING SPACES | 90+      |



## PROPERTY HIGHLIGHTS

- Freestanding office building
- Variety of medical & professional office suites available
- Flexible floor plans
- Turnkey delivery available
- Can be leased individually or combined
- Full service lease structure
- 4-story, elevator served building
- 24 hour building access
- Tenant controlled heating and cooling
- Prominent signage on Street Road
- Convenient location for business and consumer access
- Proximate to dense commercial corridor and populated residential neighborhoods
- Highly desirable market with quality demographic profile
- Close proximity to I-95 and PA Turnpike



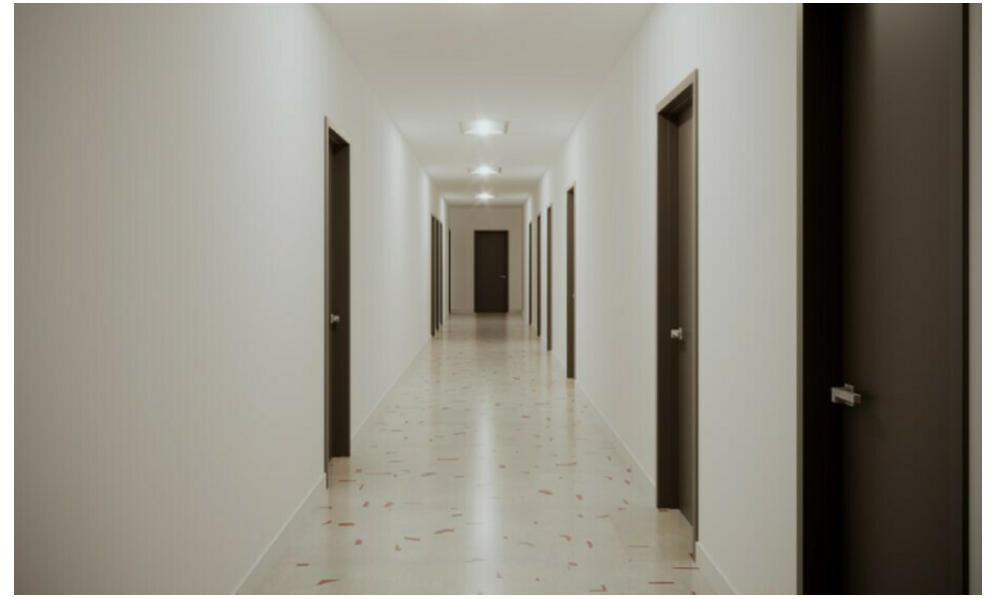


ADDITIONAL PHOTOS





## RENDERINGS / PLANNED RENOVATIONS



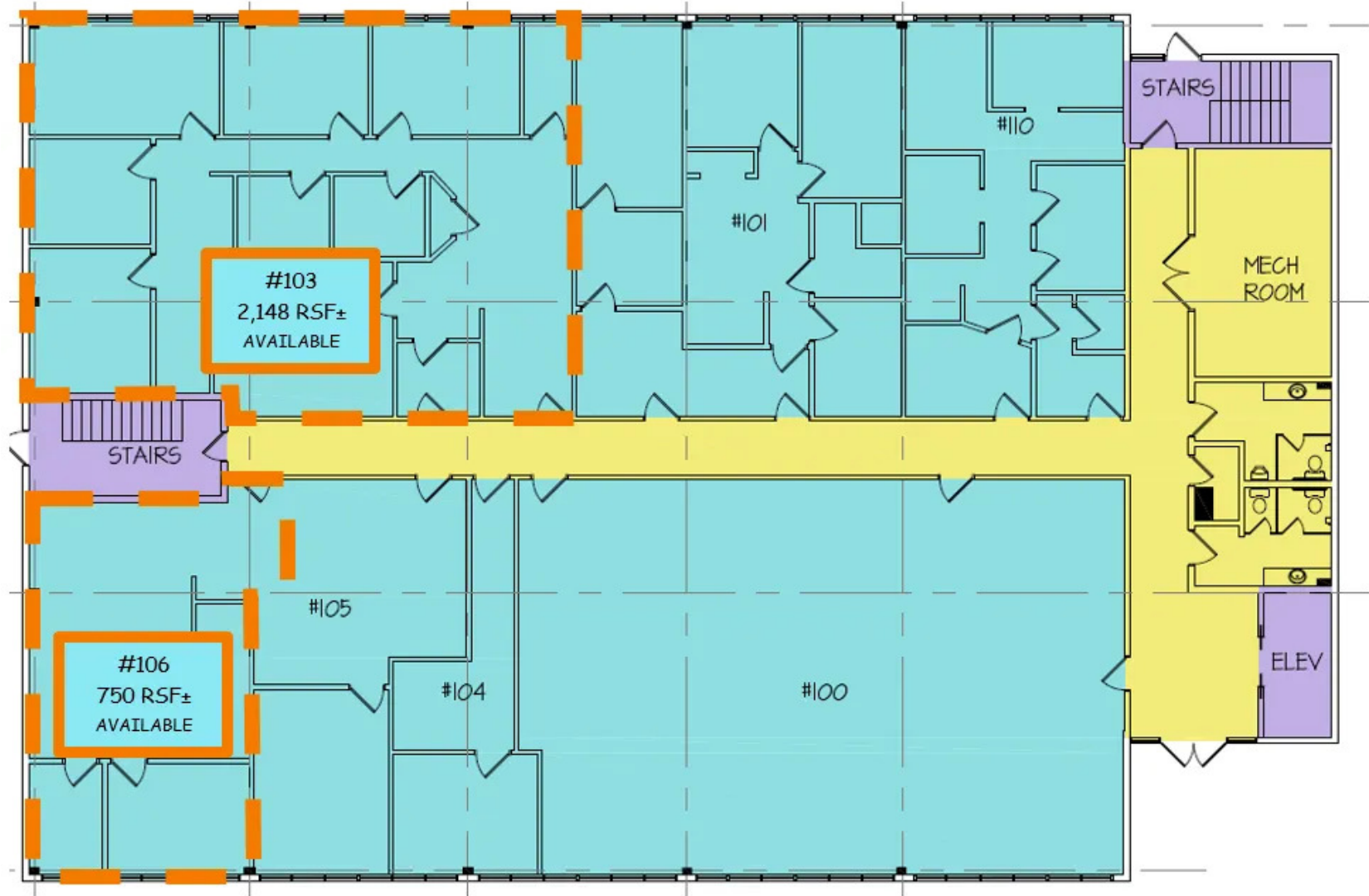


SECTION 2

# The Floor Plans



FIRST FLOOR PLANS

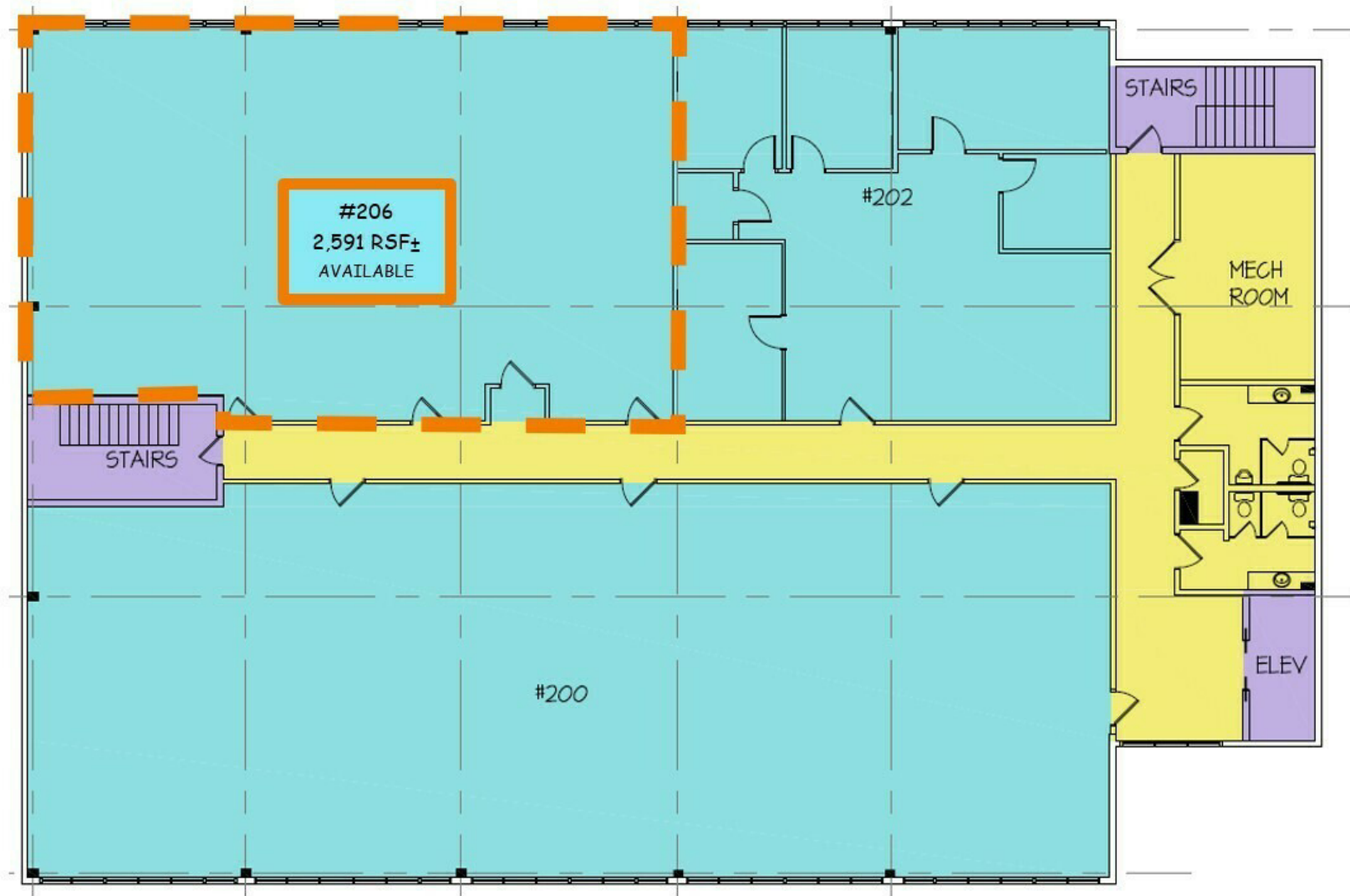


1950 STREET ROAD  
FIRST FLOOR  
BENSALEM, PA





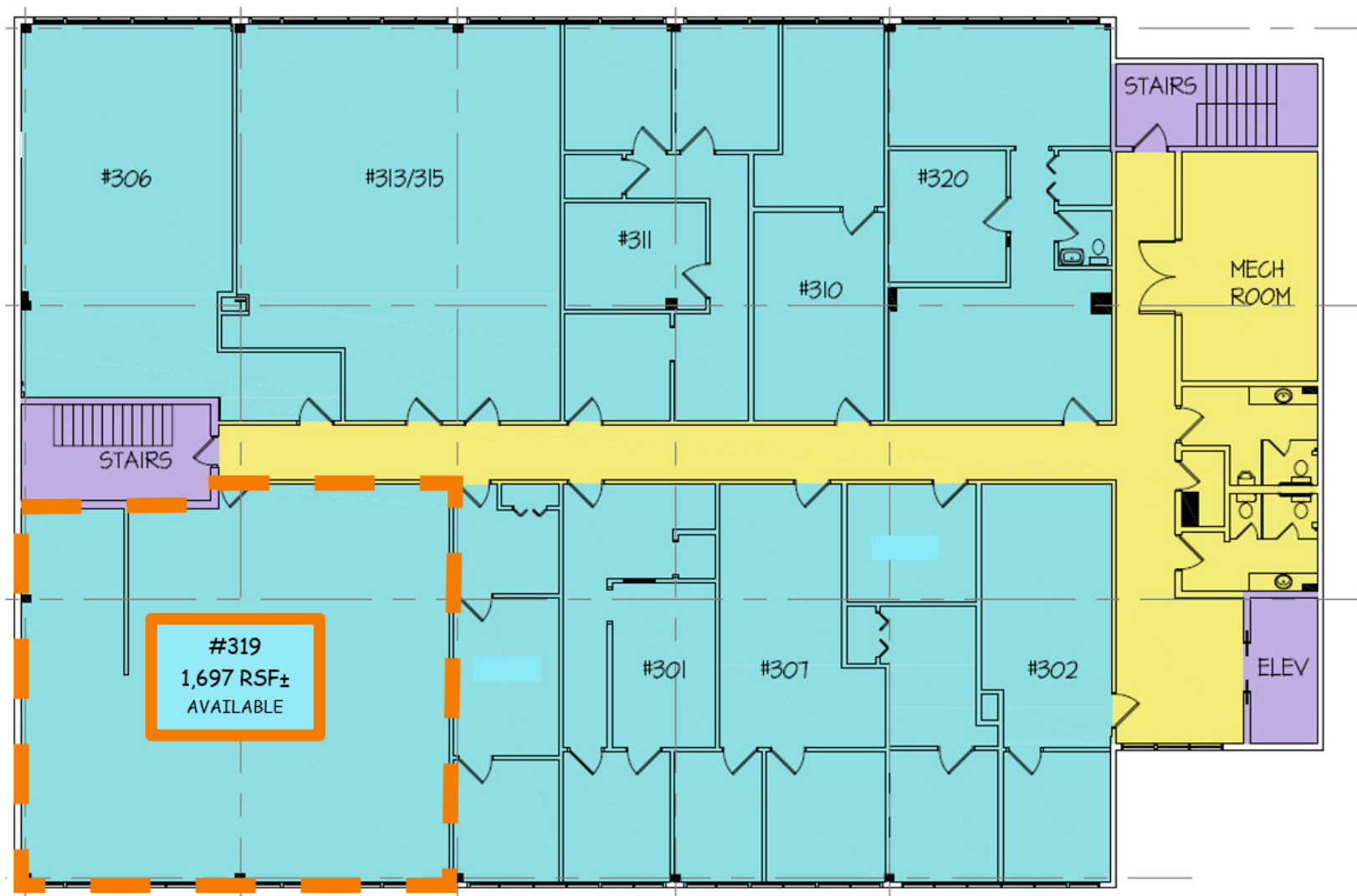
SECOND FLOOR PLANS



1950 STREET ROAD  
SECOND FLOOR  
BENSALEM, PA



THIRD FLOOR PLANS



1950 STREET ROAD  
THIRD FLOOR  
BENSALEM, PA





FOURTH FLOOR PLANS



1950 STREET ROAD  
FOURTH FLOOR  
BENSALEM, PA



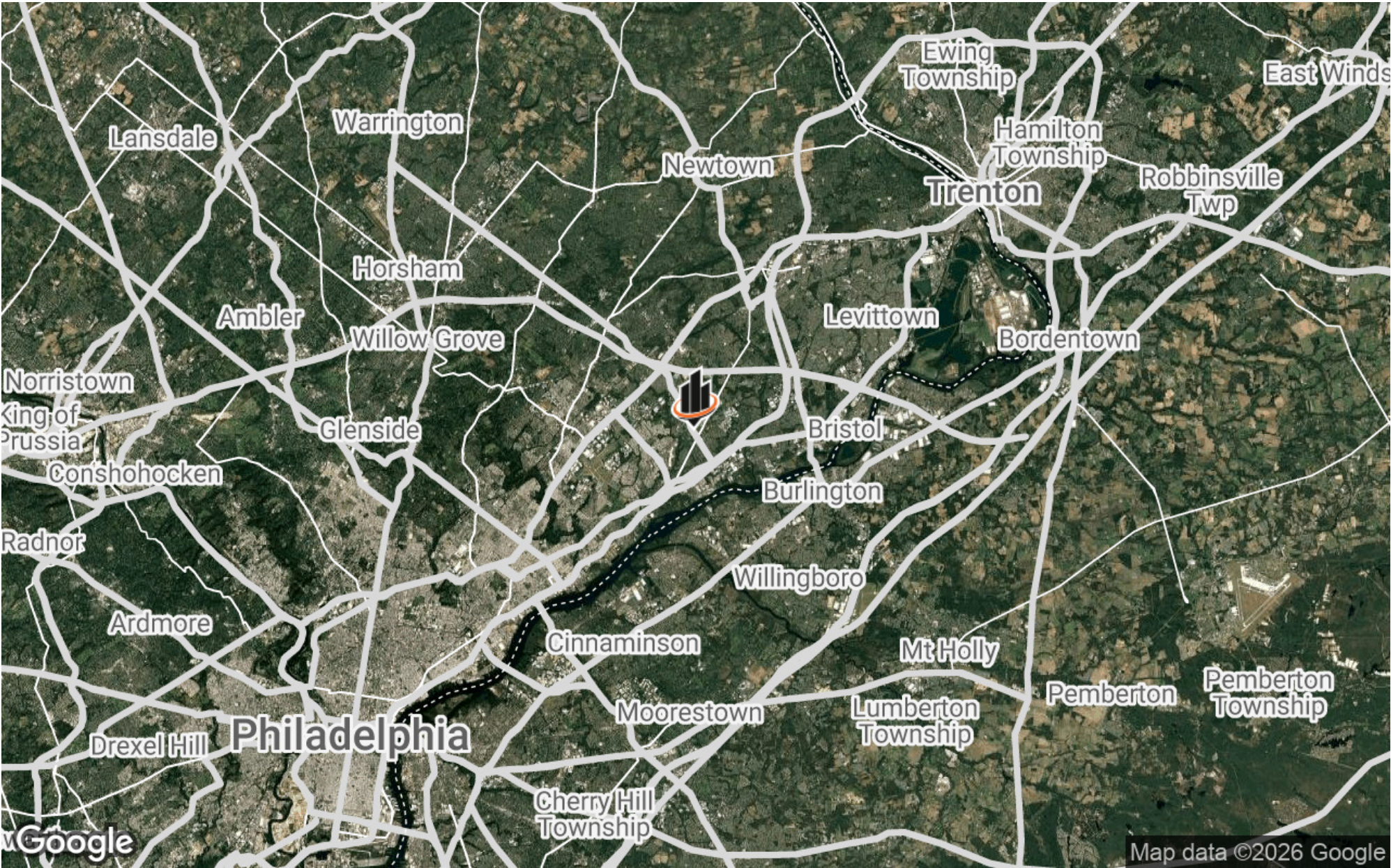
SECTION 3

The Location



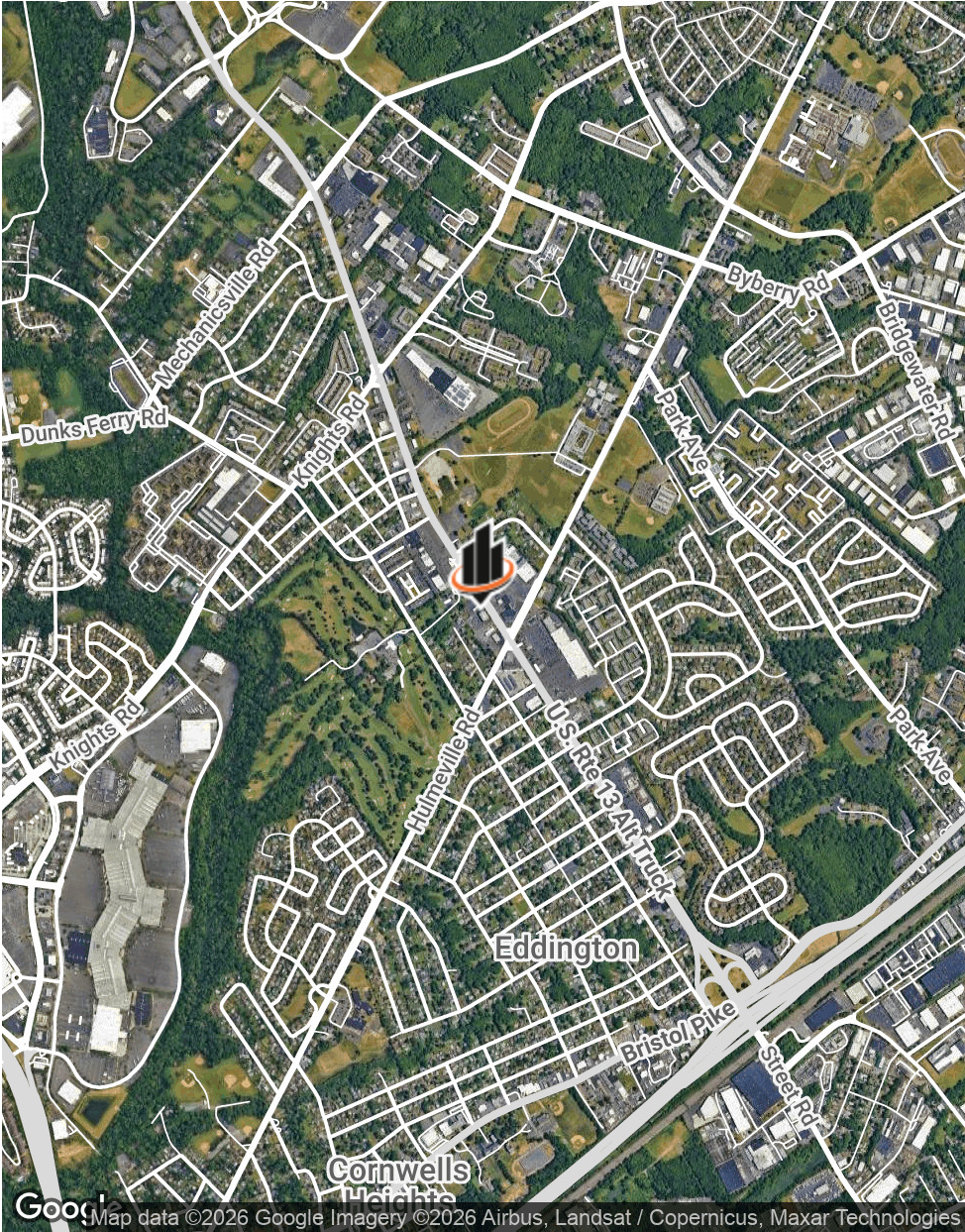


REGIONAL MAP



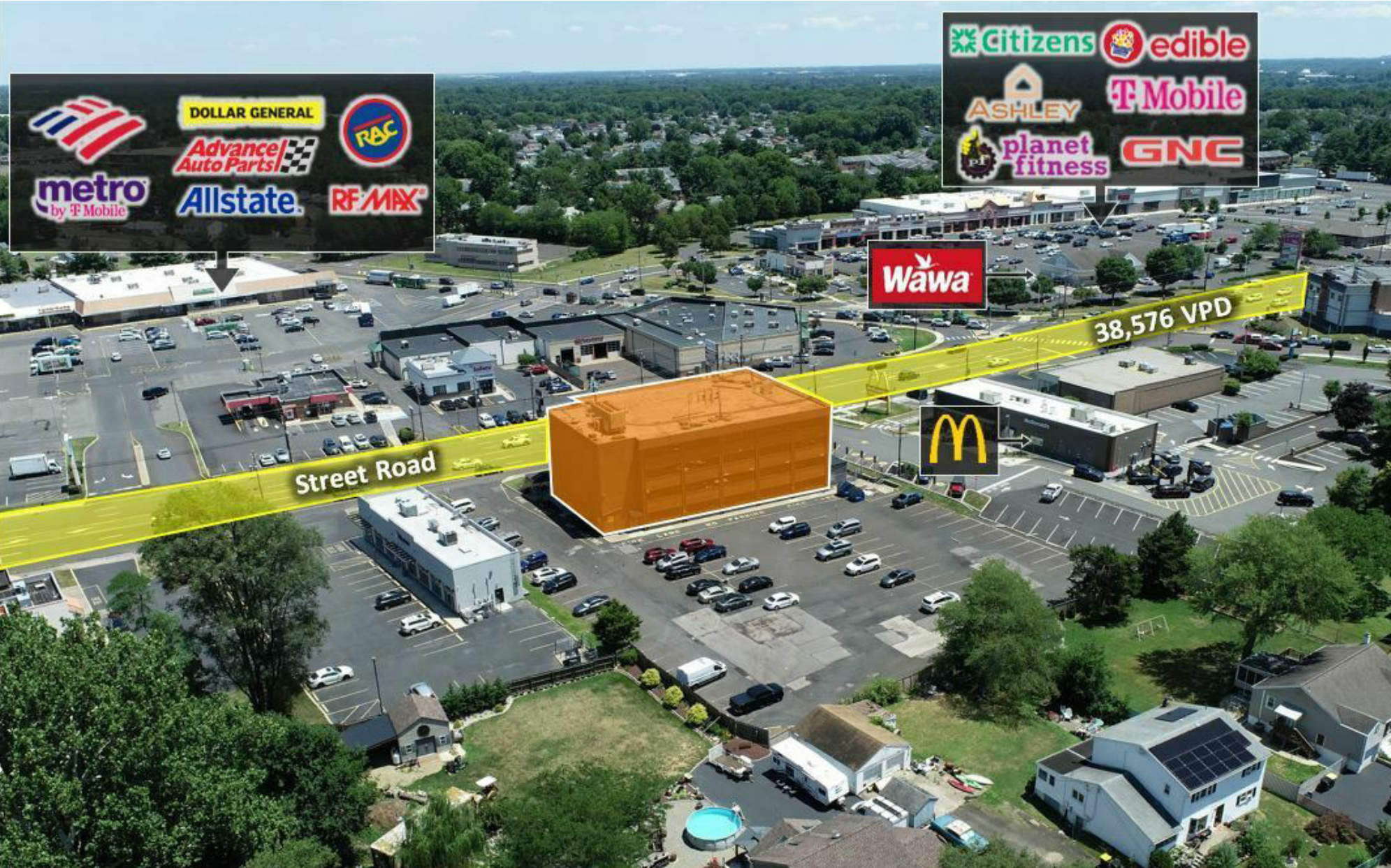


LOCATION MAP





RETAIL MAP





SECTION 4

# The Demographics



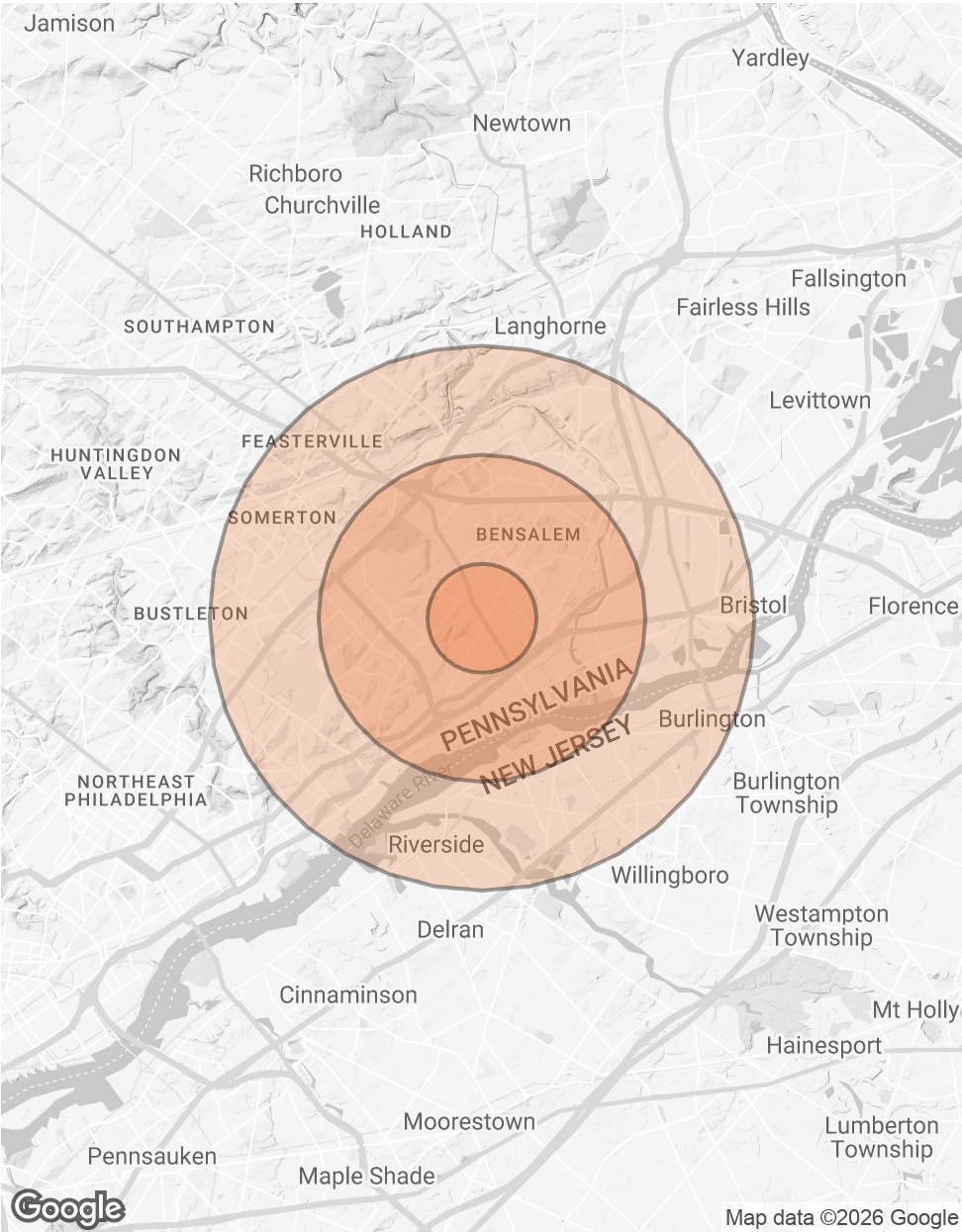


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 17,304 | 101,338 | 283,694 |
| AVERAGE AGE          | 40     | 42      | 42      |
| AVERAGE AGE (MALE)   | 40     | 41      | 41      |
| AVERAGE AGE (FEMALE) | 41     | 43      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 6,660     | 39,270    | 111,150   |
| # OF PERSONS PER HH | 2.6       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$95,891  | \$102,640 | \$102,548 |
| AVERAGE HOUSE VALUE | \$404,115 | \$343,068 | \$334,788 |

2020 American Community Survey (ACS)





125 Pheasant Run, Ste 102  
Newtown, PA 18940  
215.757.2500  
SVNAhia.com