

OFFERING MEMORANDUM

Premier 5.5 Acre Retail / Development Site for Sale

1134 BUSTLETON PIKE

Feasterville, PA 19053

PRESENTED BY:

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PA #RM423727

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PA #RS 293807

Street Rd | 38,552 VPD

Bustleton Pike | 31,110 VPD



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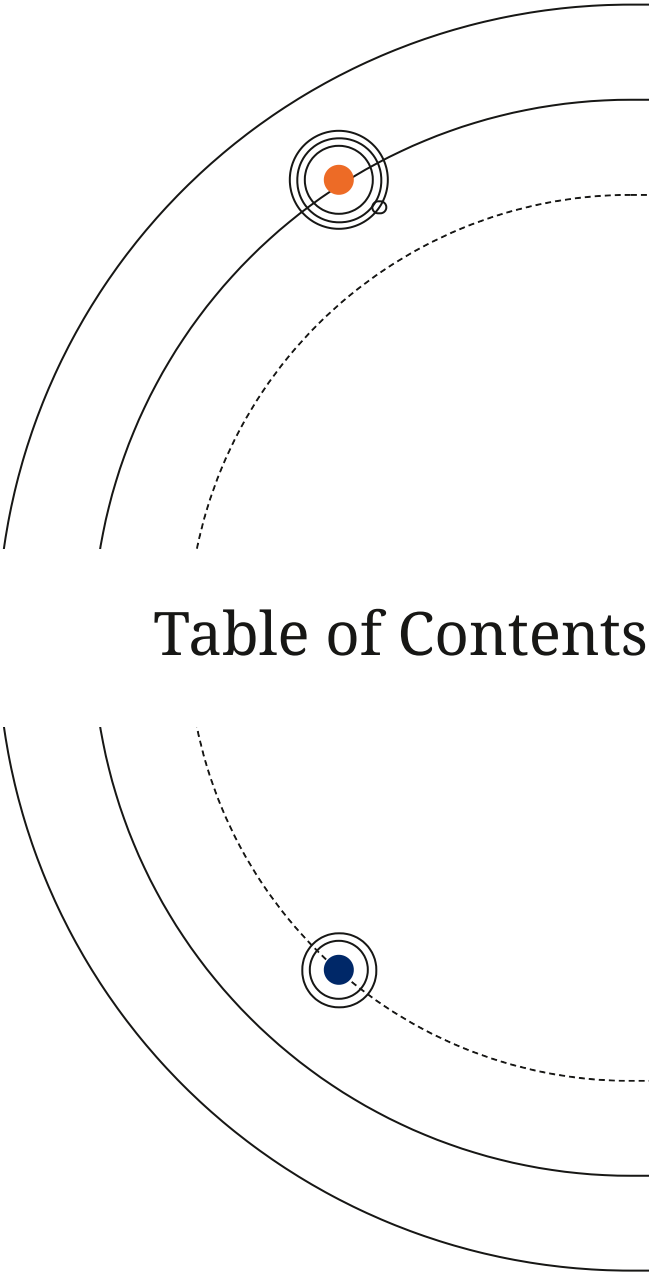


Table of Contents

5

THE PROPERTY

Property Summary	6
Property Details	7
Property Highlights	8
Additional Photos	9
THE PROPERTY	11
Buildings Detail	12
Site Plans	13
THE PROPERTY	14
Floor Plan - Retail Building	15
Floor Plan - Flex Building	16
Floor Plan - Warehouse Building	17
Floor Plan - Barn Building	18

19

THE LOCATION

Location Map	20
Parcel Map	21
Retailer Map	22
Greater Philadelphia Overview	23
Bucks County Overview	24
THE LOCATION	25
C-2 - Heavy Commercial Zoning	26

29

THE DEMOGRAPHICS

Demographics Map & Report	30
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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



Street Rd | 38,552 VPD

Bustleton Pike | 31,110 VPD

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,500,000
BUILDING SIZE:	33,661 SF± (combined)
LOT SIZE:	5.52 AC±
YEAR BUILT:	1975 & 1987
ZONING:	C-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	69,662 VPD

PROPERTY OVERVIEW

SVN is pleased to present a rare large-scale commercial opportunity in Bucks County, PA. Formerly operated as Feeney’s Garden Center for over 71 years, the property consists of three contiguous parcels totaling 5.52± acres with four existing buildings comprising 33,661± SF of building area. This premier site is ideally positioned along Bustleton Pike with immediate proximity to Street Road, one of the region’s busiest commercial corridors. With over 69,600 vehicles per day at the intersection of Bustleton Pike and Street Road, the property offers unmatched accessibility and signage. Given the scarcity of large, contiguous parcels in Lower Bucks County, this property offers an exceptional value-add or redevelopment opportunity with significant long-term upside.

LOCATION OVERVIEW

Premier location along a heavily traveled corridor of Bustleton Pike, Street Road and Bridgetown Pike in Lower Southampton Township, PA. The property benefits from convenient access to major thoroughfares including Street Road, I-276 (PA Turnpike), and Route 1, providing direct connectivity to surrounding markets. The property is within a 30 minute drive-time of Philadelphia, 40 minute drive-time of Princeton, New Jersey and 90 minute drive-time of New York City.

PROPERTY DETAILS

SALE PRICE	\$6,500,000
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LOCATION INFORMATION

BUILDING NAME	(Formerly) Feeney’s Garden Center
STREET ADDRESS	1134 Bustleton Pike
CITY, STATE, ZIP	Feasterville, PA 19053
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Ruth Street
TOWNSHIP	Lower Southampton Twp.
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Street Rd - 0.3 Mi.
NEAREST AIRPORT	Philadelphia Intl (PHL) - 30 Mi.

BUILDING INFORMATION

COMBINED BUILDING AREA	33,661 SF±
CONSTRUCTION	Existing
FREE STANDING	Yes
NUMBER OF BUILDINGS	4

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Redevelopment
ZONING	C-2, Heavy Commercial District
LOT SIZE	5.52 AC±
APN #	21-007-141; 21-007-146-001; 21-007-146-002
RE TAXES (2025)	\$72,077
LOT FRONTAGE (BUSTLETON PIKE)	106 ft
LOT DIMENSIONS	106’X632’
TRAFFIC COUNT (COMBINED)	69,662 VPD
TRAFFIC COUNT (STREET RD)	38,552 VPD
TRAFFIC COUNT (BUSTLETON PIKE)	31,110 VPD

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING SPACES	170+

UTILITIES

WATER / SEWER	Public
GAS	800 amps
ELECTRIC	Single and Three Phase Service

PROPERTY HIGHLIGHTS

- Former home of the iconic Feeney's Garden Center
- Prime retail and redevelopment opportunity
- 5.5 ± AC across three contiguous parcels
- 20,582 ± SF retail building w/ 13,690 ± SF of green houses
- 7,795 ± SF flex building (currently leased)
- 5,284± SF warehouse building
- 3,155 ± SF barn building
- 106' frontage on Bustleton Pike
- Three existing buildings totaling 33,661 SF± plus barn
- Zoned C-2 Heavy Commercial
- On-site parking for 170+ vehicles
- High traffic counts
- Densely populated region
- 231,000 residents within a five mile radius
- Easy access to Street Rd, Route 1 and PA Turnpike
- Strong redevelopment and investment potential



ADDITIONAL PHOTOS





SECTION 2

The Property

Street Rd | 38,552 VPD

Bustleton Pike | 31,110 VPD



Bridgetown Pike

Bustleton Pike

BUILDINGS DETAILS



SECTION 3

The Property

Street Rd | 38,552 VPD

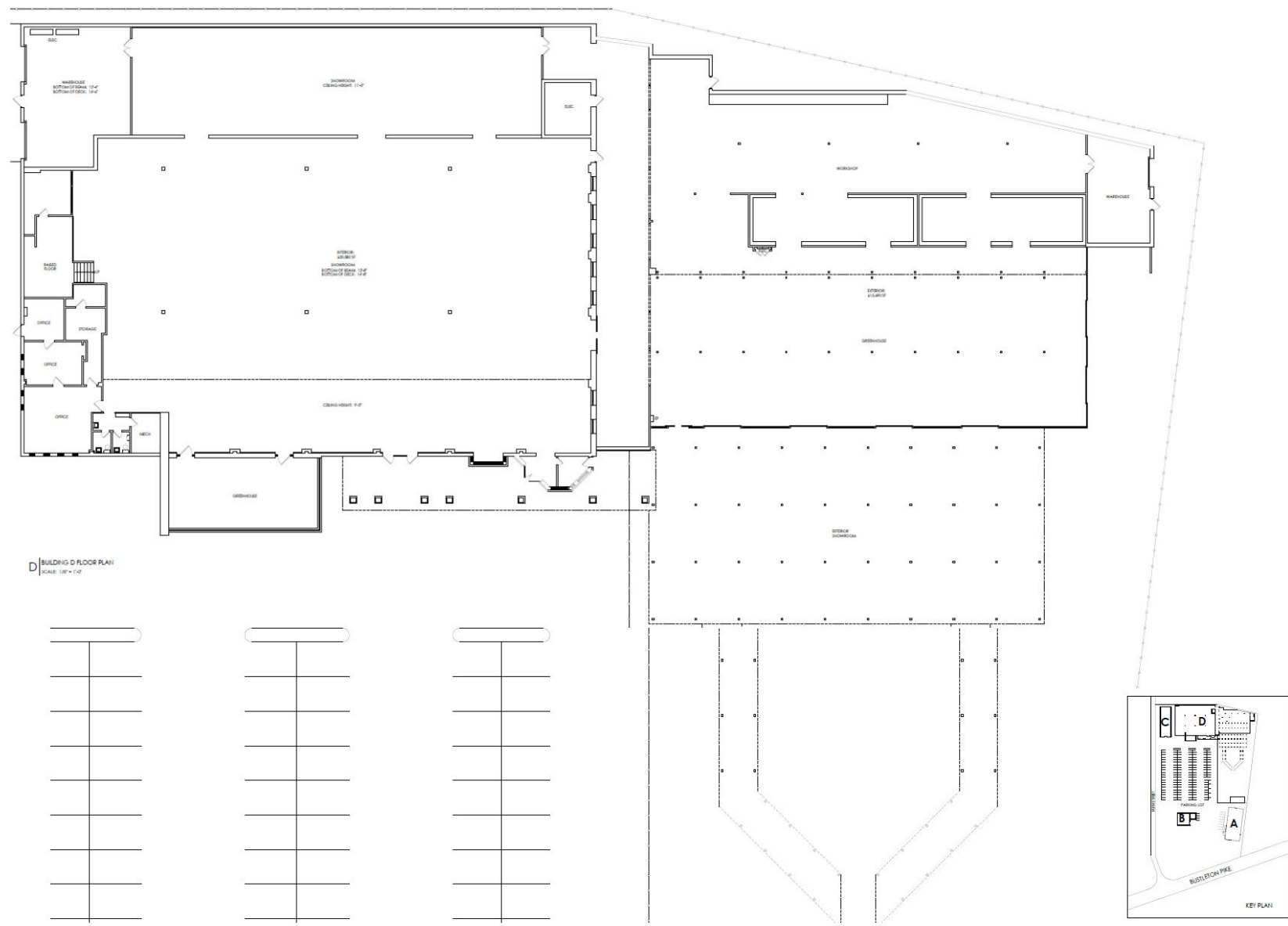
Bustleton Pike | 31,110 VPD



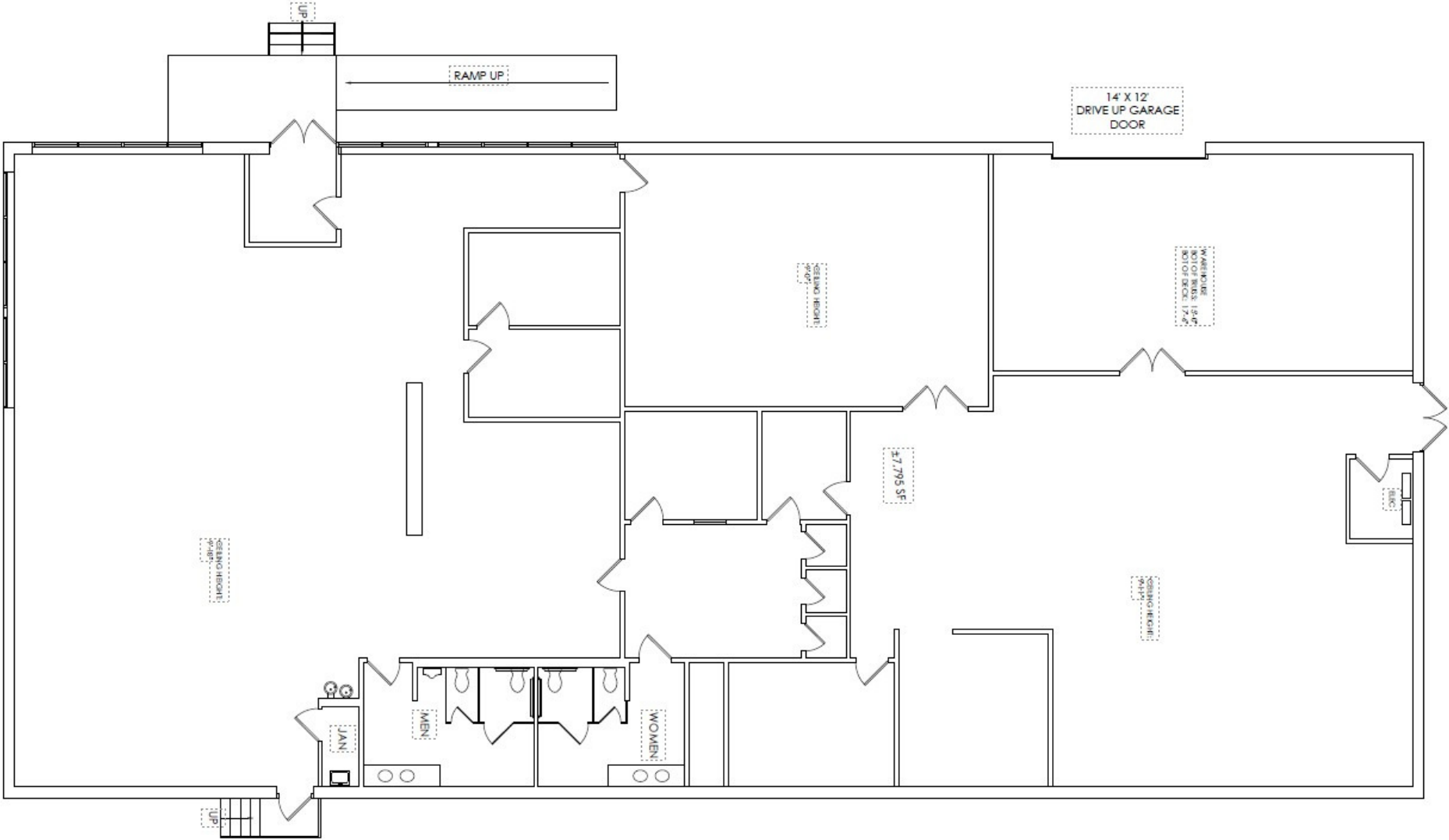
Bridgetown Pike

Bustleton Pike

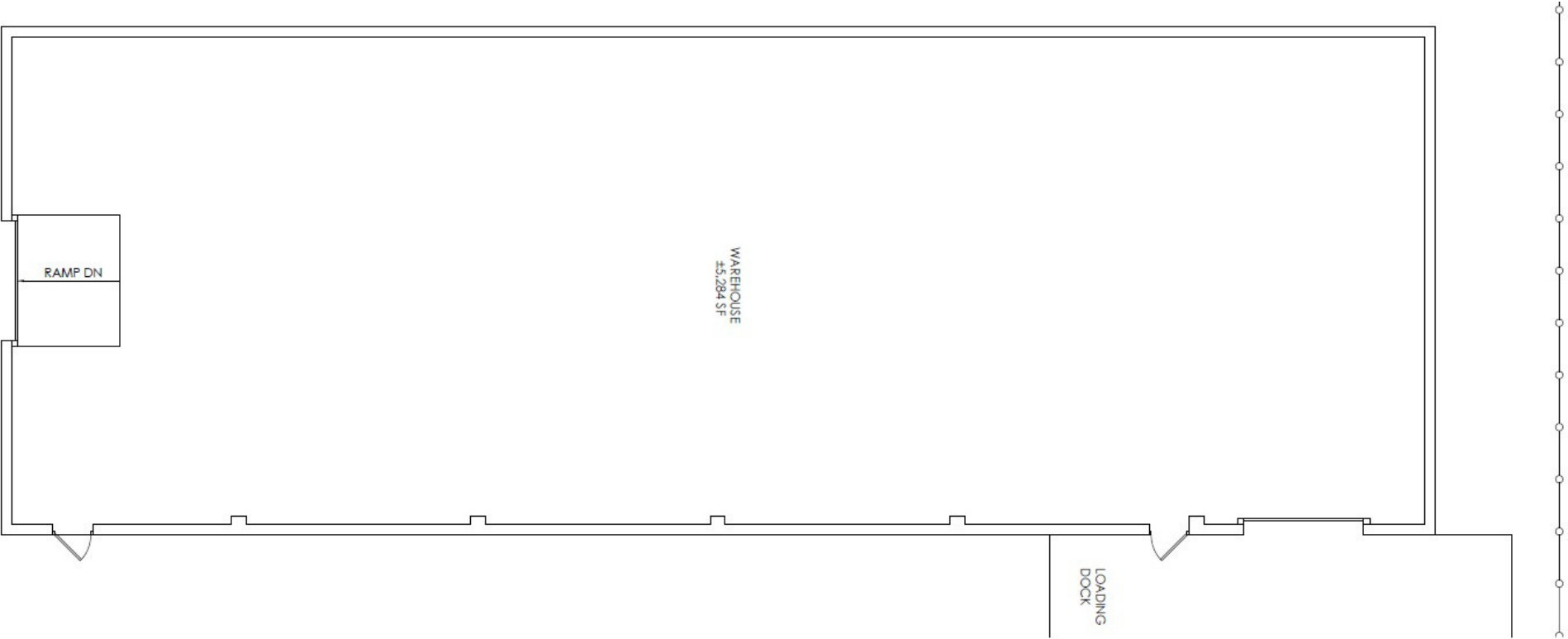
FLOOR PLAN - RETAIL BUILDING



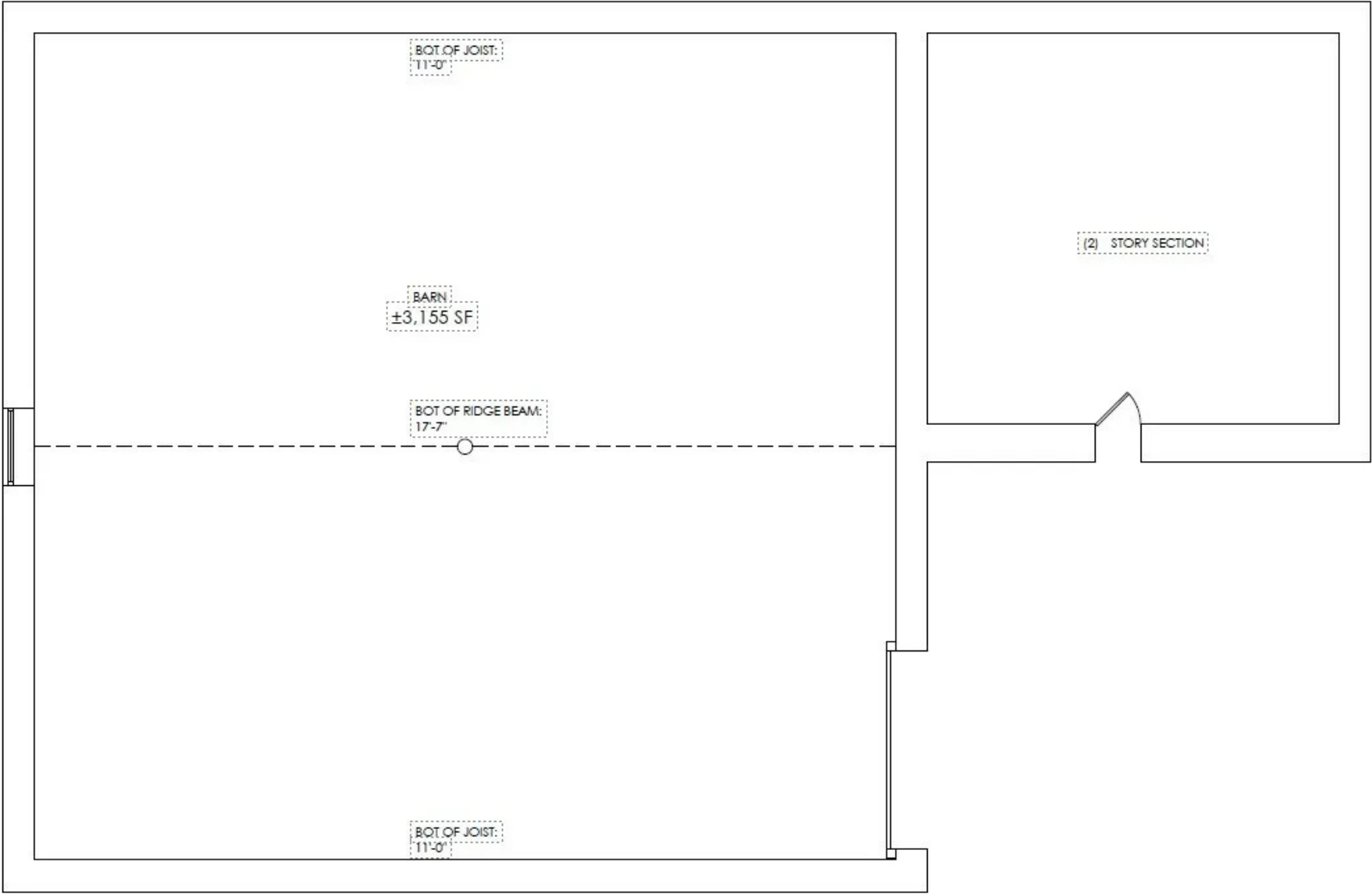
FLOOR PLAN - FLEX BUILDING



FLOOR PLAN - WAREHOUSE BUILDING



FLOOR PLAN - BARN BUILDING



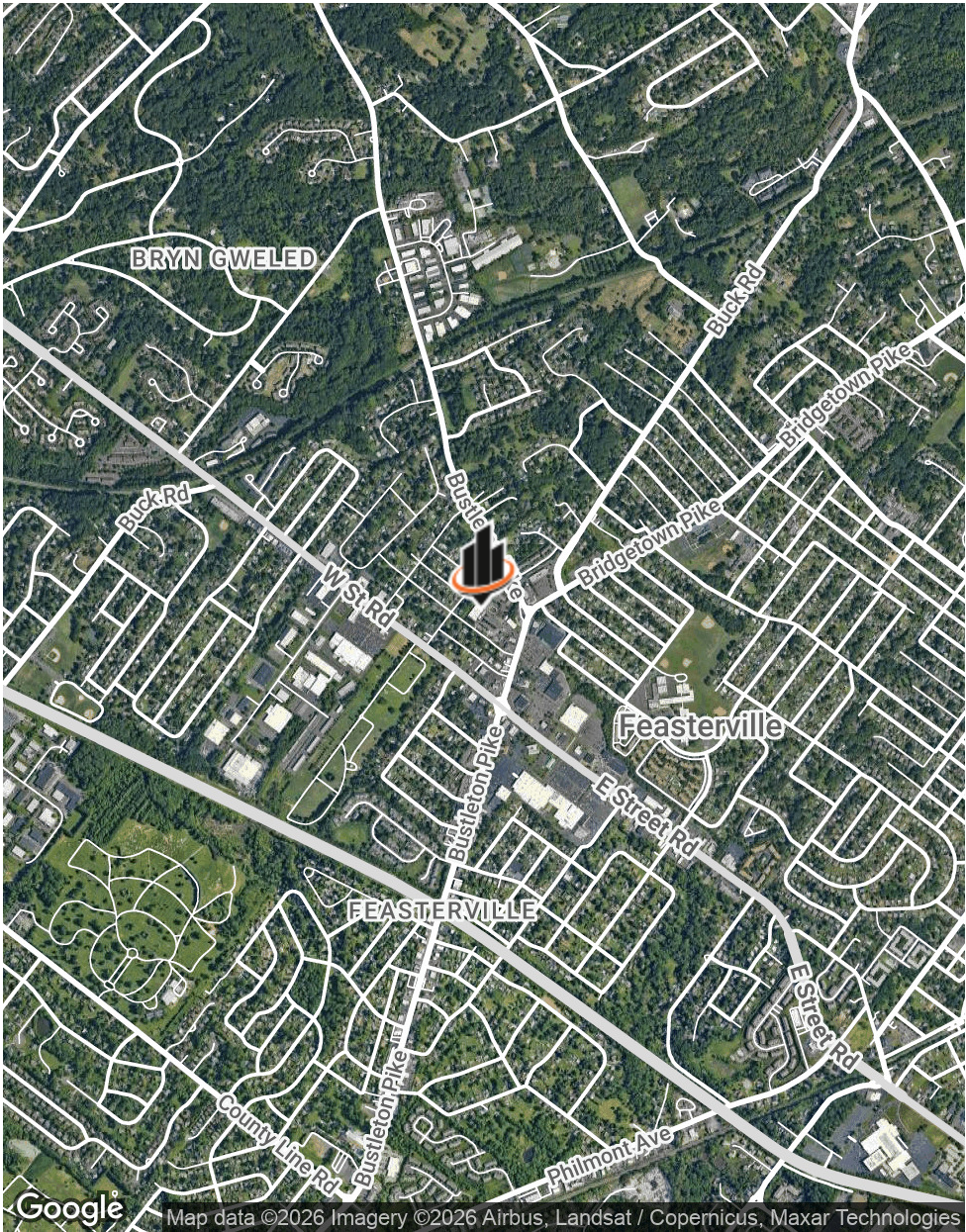
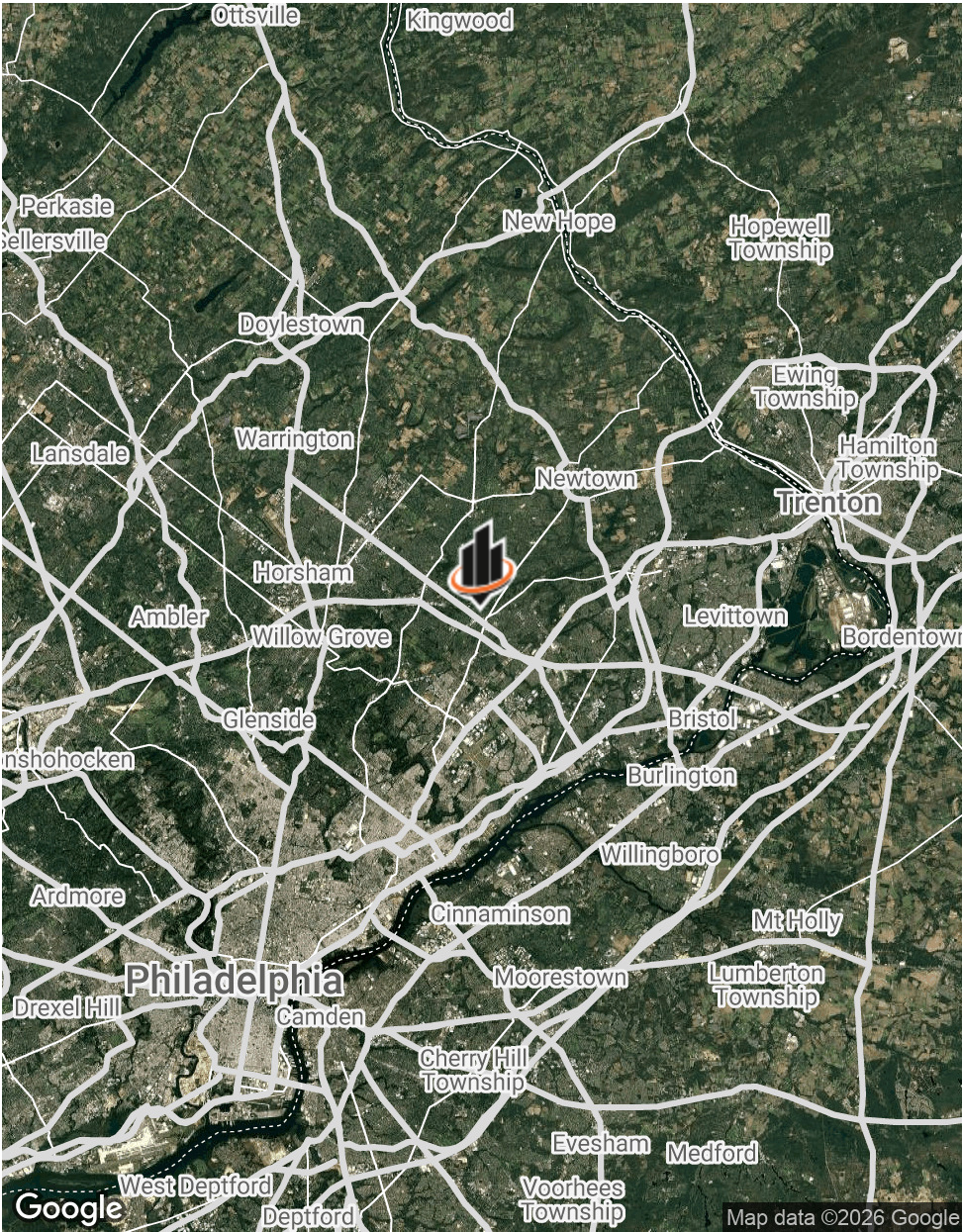
SECTION 4
The Location

Street Rd | 38,552 VPD

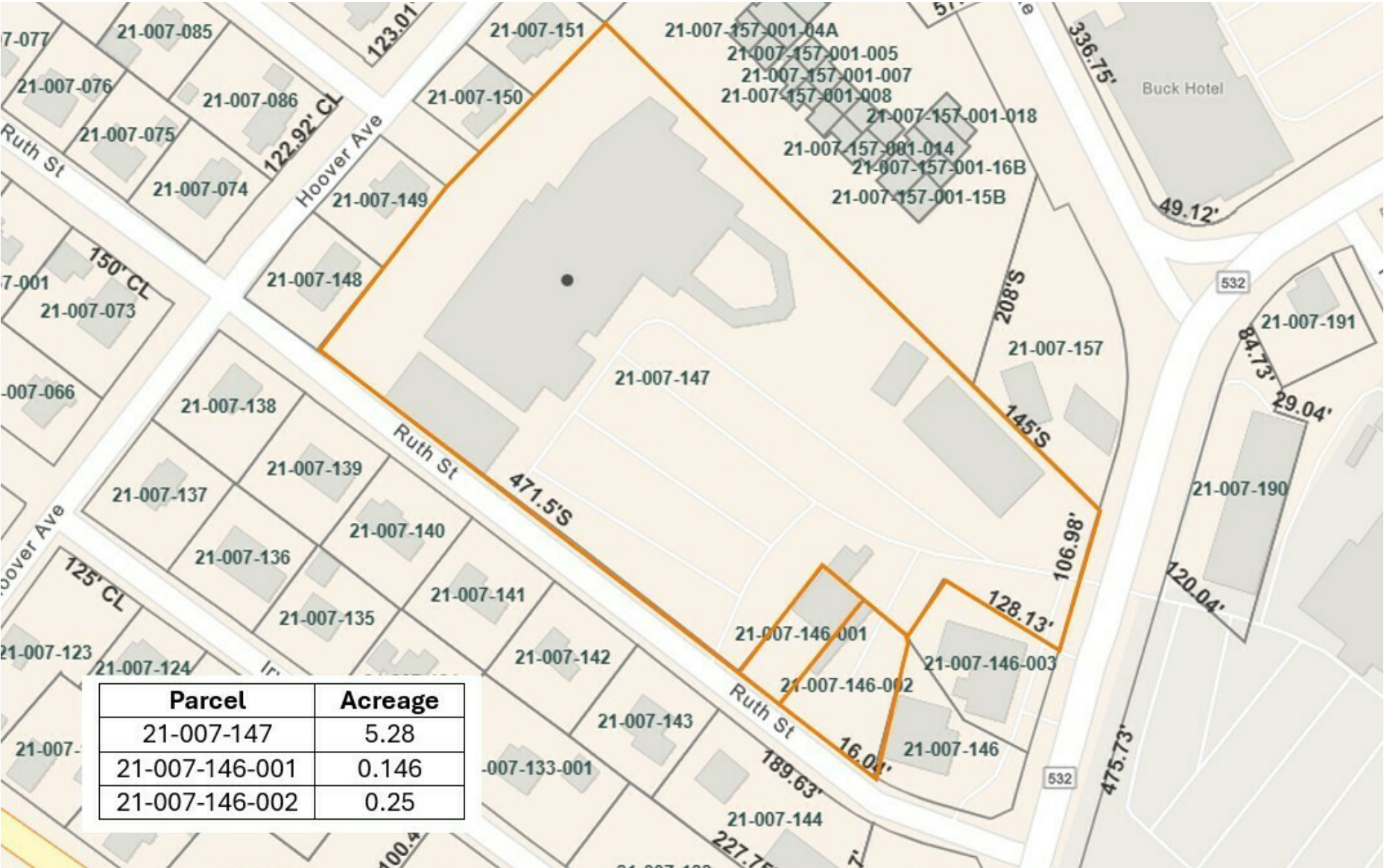
Bustleton Pike | 31,110 VPD



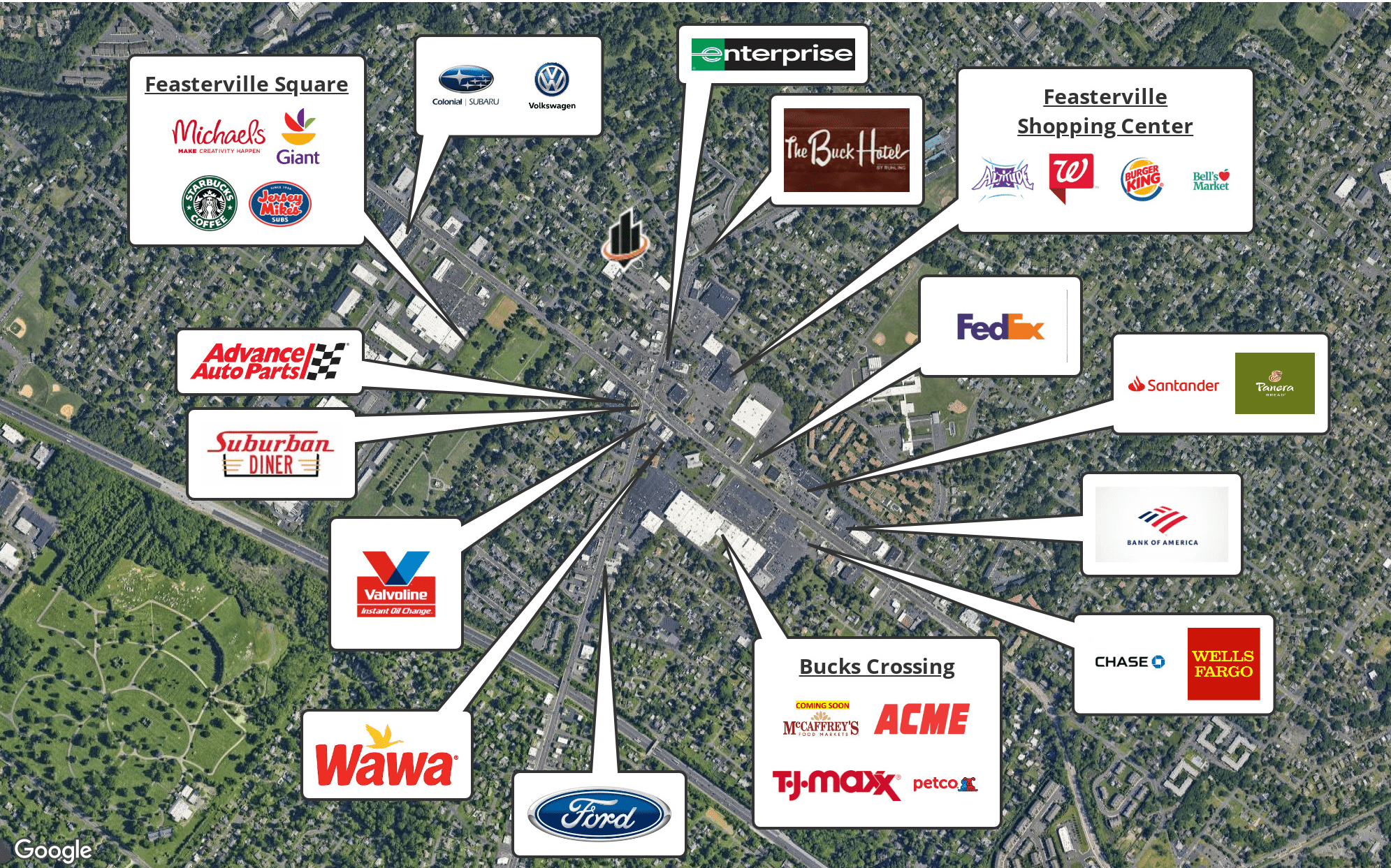
LOCATION MAP



PARCEL MAP



RETAILER MAP



GREATER PHILADELPHIA OVERVIEW



Greater Philadelphia is a dynamic region that blends history, culture, and commerce into one of the Northeast's most vibrant metropolitan areas. Strategically positioned between New York City and Washington, D.C., the region offers unparalleled access to both national financial markets and the country's political center. Its location, combined with a robust transportation network of highways, rail lines, ports, and an international airport, makes Philadelphia a hub for business activity and a natural gateway to the broader Northeastern Corridor. The area's diverse mix of neighborhoods, suburban communities, and historic towns also makes it an attractive place to live, work, and invest.



The region's economy is powered by a wide range of industries, from healthcare and education to financial services, technology, logistics, and advanced manufacturing. A growing talent pool, anchored by some of the nation's leading universities and research institutions, fuels innovation and supports a thriving business ecosystem. Philadelphia is also known for its cultural richness—world-class museums, music, dining, and professional sports—creating a high quality of life that continues to attract residents and businesses alike. For investors, Greater Philadelphia offers the perfect combination of accessibility, diversity, and long-term growth potential, making it one of the most compelling real estate markets in the country.

BUCKS COUNTY OVERVIEW



Bucks County, Pennsylvania, is one of the region's most sought-after locations for commercial real estate investment, combining economic strength, affluent demographics, and exceptional accessibility. Situated just 15 miles north of Philadelphia and less than 90 miles from New York City, the county benefits from its strategic position in the heart of the Northeast Corridor. Home to more than 628,000 residents and a workforce of over 325,000, Bucks County ranks as the third wealthiest county in Pennsylvania with a median household income significantly above the national average. This combination of population density, disposable income, and growth makes the market particularly attractive for office, retail, industrial, and mixed-use opportunities.



The county's thriving economy is supported by a robust transportation network, with direct access to I-95, the Pennsylvania Turnpike, regional rail, and proximity to Philadelphia International Airport. This multimodal infrastructure not only connects businesses to local consumers but also provides efficient links to national and global markets. Bucks County has emerged as a hub for biotechnology, advanced manufacturing, and professional services while also maintaining a vibrant tourism sector that draws millions of visitors annually. With its strong economic fundamentals, high quality of life, and proven resilience, Bucks County offers investors a rare blend of stability and long-term growth potential in one of the most desirable suburban markets in the Philadelphia MSA.



SECTION 5

The Location

Street Rd | 38,552 VPD

Bustleton Pike | 31,110 VPD



§ 27-901. Permitted uses. [Ord. 558, 9/4/2012; as amended by Ord. 563, 8/14/2013]

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

1. The following uses are permitted by right: [Amended by Ord. No. 600, 9/14/2022]

Use 2	Lawn and garden center
Use 8	Religious use
Use 9	Public or private school
Use 10	Library or museum
Use 12	Private club or lodge
Use 13	Community center
Use 14	Day-care center
Use 15	Adult day care
Use 20	Medical or dental office/clinic
Use 21	Business or professional office
Use 23	Retail shop
Use 24	Service business
Use 25	Bank, savings and loan association
Use 26	Restaurant
Use 27	Tavern
Use 28	Repair shop
Use 29	Mortuary or funeral home
Use 30	Hotel
Use 31	Indoor commercial entertainment
Use 32	Outdoor commercial recreation
Use 34	Veterinary office
Use 43	Banquet/catering facility
Use 47	Equipment rental or motor vehicle leasing
Use 48	Emergency services
Use 51	Public or private parking garage
Use 53A	Small wireless facilities within the right-of-way, as regulated by the Small Wireless Facilities Deployment Act, but not in an underground district
Use 54	Utility operating facility

- Use 75 Nonresidential wind energy system
- Use 77 Solar energy system
- Use 79 Accessory drive-through facility

2. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 23 of this chapter: **[Amended by Ord. 575, 9/28/2016; by Ord. 577, 3/22/2017; and by Ord. No. 600, 9/14/2022]**

- Use 3A Sober living facility
- Use 19 Outpatient surgical center
- Use 22A Alternative therapy provider
- Use 22B Massage therapy center
- Use 35 Motor vehicle fueling station
- Use 36 Car wash
- Use 38 Motor vehicle repair garage
- Use 39 Trade or professional school
- Use 44 Limited personal service
- Use 46 Smoke shop/smoking parlor
- Use 53B Small wireless facilities within the right-of-way and within an underground district as regulated by the Small Wireless Facilities Deployment Act

3. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part 22 of this chapter:

- Use 37 Motor vehicle sales
- Use 41 Large retail center
- Use 66 Indoor self storage
- Use 72 Nonresidential accessory building or structure
- Use 73 Motor vehicle fuel pumps
- Use 75 Nonresidential wind energy system
- Use 77 Solar energy system

§ 27-902. Area and dimensional requirements. [Ord. 558, 9/4/2012]

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 14, Use Regulations, for the specific use; in which case the requirements of Part 14 shall apply.

- A. Minimum lot area. Each lot shall contain an area of not less than one acre with a width of not less than 150 feet at the front property line, except for the use "large retail center," which shall require lots in accordance with the requirements of Part 14.
- B. Building area. No more than 25% of the area of each lot shall be occupied by buildings.
- C. Front yards. There shall be a front yard along each street on which a lot abuts which shall be not less than 35 feet in depth.
- D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 20 feet in width.
- E. Impervious surface ratio. No more than 60% of the total lot area shall be covered with impervious surface.
- F. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot which shall be not less than 35 feet in depth.
- G. Buffer yards. Along any residential zoning district boundary line or along any lot line separating a residential use from a nonresidential use, a buffer yard shall be provided which shall be not less than 25 feet in width measured from such boundary line or from the street line where such street constitutes the district boundary line and shall be in accordance with the provisions of this chapter. Such buffer yards may be conterminous with any required yard in this district, and in case of conflict, the largest yard requirement shall apply.
- H. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.

An aerial photograph of a suburban area. A large commercial property is outlined in orange. The property includes a large white-roofed building, a parking lot, and some trees. To the left of the property is a road with a traffic light. In the background, there is a green field and a line of trees. The sky is blue with some clouds.

SECTION 6
The
Demographics

Street Rd | 38,552 VPD

Bustleton Pike | 31,110 VPD



DEMOGRAPHICS MAP & REPORT

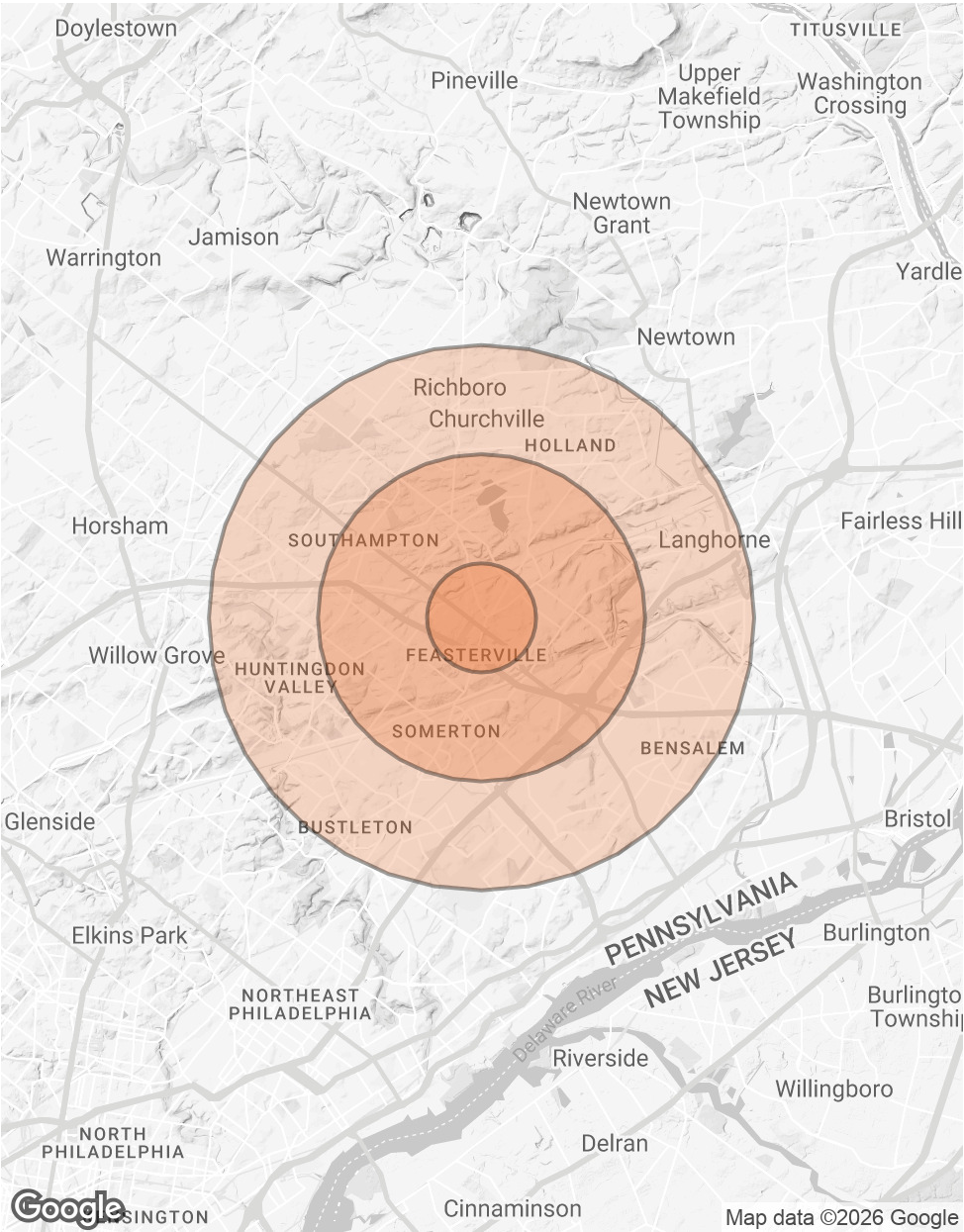
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,184	77,461	225,193
AVERAGE AGE	42	44	44
AVERAGE AGE (MALE)	41	43	43
AVERAGE AGE (FEMALE)	43	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,425	29,061	84,831
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$125,275	\$125,716	\$125,052
AVERAGE HOUSE VALUE	\$451,433	\$430,527	\$425,023

2020 American Community Survey (ACS)





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