

OFFERING MEMORANDUM

Medical NNN Investment Opportunity

866 W BRISTOL ROAD

Warminster, PA 18974

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Table of Contents

5

THE PROPERTY

Property Summary
Property Details
Property Highlights
Additional Photos

6
7
8
9

12

THE LOCATION

Regional Map
Location Map
Parcel Map

13
14
15

16

THE DEMOGRAPHICS

Demographics Map & Report

17

DISCLAIMER

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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

SALE PRICE:	\$2,200,000
BUILDING SIZE:	7,498 SF±
LOT SIZE:	3.5 AC±
PRICE / SF:	\$293.41
OCCUPANCY:	100%
CAP RATE:	7.0%
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks Submarket

PROPERTY OVERVIEW

SVN is proud to present an outstanding opportunity to acquire a single-tenant, absolute net-leased medical office investment in Warminster Township, Bucks County, Pennsylvania. This offering includes two free-standing office buildings, fully leased since 2018 by Valley Pediatrics, an independent pediatric medical provider. Constructed in 1971 and fully renovated in 2007, the property is well-maintained and highly functional. Building #1, approximately 5,940 square feet, is a turnkey medical facility featuring 14 exam rooms, a doctor's executive suite, consultation/office rooms, a reception/waiting area, a filing room, and a kitchenette. Building #2, approximately 1,558 square feet, provides excellent visibility and a professional office setup. This exceptional investment is strategically located, offering convenient access to major connecting routes.

LOCATION OVERVIEW

The property is situated in Warminster Township, within the Philadelphia suburban market, approximately 13.7 miles northwest of Philadelphia. It offers convenient access to major routes, including PA Route 132 (Street Road), PA Route 263 (York Road), PA Route 332 (Jacksonville Road), and County Line Road.

PROPERTY DETAILS

SALE PRICE	\$2,200,000
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LOCATION INFORMATION

BUILDING NAME	Valley Pediatrics
STREET ADDRESS	866 Bristol Road
CITY, STATE, ZIP	Warminster, PA 18974
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks Submarket
CROSS-STREETS	York Road
TOWNSHIP	Warminster
MARKET TYPE	Medium
NEAREST HIGHWAY	Street Rd - 2.1 Mi.
NEAREST AIRPORT	DYL-Doylestown Airport-9.1 mi. PHL-Philadelphia International-41 mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	R-2
LOT SIZE	3.5 AC±
APN #	49-022-016
RE TAXES (2024)	\$29,780
LOT FRONTAGE	224 ft
LOT DEPTH	62 ft
TRAFFIC COUNT	15,174 VPD
TRAFFIC COUNT STREET	Bristol Rd & Tulip Rd

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	5/1000
NUMBER OF PARKING SPACES	40+

PROPERTY HIGHLIGHTS

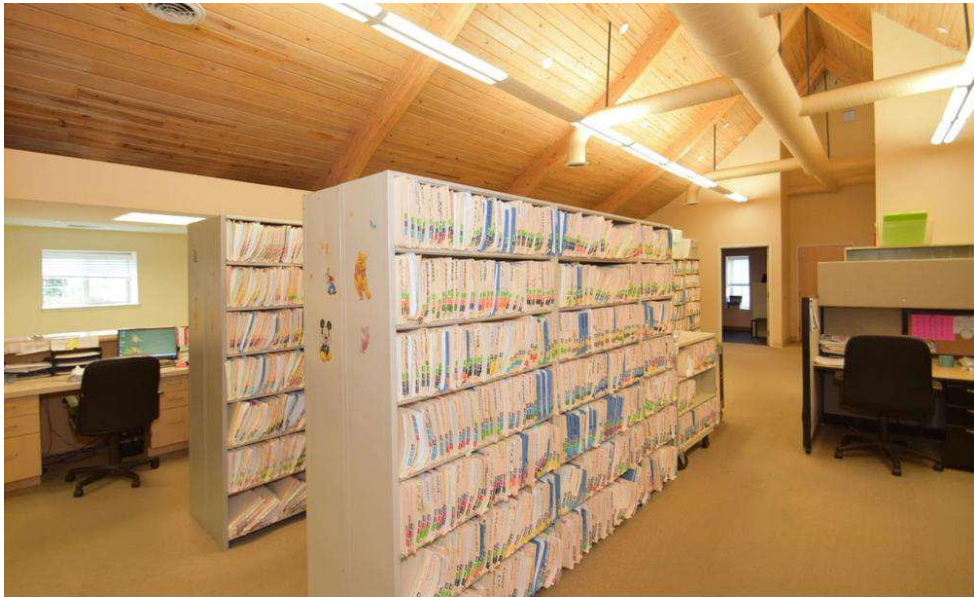
- Medical office investment opportunity
- Absolute NNN lease structure
- Ideal for passive investor
- No landlord responsibilities throughout the term
- E-commerce & recession-resistant property
- Combined building area of 7,498 SF ±
- Two free standing buildings
- 3.5 AC± land area
- Attractive 7% CAP rate
- Immediate income from existing long-term tenant
- Strong demographic profile
- Proximate to populated residential neighborhoods
- Convenient access to major connecting routes
- Minutes to/from York Rd, Street Rd and Jacksonville Rd



ADDITIONAL PHOTOS



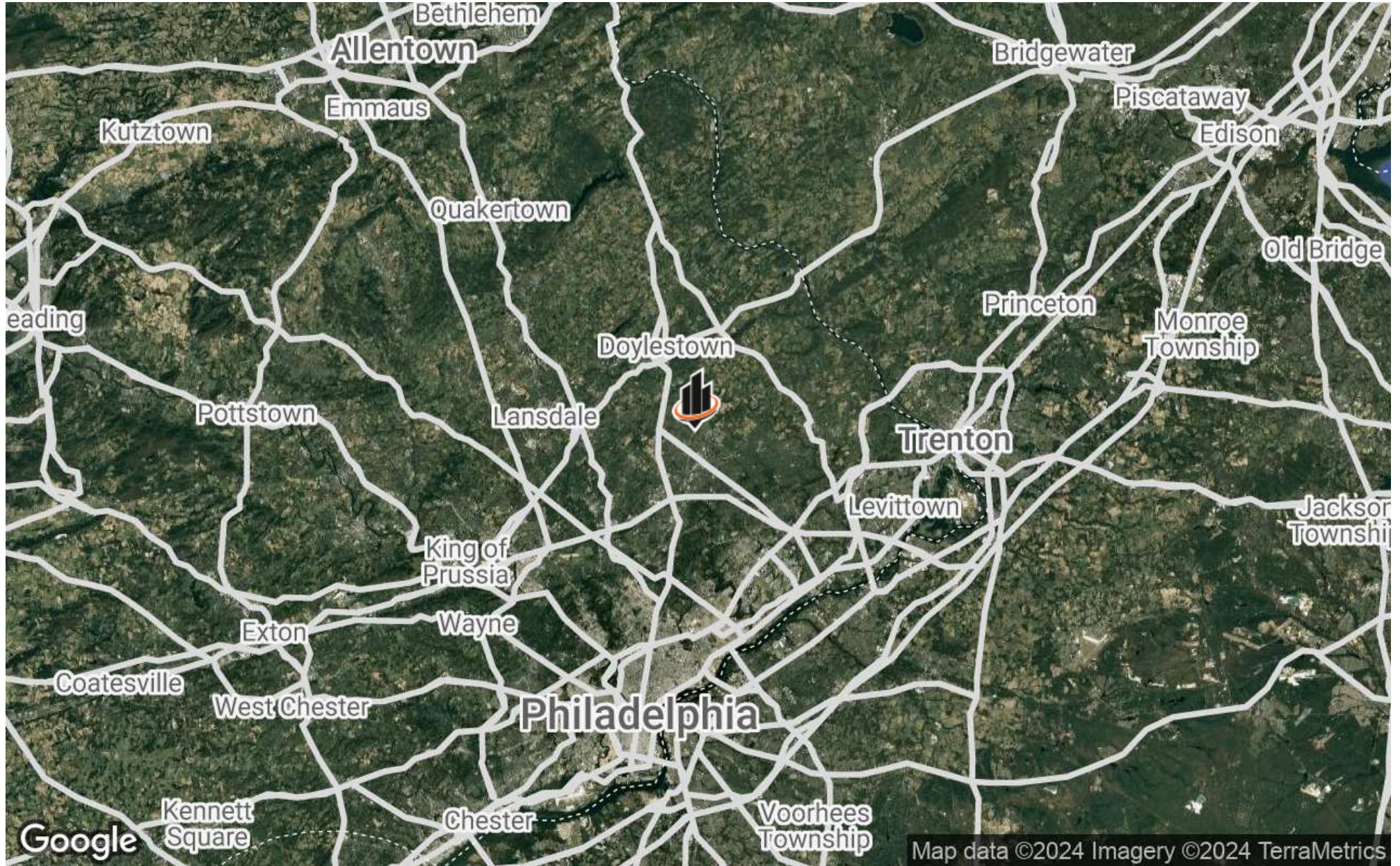




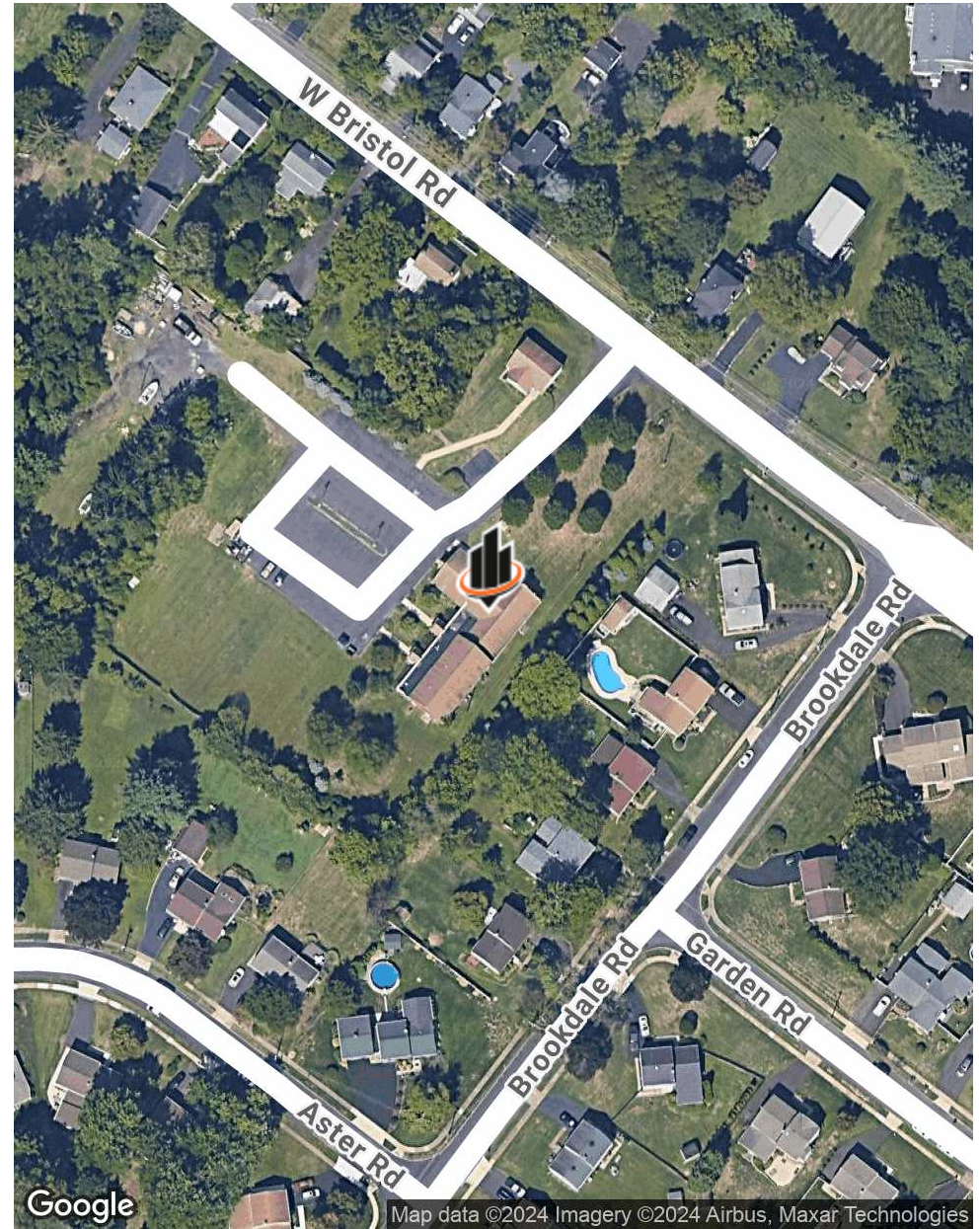
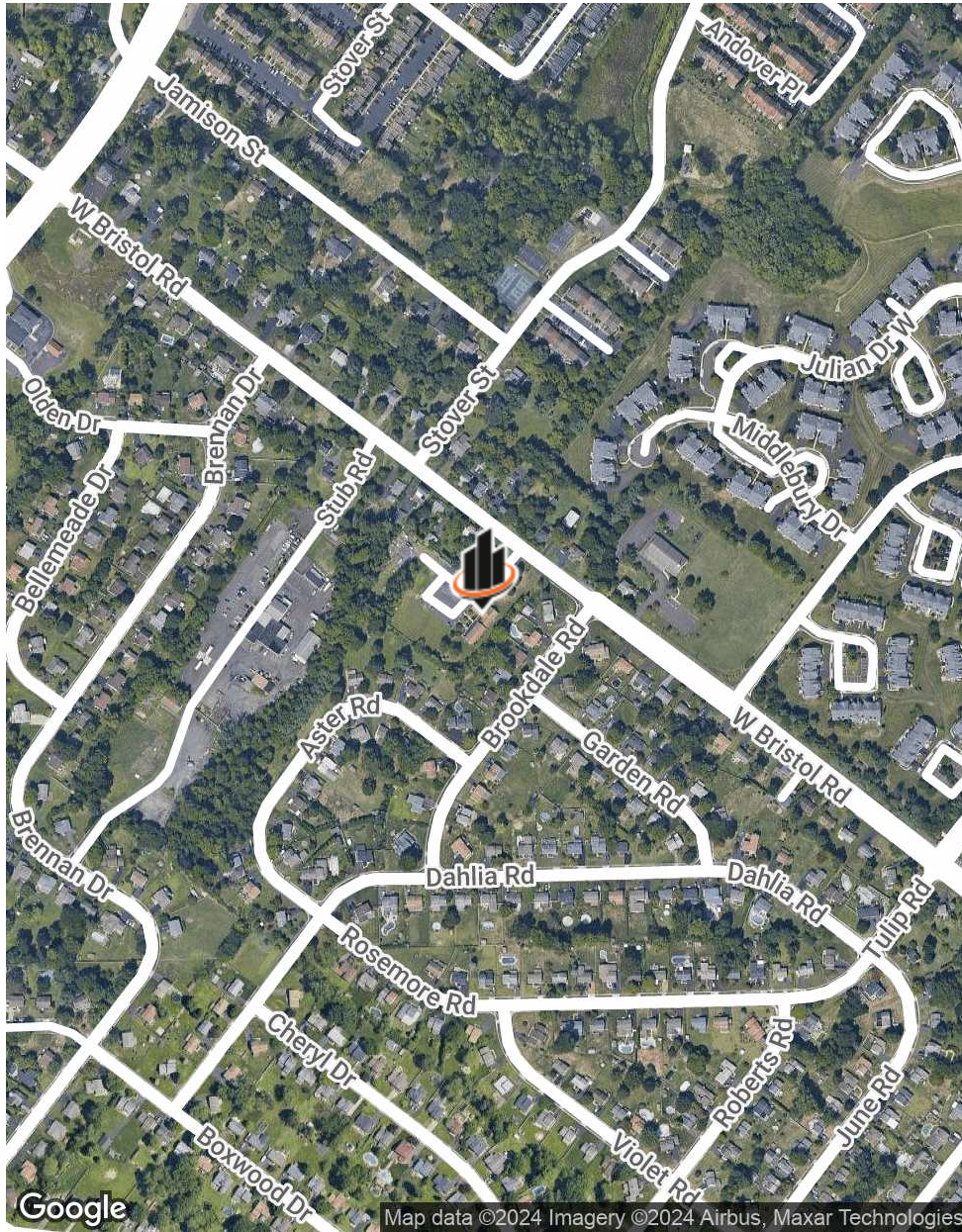
An aerial photograph of a suburban neighborhood. In the foreground, there is a large, dark asphalt parking lot with several cars parked. To the right of the parking lot is a large, single-story brick building with a dark roof. The background shows a dense residential area with many houses, some with gabled roofs, and a golf course. The sky is clear and blue. A large white circular graphic is overlaid on the left side of the image, containing the text 'SECTION 2 The Location'. The graphic has a dashed inner circle and two small circular icons, one orange and one blue, on the top and bottom edges.

SECTION 2
The Location

REGIONAL MAP



LOCATION MAP



PARCEL MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

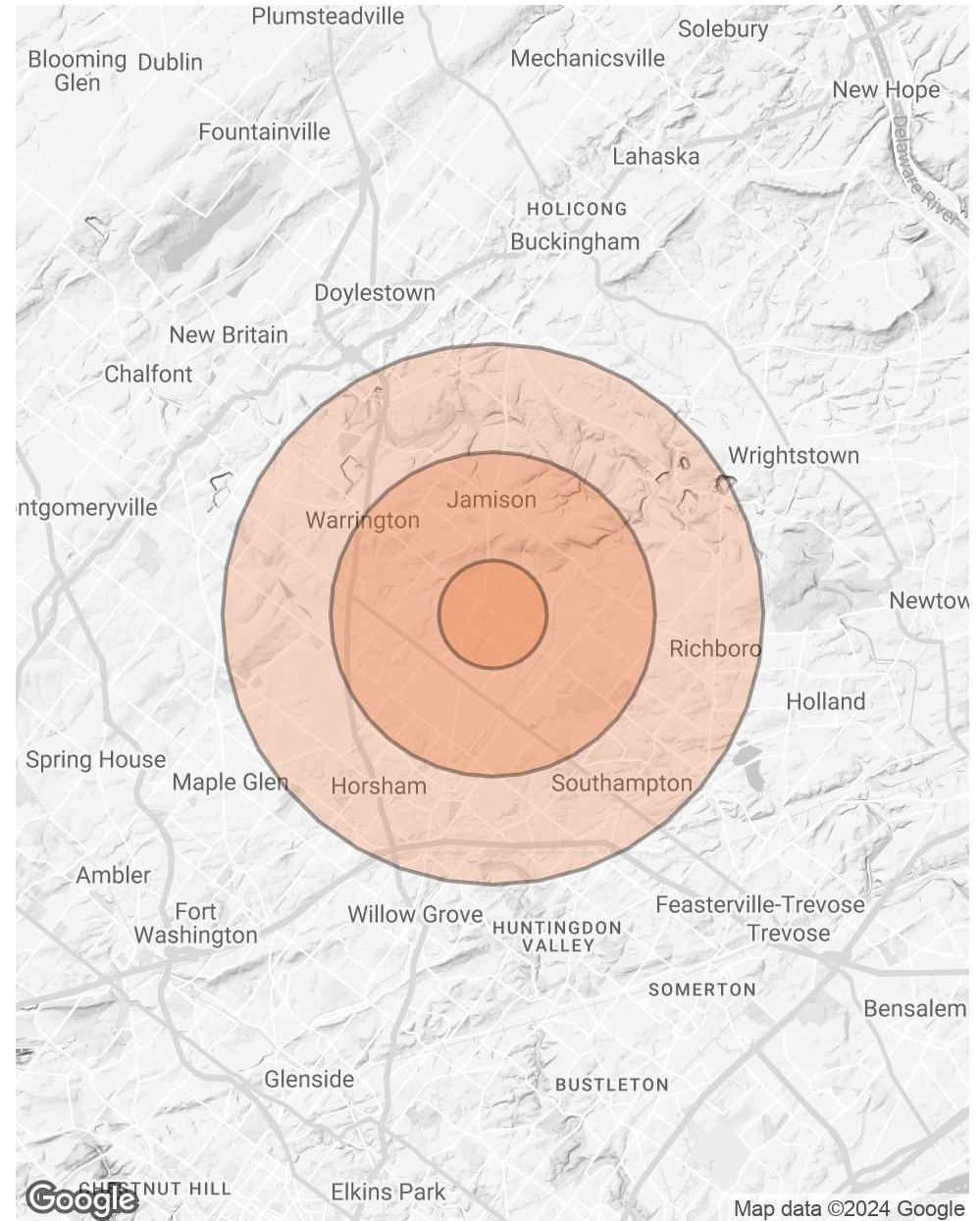
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,648	65,315	146,896
AVERAGE AGE	46	45	44
AVERAGE AGE (MALE)	44	44	43
AVERAGE AGE (FEMALE)	47	46	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,813	25,322	55,891
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$131,641	\$137,737	\$147,977
AVERAGE HOUSE VALUE	\$411,893	\$476,221	\$505,294

Demographics data derived from AlphaMap





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