

**OFFERING MEMORANDUM**

# Professional Office Building

**1260 BUSTLETON PIKE**

Feasterville Trevose, PA 19053

**PRESENTED BY:**

**CHICHI E. AHIA, SIOR**

Phone: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

**MONIKA POLAKEVIC, CCIM**

Phone: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



**EXCLUSIVELY MARKETED BY:**



**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



**MONIKA POLAKEVIC, CCIM**

Senior Advisor

**Direct:** 215.757.2500 x2204  
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



# Table of Contents

5

## THE PROPERTY

Property Summary  
Property Details  
Property Highlights  
Additional Photos

6  
7  
8  
9

11

## THE LOCATION

Aerial Map  
Retailer Map  
Regional Map  
Location Map  
Parcel Map

12  
13  
14  
15  
16

17

## THE DEMOGRAPHICS

Demographics Map & Report

18

## 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

<b>SALE PRICE:</b>	\$625,000
<b>LEASE RATE:</b>	\$26.50 SF/yr (MG)
<b>BUILDING SIZE:</b>	1,740 SF±
<b>LOT SIZE:</b>	0.5 AC±
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS STREET:</b>	Bridgetown Pike

### PROPERTY OVERVIEW

SVN is pleased to present this charming professional office building featuring historic character, elegant stone front architecture, and exceptional visibility along Bustleton Pike in Feasterville, PA. Ideally located near the highly trafficked intersection of Bustleton Pike and Street Road, the property benefits from strong demographics, dense surrounding residential and commercial communities, and excellent accessibility throughout Lower Bucks County. The available 1,740 SF± office space spans over three floors and includes private offices, conference room, reception area and waiting room with quality interior finishes throughout. The property also offers ample parking, excellent signage and access. The space is exceptionally well-maintained and has a functional and versatile floor plan which accommodates many potential uses.

### LOCATION OVERVIEW

Premier location along a heavily traveled corridor of Bustleton Pike, Bridgetown Pike and Street Road 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

<b>SALE PRICE</b>	<b>\$625,000</b>
-------------------	------------------

<b>LEASE RATE</b>	<b>\$26.50 SF/YR (MG)</b>
-------------------	---------------------------

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	1260 Bustleton Pike
<b>CITY, STATE, ZIP</b>	Feasterville Trevose, PA 19053
<b>COUNTY</b>	Bucks
<b>MARKET</b>	Philadelphia
<b>SUB-MARKET</b>	Lower Bucks County
<b>CROSS-STREETS</b>	Bridgetown Pike
<b>TOWNSHIP</b>	Lower Southampton
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Street Rd - 0.3 Mi.
<b>NEAREST AIRPORT</b>	Philadelphia Int'l (PHL) - 30.1 Mi.

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>ZONING</b>	C-2, Heavy Commercial District
<b>LOT SIZE</b>	0.5 AC±
<b>APN #</b>	21-007-156
<b>RE TAXES (2025)</b>	\$7,083
<b>LOT FRONTAGE</b>	265 ft
<b>LOT DEPTH</b>	149 ft
<b>TRAFFIC COUNT</b>	12,242 VPD
<b>TRAFFIC COUNT STREET</b>	Bustleton Pike

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	1,740 SF±
<b>NUMBER OF FLOORS</b>	3
<b>YEAR BUILT</b>	1850

## PARKING & TRANSPORTATION

<b>PARKING RATIO</b>	9/1000
<b>NUMBER OF PARKING SPACES</b>	17

## PROPERTY HIGHLIGHTS

- Freestanding office space
- Prime location
- Heavy vehicular traffic
- 1,740 SF± available
- Available for immediate occupancy
- Located near signalized intersection
- Ample parking
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Diverse platform of national, regional and local retailers nearby
- Convenient access to major connecting routes
- C-2 (Heavy Commercial District) - abundant permitted uses



**ADDITIONAL PHOTOS**







SECTION 2

# The Location



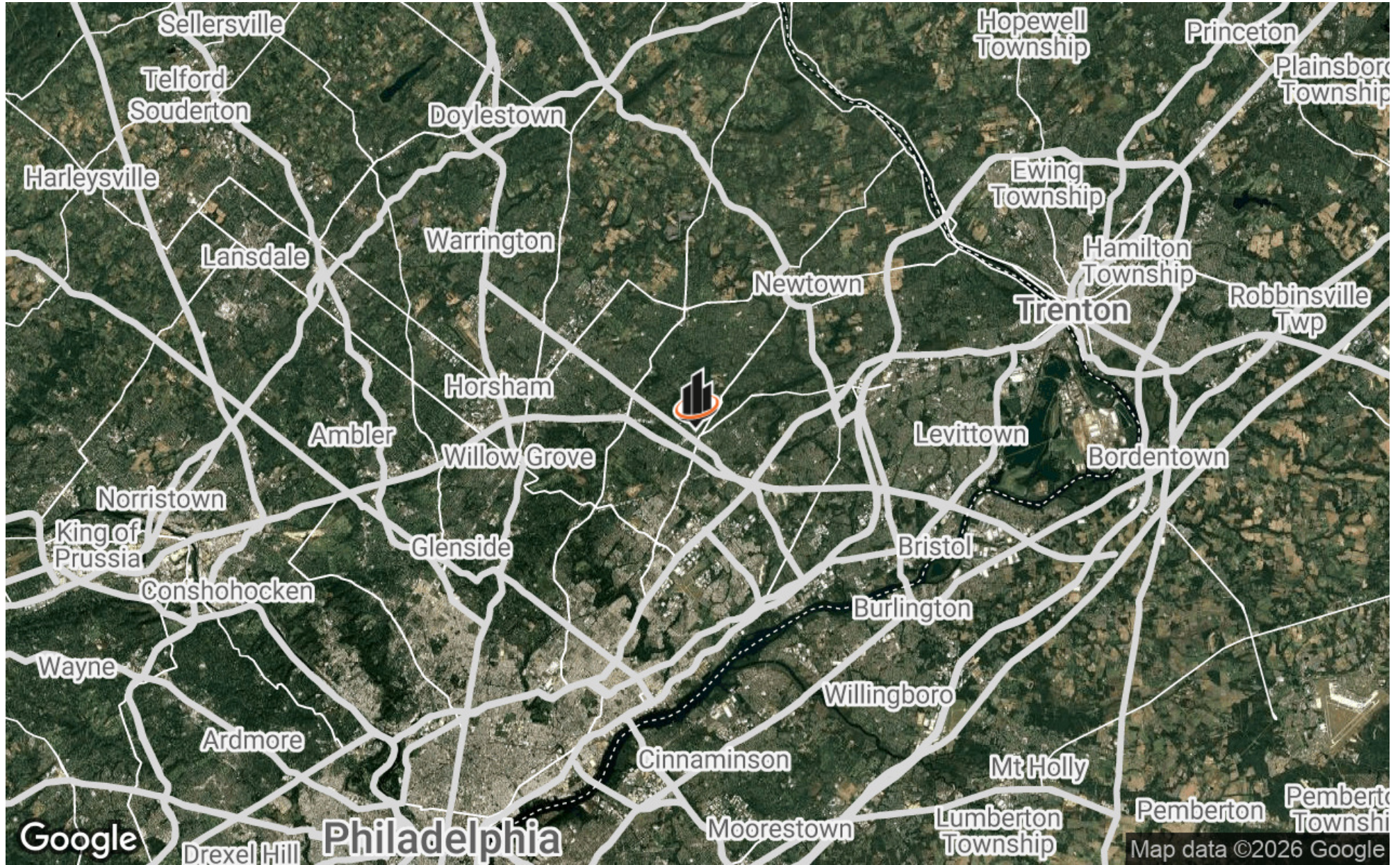
**AERIAL MAP**



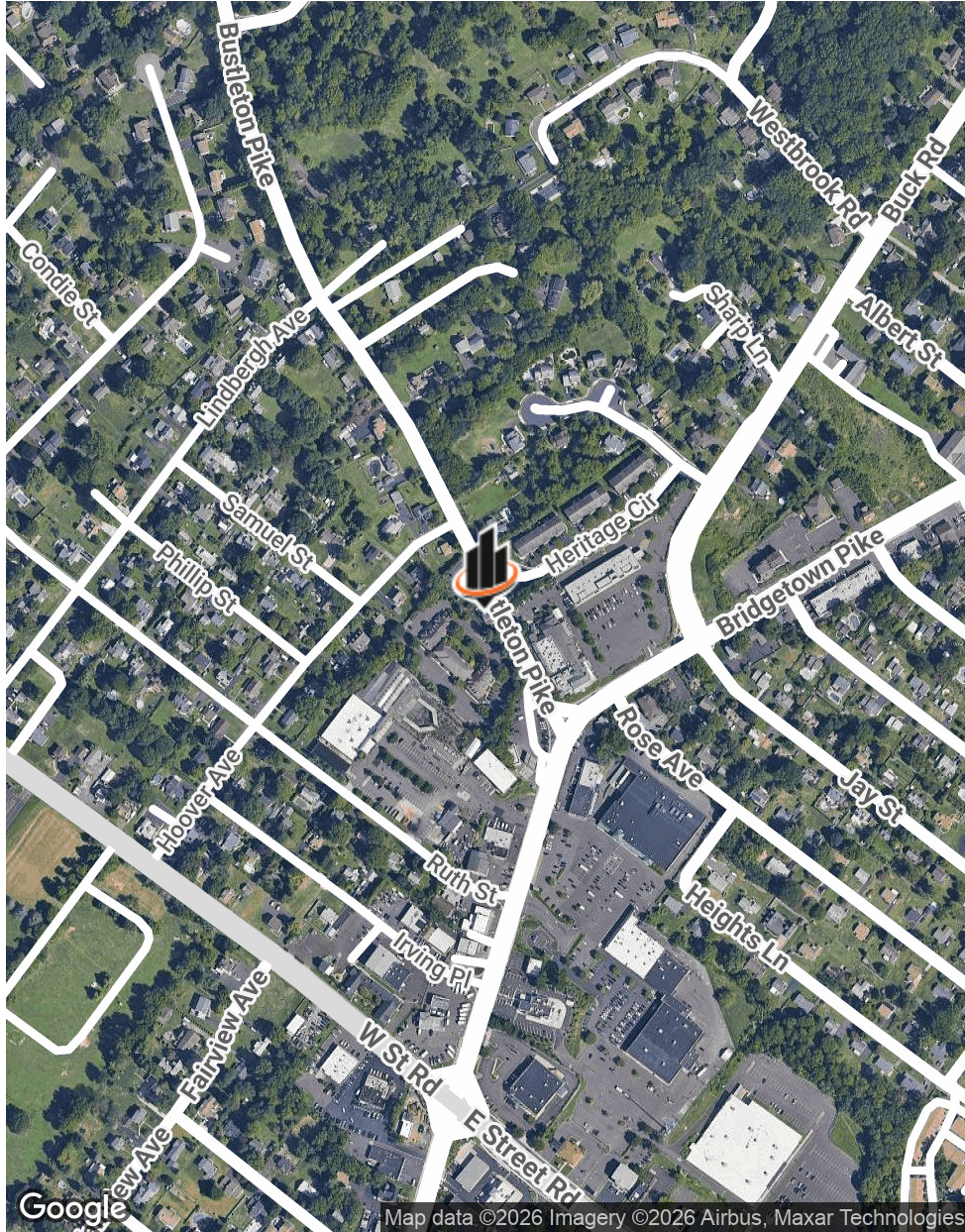
# RETAILER MAP



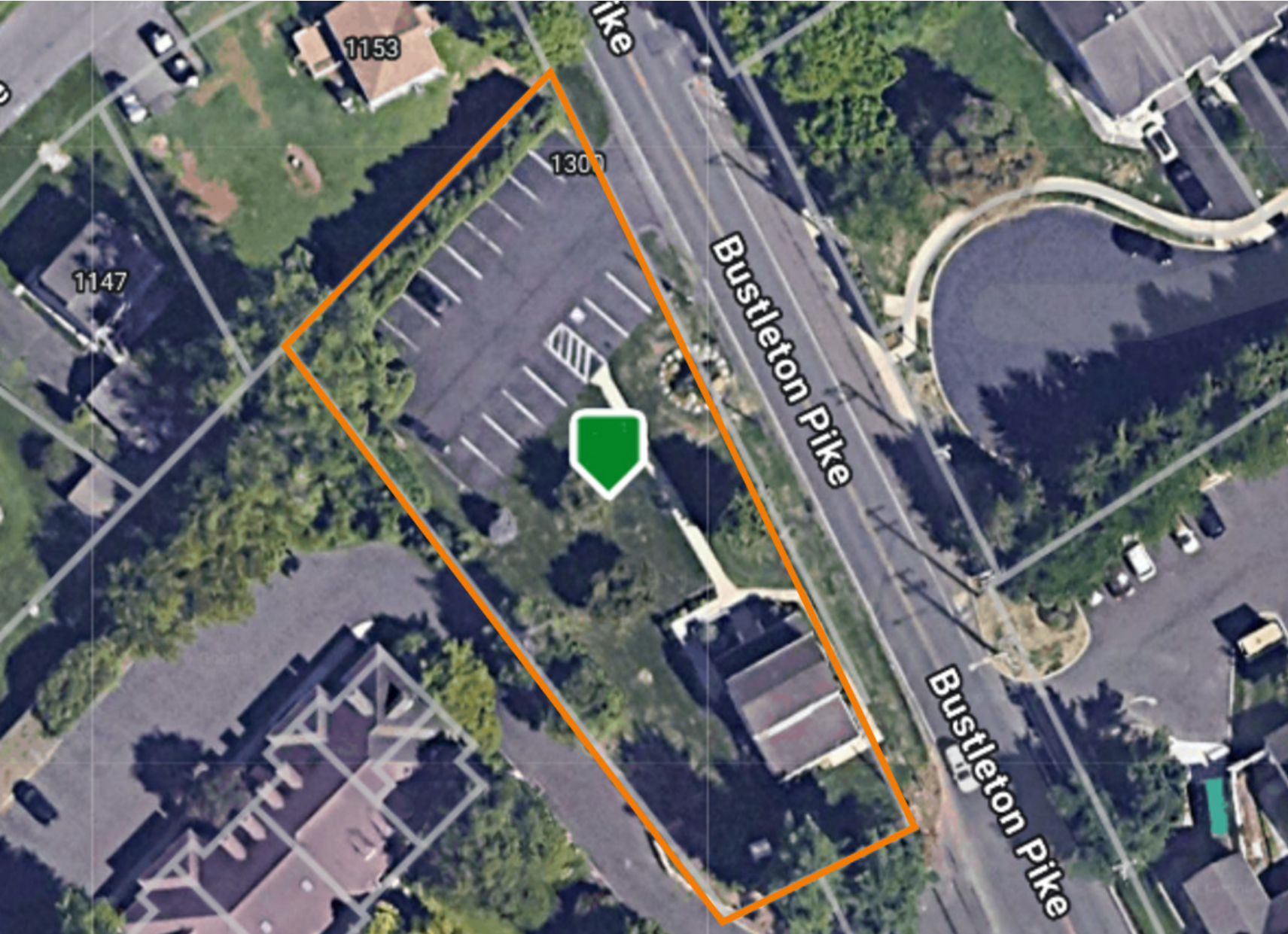
# REGIONAL MAP



# LOCATION MAP



PARCEL MAP





SECTION 3  
The  
Demographics



# DEMOGRAPHICS MAP & REPORT

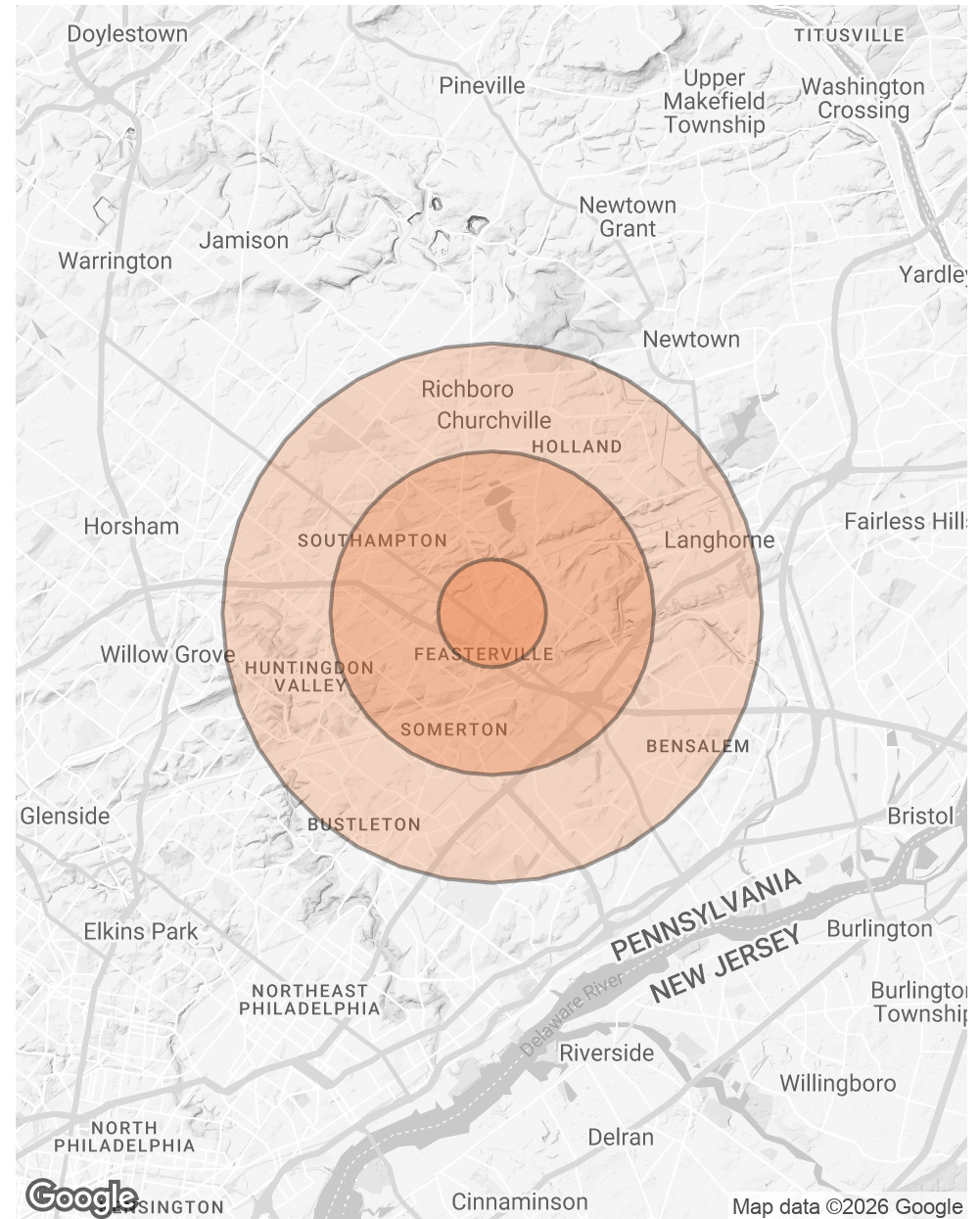
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,385	73,786	232,487
<b>AVERAGE AGE</b>	45.7	46.4	44.8
<b>AVERAGE AGE (MALE)</b>	45.6	44.8	43.3
<b>AVERAGE AGE (FEMALE)</b>	45.4	47.6	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,132	28,031	89,429
<b># OF PERSONS PER HH</b>	2.7	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$119,357	\$127,813	\$124,478
<b>AVERAGE HOUSE VALUE</b>	\$411,280	\$405,905	\$414,966

2023 American Community Survey (ACS)





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