

OFFERING MEMORANDUM

Value Add NNN Medical Investment Opportunity

866 W BRISTOL ROAD

Warminster, PA 18974

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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:	\$2,050,000
GROSS BUILDING AREA (COMBINED):	7,665 SF±
LOT SIZE:	3.5 AC±
NOI:	\$133,785
ZONING:	R-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	YorK Rd

PROPERTY OVERVIEW

SVN is proud to present an outstanding opportunity to acquire a value-add, net-leased medical office investment in Warminster Township, Bucks County, Pennsylvania. The offering includes a 6,132 SF± freestanding medical building, recently leased to Tri-County Pediatrics - Warminster, an established, multi-provider pediatric practice with a strong regional presence. Originally constructed in 1971, the property is scheduled for comprehensive renovations in 2026. The current allocation includes 14 exam rooms, an executive physician suite, consultation offices, reception/waiting area, file storage, and kitchenette. The site also includes a second building (1,558 SF±), currently vacant, offering additional lease up potential for medical, professional, or service oriented users. Situated on 3.5± acres, the property provides excellent visibility, signage, and attractive grounds, with further upside through additional income by leasing up excess land for complementary uses (e.g., parking, landscaping). A rare value-add investment opportunity in a strong suburban Philadelphia market supported by stable demographics and close proximity to major commuters 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	\$2,050,000
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LOCATION INFORMATION

TENANT NAME	Tri County 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-9.1 mi. PHL-Philadelphia Int'l-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 anchor office investment opportunity
- Value-add potential net lease structure
- Established regional medical tenant
- Significant renovations underway
- E-commerce & recession-resistant tenancy
- Healthcare-oriented asset class
- Bldg A - 6,132 SF± freestanding medical building (leased)
- Bldg B - 1,558 SF± freestanding office building (vacant)
- Situated on 3.5 AC±
- Strong demographic profile
- Proximate to well populated residential neighborhoods
- Convenient access to major connecting routes
- Minutes to/from York Rd, Street Rd and Jacksonville Rd



TENANT PROFILE



LOCATION

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.

ABOUT TRI-COUNTY PEDIATRICS

Tri-County Pediatrics is a well-established pediatric healthcare provider serving Bucks, Montgomery, and Philadelphia counties. The practice operates several conveniently located offices and is known for its commitment to accessible, family-focused care, offering extended evening and weekend hours in addition to standard daytime scheduling.

Staffed by experienced pediatricians and a knowledgeable support team, the practice delivers a full spectrum of services ranging from routine preventative care and wellness visits to the management of more complex, chronic pediatric conditions. Tri-County Pediatrics has built a strong reputation in the region as a trusted provider, attracting a consistent patient base and long-term community presence.

Locations:

- Southampton
- Huntingdon Valley
- Elkins Park
- Warminster
- Philadelphia

CUSTOM TABLE HEADLINE

TABLE TEXT	Table Text

ADDITIONAL PHOTOS







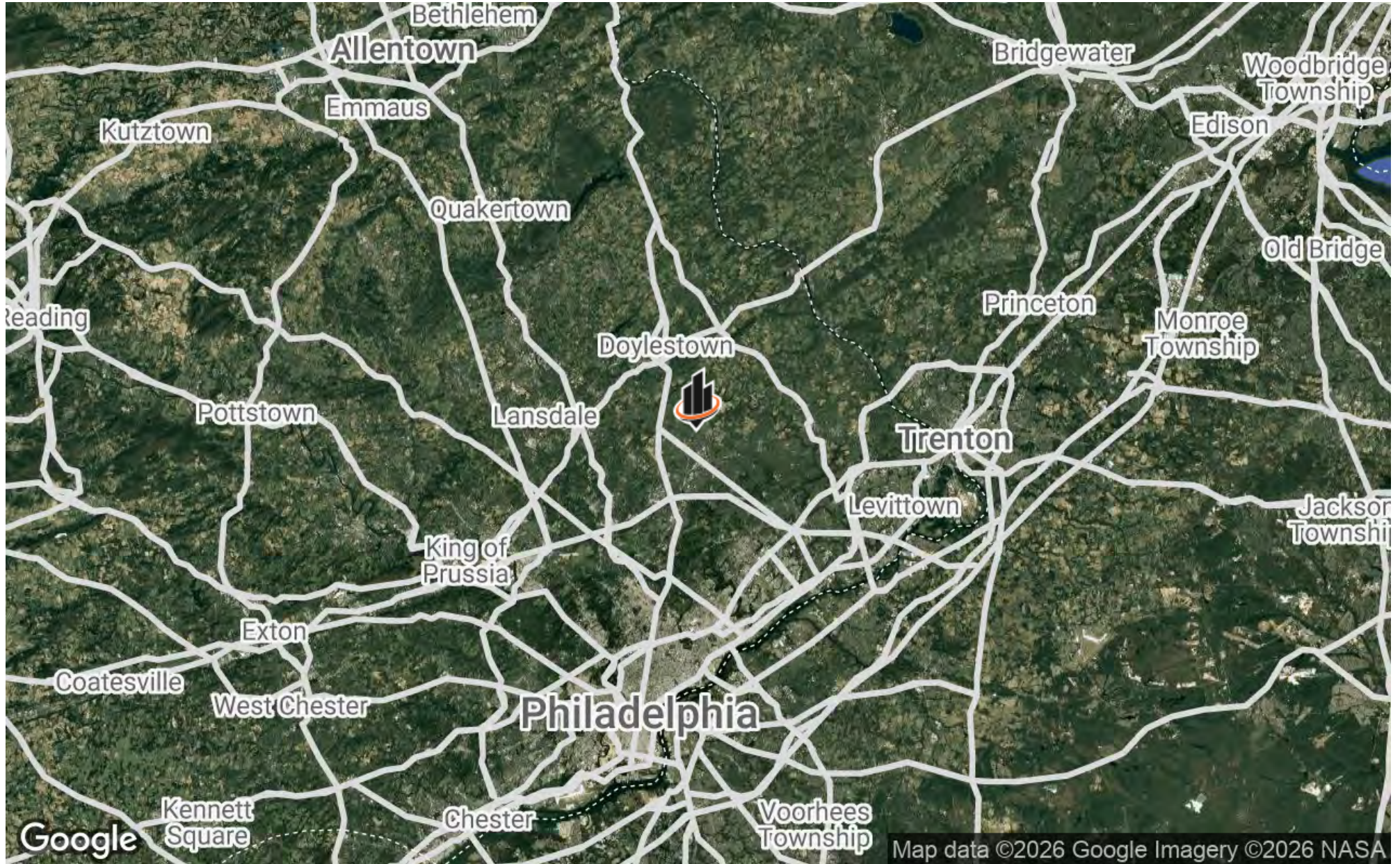


SECTION 2

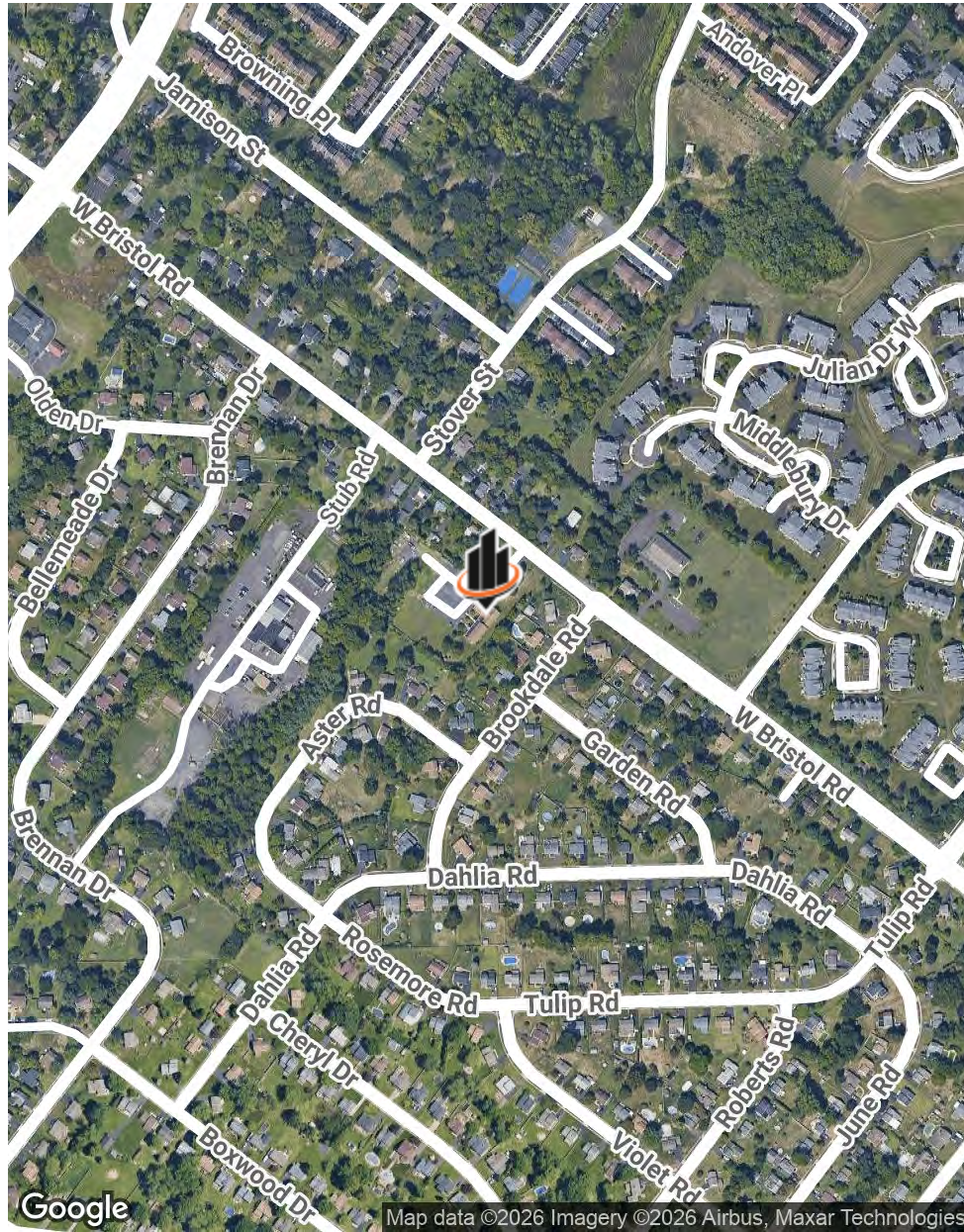
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

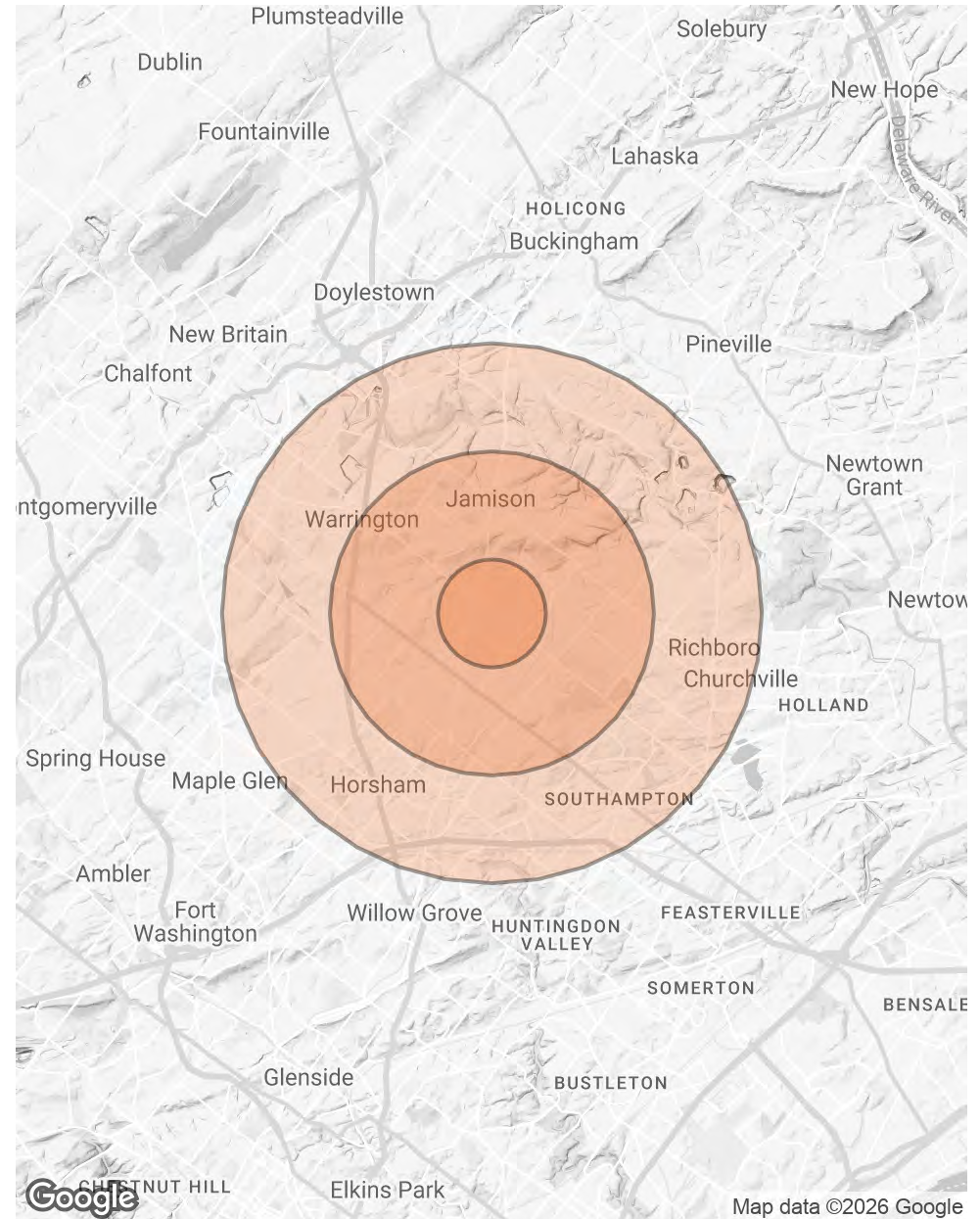
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,648	65,315	146,896
AVERAGE AGE	46	45	44
AVERAGE AGE (MALE)	44	44	43
AVERAGE AGE (FEMALE)	47	46	45

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	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

2020 American Community Survey (ACS)





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