



Newtown Office Building For Sale

234 S. State St

NEWTOWN, PA 18940

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The Property

PROPERTY SUMMARY

FREESTANDING PROFESSIONAL OFFICE BUILDING FOR SALE

234 S. STATE ST
NEWTOWN, PA 18940

OFFERING SUMMARY

SALE PRICE:	\$1,250,000
BUILDING SIZE:	3,179 SF±
LOT SIZE:	0.27 AC±
YEAR BUILT:	1895
ZONING:	V-2
FLOORS:	3

PROPERTY SUMMARY

SVN is pleased to present an exceptional and rare opportunity to acquire a historic professional office building in the heart of Newtown Borough. Dating to the late 18th century, the property combines authentic Bucks County character with modern professional office functionality. It offers a highly visible State Street address, Village Gateway zoning, and a walkable location surrounded by Newtown's premier restaurants, boutiques, and professional services. The property consists of a well-maintained, freestanding 3,179 square foot building, complemented by an off-street parking lot (a significant amenity in downtown Newtown) and a detached garage. Currently income-producing, portions of the building are leased to professional office tenants, providing immediate cash flow. The property can also be delivered vacant, creating an excellent opportunity for an owner-user to occupy the premises while benefiting from supplemental income opportunities.



PROPERTY DETAILS

SALE PRICE \$1,250,000

LOCATION INFORMATION

STREET ADDRESS 234 S. State St

CITY, STATE, ZIP Newtown, PA 18940

COUNTY Bucks

MARKET Philadelphia

SUB-MARKET Lower Bucks County

CROSS-STREETS Centre Ave

TOWNSHIP Newtown Borough

MARKET TYPE Medium

NEAREST HIGHWAY I-95 - 3.6 Mi.

NEAREST AIRPORT Philadelphia Int'l (PHL) - 37.1 Mi.

BUILDING INFORMATION

BUILDING SIZE 3,179 SF±

NUMBER OF FLOORS 3

YEAR BUILT 1790

PROPERTY INFORMATION

PROPERTY TYPE Office

ZONING V-2, Village Gateway

LOT SIZE 0.27 AC±

APN # 28-001-004

RE TAXES (2026) \$9,110

LOT FRONTAGE 60 ft

LOT DEPTH 194 ft

TRAFFIC COUNT 5,879 VPD

TRAFFIC COUNT STREET S. State Street

PARKING & TRANSPORTATION

PARKING TYPE Surface

NUMBER OF PARKING SPACES 8+

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a historic professional office building in the heart of Newtown Borough.
- Authentic late-18th-century architecture combined with modern professional office functionality.
- Prestigious State Street address in one of Bucks County's most desirable business districts.
- Freestanding 3,179-square-foot office building with strong curb appeal and historic character.
- Walkable downtown location surrounded by premier restaurants, boutiques, and professional services.
- Dedicated off-street parking lot, a highly sought-after amenity in downtown Newtown.



Downtown Location



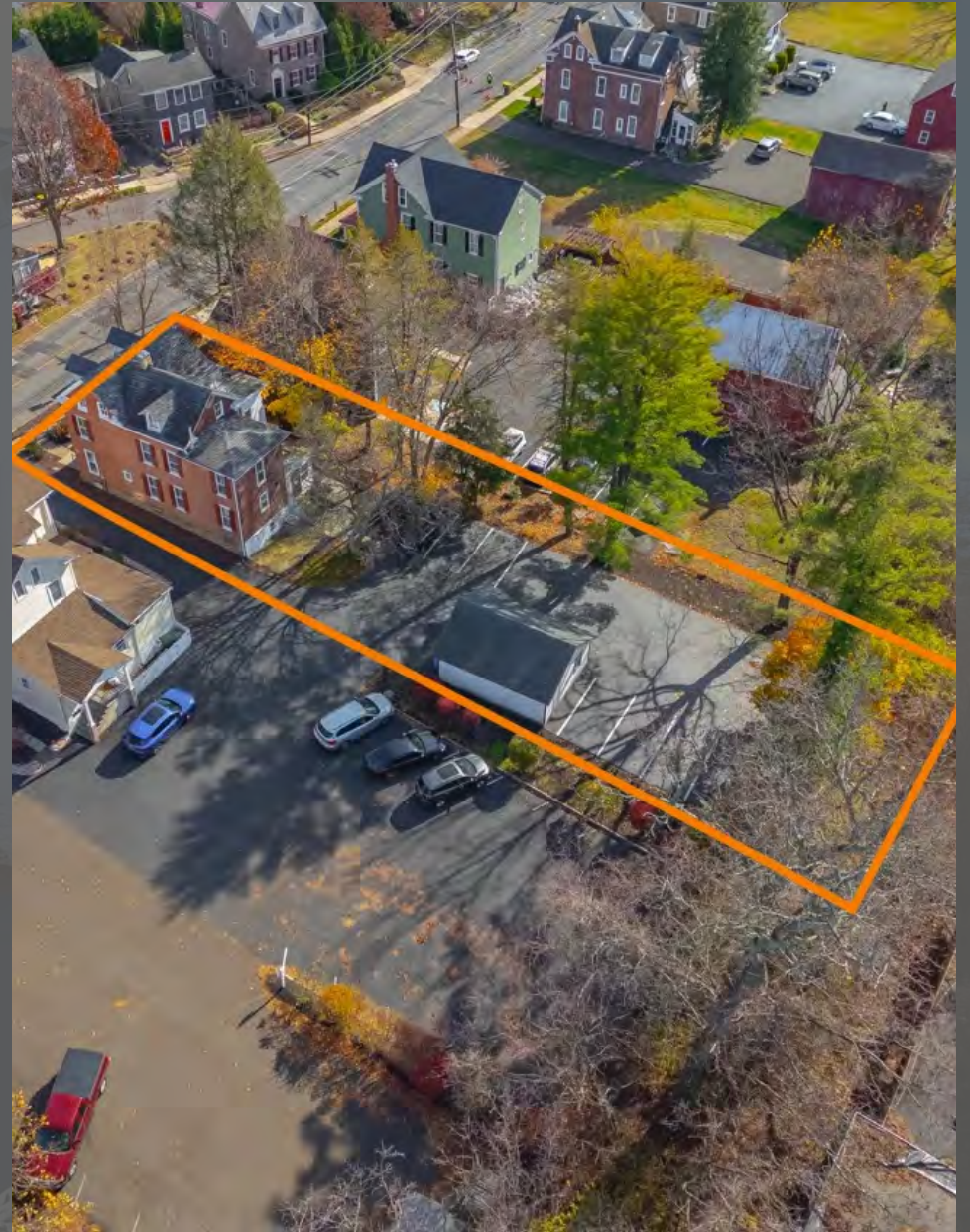
Well Maintained

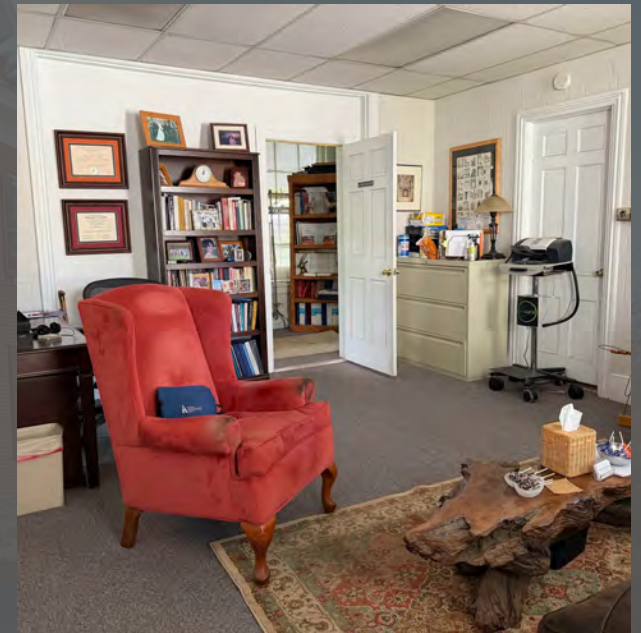
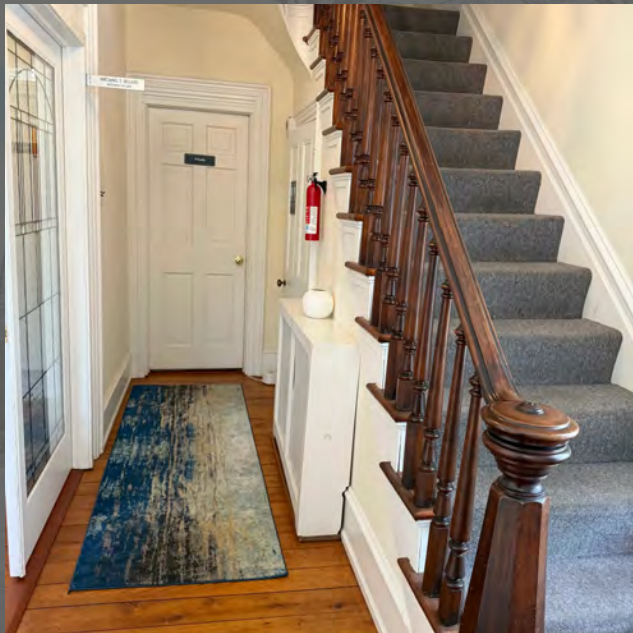


Historic Charm

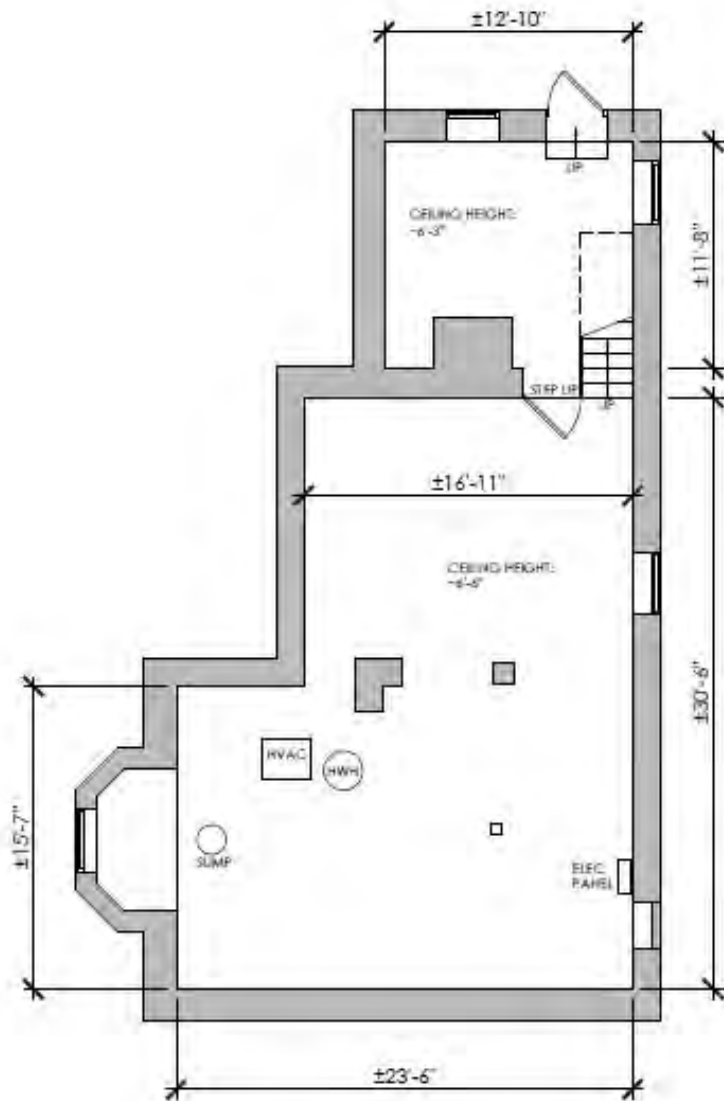
ADDITIONAL PROPERTY PHOTOS



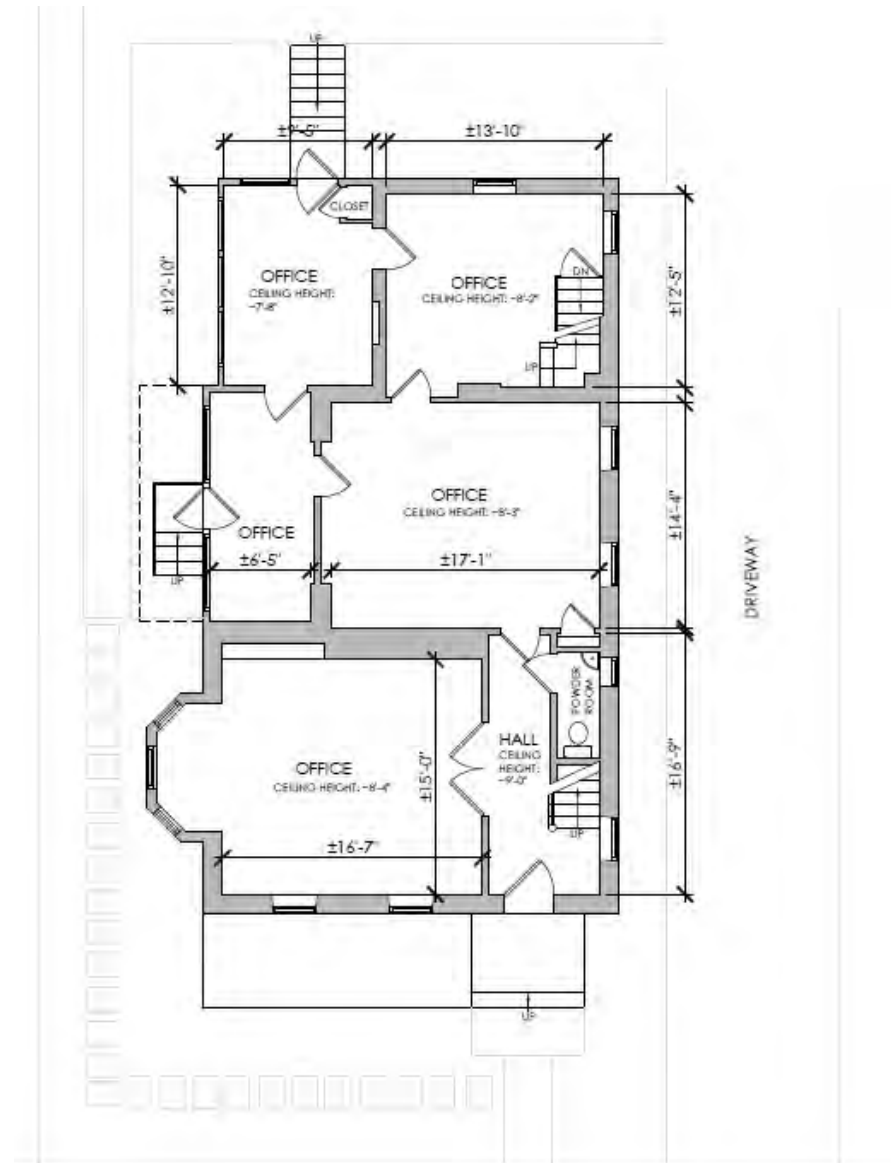




FLOOR PLANS



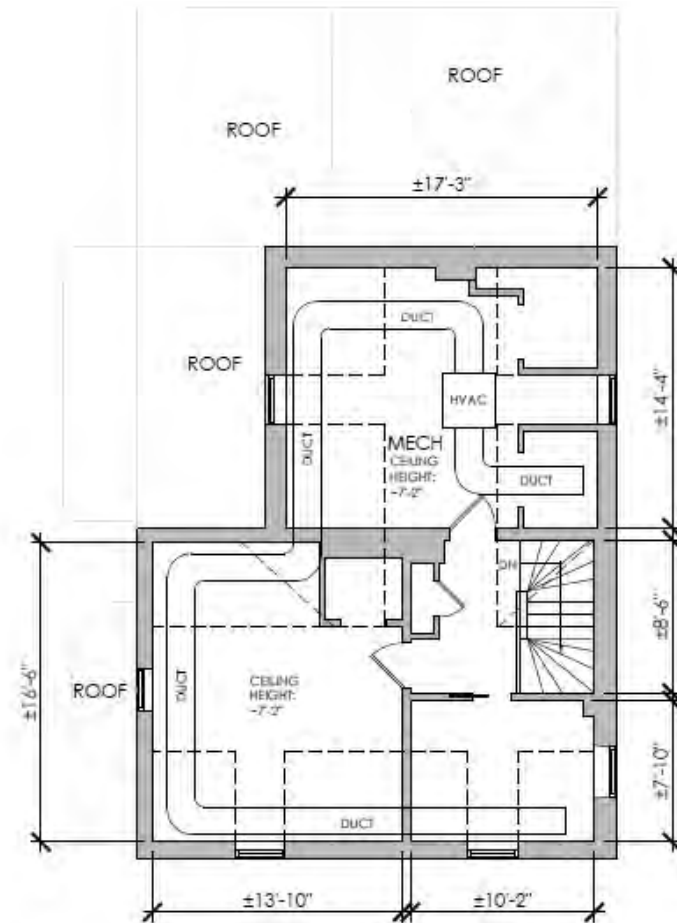
Basement - 1,029 SF \pm



First Floor - 1,263 SF \pm



Second Floor - 1,132 SF±



Third Floor - 784 SF±



The Location



LOCATION DESCRIPTION



Located in a highly visible location, the property offers excellent signage opportunities along one of the Borough's most traveled corridors. Amenities rich area, with walkable access to restaurants, retail, professional services, and community destinations, all supported by a strong demographic profile. Newtown Borough is one of the most desirable business locations in Bucks County, offering a walkable downtown environment, strong household incomes, affluent demographics, and excellent accessibility to Philadelphia, Princeton, and the I-95 and Route 1 corridors. The State Street corridor is recognized for its historic charm, vibrant restaurant and retail scene, and limited commercial inventory.

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.

NEWTOWN OVERVIEW

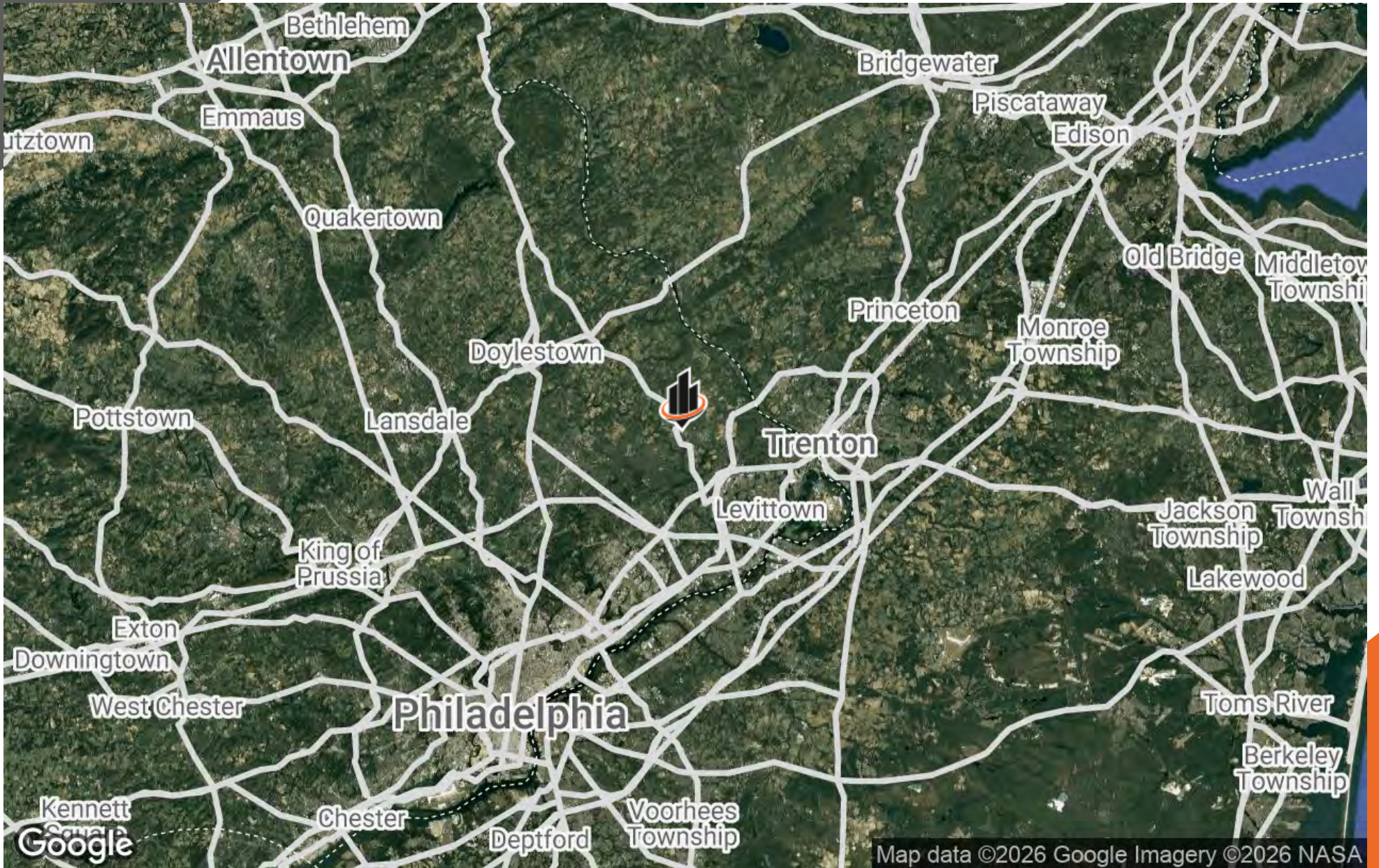


Nestled in the heart of Bucks County, Newtown, Pennsylvania is one of the region's most desirable and business-friendly communities. Steeped in history yet thriving with modern amenities, Newtown blends small-town charm with strong economic fundamentals. The borough sits just off the Newtown Bypass (Route 332), offering quick access to major thoroughfares including I-95, Route 1, and the PA Turnpike, connecting tenants easily to Philadelphia, Trenton, and Princeton markets.

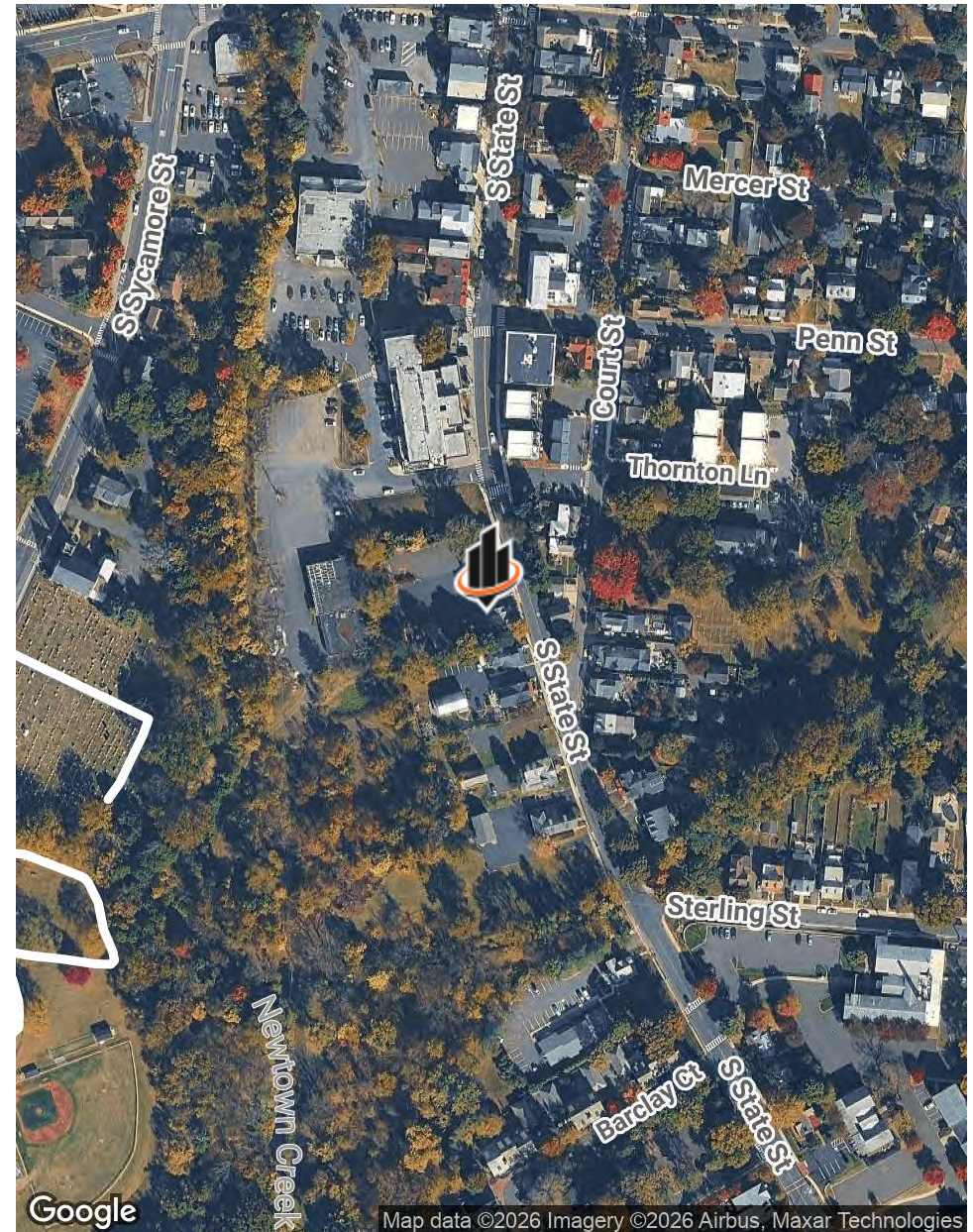
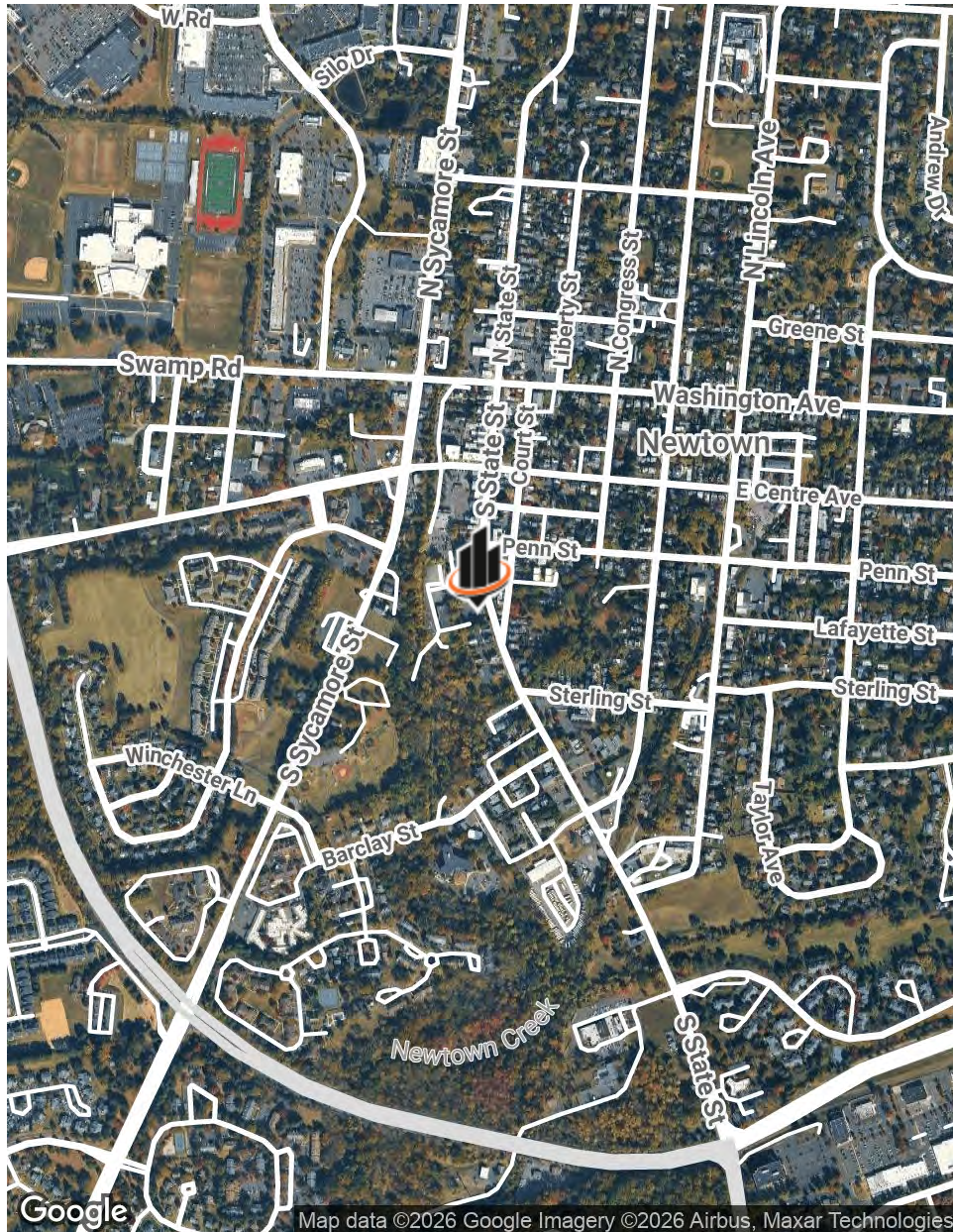
Home to a population of over 20,000 residents within a 3-mile radius, Newtown boasts an affluent consumer base with a median household income exceeding \$135,000—one of the highest in Bucks County. The area attracts professionals, families, and business owners who value convenience, quality, and walkable amenities. Its vibrant downtown core features boutique retail, fine dining, wellness studios, and professional offices that draw steady daily traffic from residents and visitors alike.

The town's historic character and dynamic business environment make it a sought-after location for retailers, medical practices, and professional services. With strong local support for independent businesses, consistent foot traffic, and a balanced mix of national and regional tenants, Newtown offers the ideal setting for companies seeking visibility, stability, and growth potential in an established Bucks County market. Whether your business thrives on walk-in customers or professional clientele, leasing in Newtown positions you in one of southeastern Pennsylvania's most prosperous and enduring commercial destinations.

REGIONAL MAP



AERIAL MAP





The Demographics

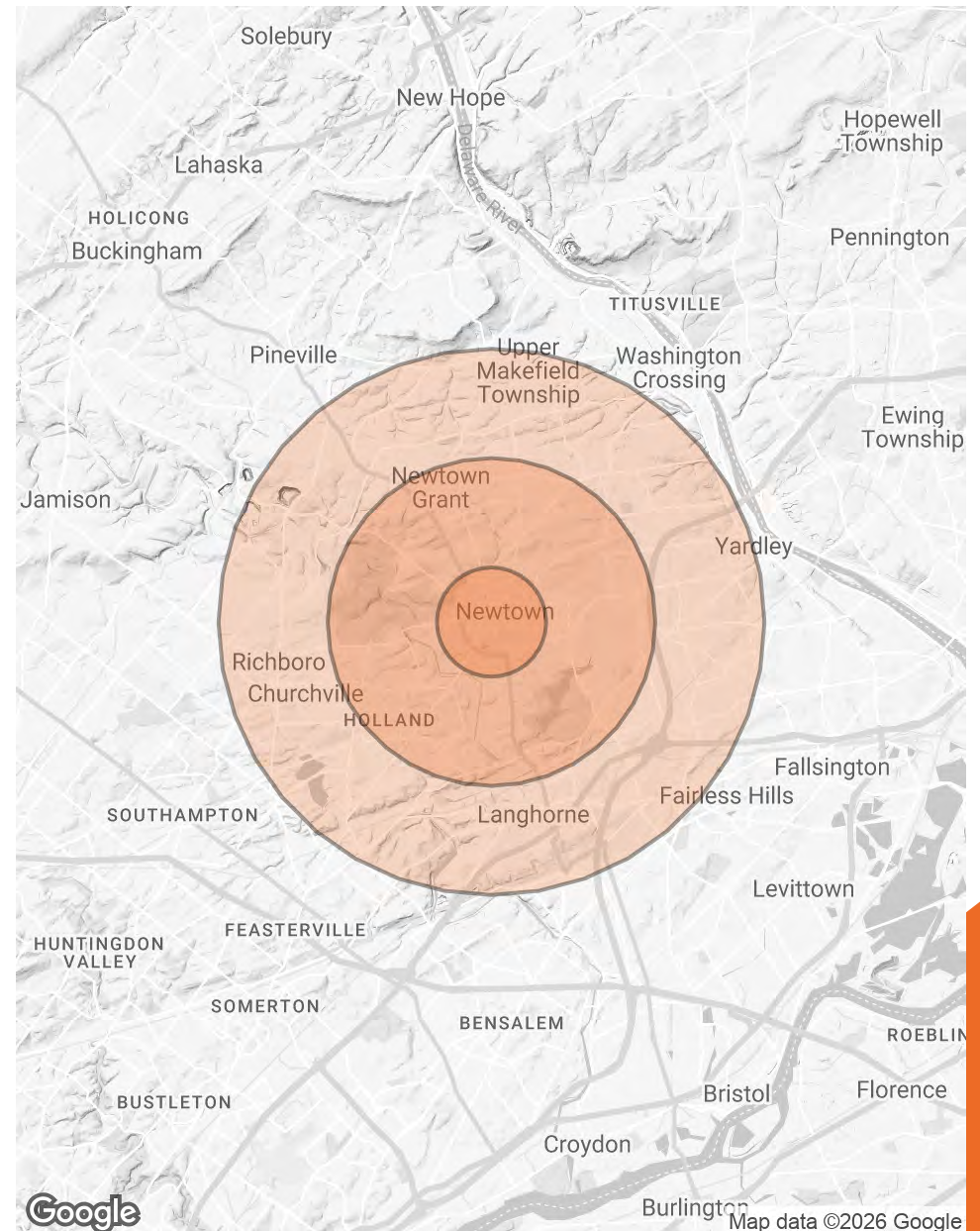


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,398	47,726	117,591
AVERAGE AGE	47	45	45
AVERAGE AGE (MALE)	45	44	44
AVERAGE AGE (FEMALE)	49	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,565	18,404	44,220
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$167,081	\$180,093	\$178,960
AVERAGE HOUSE VALUE	\$649,578	\$612,129	\$586,104

2020 American Community Survey (ACS)





The Zoning



§ 550-35. Village Gateway (V-2).

Purpose. The purpose of the Village Gateway District (V-2) is to preserve, maintain, and encourage the existence and feel and intensity of the existing limited nonresidential and professional uses while preserving the residential uses in the area along State Street between Penn Street and Chancellor Street.

A. Uses permitted. A building may be erected or altered to be used either in whole or in part and a lot may be used or occupied for any of the following uses and no other, provided that every use shall comply with all applicable regulations of this chapter including yards, lot area, lot width, building area and height, impervious surface, buffers, and off-street parking.

(1) Uses by right:

- (a) Single-family detached dwelling.
- (b) Two-family dwelling.
- (c) Business or professional office.
- (d) Closed loop geothermal system. **[Added 5-8-2007 by Ord. No. 681]**
- (e) Dwelling in combination with a business.
- (f) Forestry.
- (g) Funeral home.
- (h) Home occupations, Types 1, 2, 3, and 4.
- (i) Medical office.
- (j) Municipal building.
- (k) Nonresidential accessory structure.
- (l) Public recreation facility.
- (m) Residential accessory structure.
- (n) Temporary structure.

(2) Uses by special exception. The following uses shall be permitted by special exception only when authorized by the Zoning Hearing Board in accordance with Article X and when all conditions of Article IV, Use Regulations, are met.

- (a) Bed-and-breakfast.
- (b) Library or Museum.
- (c) Limited village retail/service use - with the following limitations:¹

1. Editor's Note: Original Subsection A(2)(c)[1], which limited retail/service uses to those in buildings in existence at the time of adoption of this chapter, of the 1982 Code, which immediately followed this subsection, was repealed 11-10-2020 by Ord. No. 773.

- [1] Retail/service with accessory food service is permitted, with a maximum floor area limit of 1,000 square feet;
- [2] Existing building may be expanded by up to 20% of the first floor area to accommodate additional retail/service use.
- (d) Nursing home.
- (e) Personal care facility.
- (f) Public utility.
- (g) Residential conversion.
- (3) Conditional use. The following uses shall be permitted when authorized as a conditional use by Borough Council in accordance with Article IX.
 - (a) Traditional neighborhood development.
 - (b) Non-tower-based wireless communications facility. **[Amended 11-10-2020 by Ord. No. 774]**

B. Table of dimensional regulations for all nonresidential uses. All nonresidential uses shall comply with the area and dimensional requirements listed in this section, unless a different area or dimensional requirement is stated in § 550-14, Use regulations, for the specific use, in which case the requirements of § 550-14 shall apply. **[Amended 5-8-2007 by Ord. No. 681]**

Minimum lot area ⁽¹⁾	5,000 square feet
Maximum impervious surface coverage	60%
Maximum building coverage ratio	45%
Minimum lot width at street line	45 feet
Maximum building height	35 feet
Build-to line (maximum setback)	25 feet
Minimum yards (setbacks)	
Front ⁽²⁾	15 feet
Side ⁽³⁾	6 feet each
Rear	20 feet

NOTES:

- ⁽¹⁾ If a minimum lot area is specified for a specific use in Article IV, then that minimum lot area shall be required. If no lot area is specified, then the minimum lot area in this chart shall apply.
- ⁽²⁾ For corner lots one front yard may be reduced to a depth of not less than 10 feet.

NOTES:

⁽³⁾ Side yard shall be no less than 20 feet if it abuts a Borough parking lot.

- C. Table of dimensional regulations for permitted residential uses. All residential uses shall comply with the area and dimensional requirements listed in this section, unless a different area or dimensional requirement is stated in § 550-14, Use regulations, for the specific use, in which case the requirements of § 550-14 shall apply. **[Amended 5-8-2007 by Ord. No. 681; 2-12-2011 by Ord. No. 711]**

Minimum lot area per dwelling unit	6,000 square feet
Maximum impervious surface coverage per lot	60%
Maximum building coverage ratio	45%
Minimum lot width per single-family detached dwelling at street line	60 feet
Minimum lot width per dwelling unit of a 2-family dwelling at the street line	30 feet
Maximum building coverage ratio	50%
Maximum building height	35 feet
Minimum yards (setbacks)	
Front ⁽¹⁾	20 feet
Side ⁽²⁾	10 feet
Rear	25 feet
Build-to line (maximum setback)	25 feet

NOTES:

⁽¹⁾ For corner lots, one of the front yards may be reduced to a minimum of 10 feet.

⁽²⁾ One side yard only is required for two-family dwellings where the dwelling units are attached and side by side.

- D. Traditional neighborhood development. The requirements of § 550-14D shall apply. **[Amended 2-12-2011 by Ord. No. 711]**



Collective Strength, Accelerated Growth

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NEWTOWN, PA 18940



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