1660 Big Oak Road
Yardley, PA 19067

Property Overview

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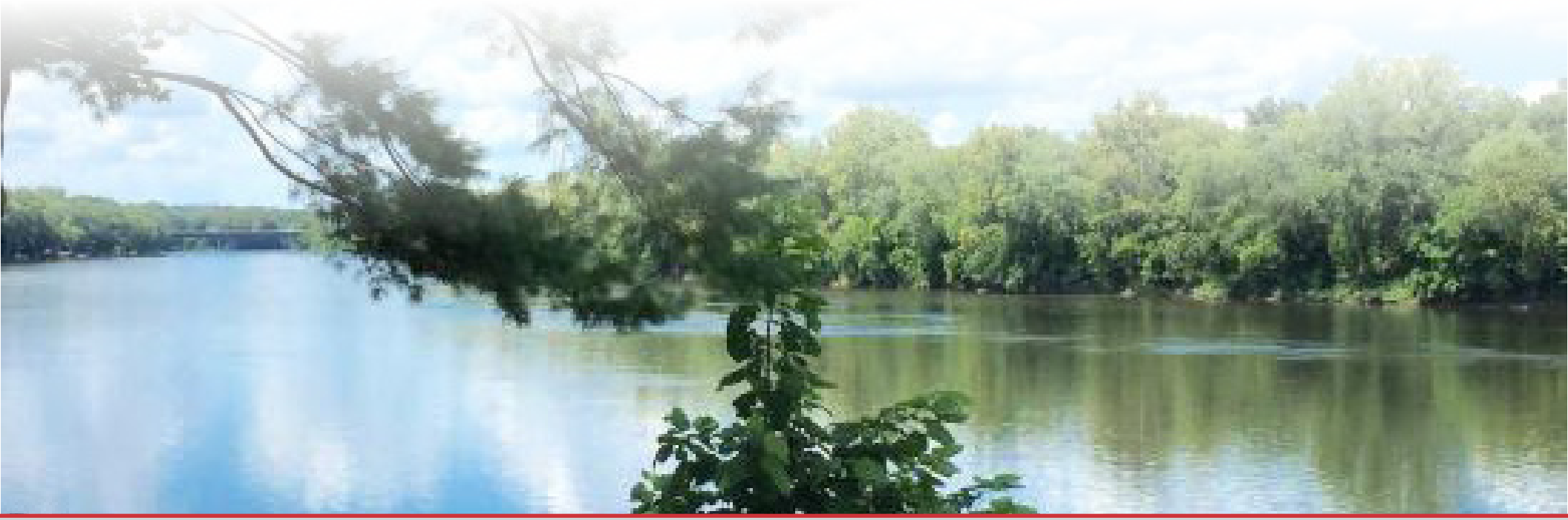
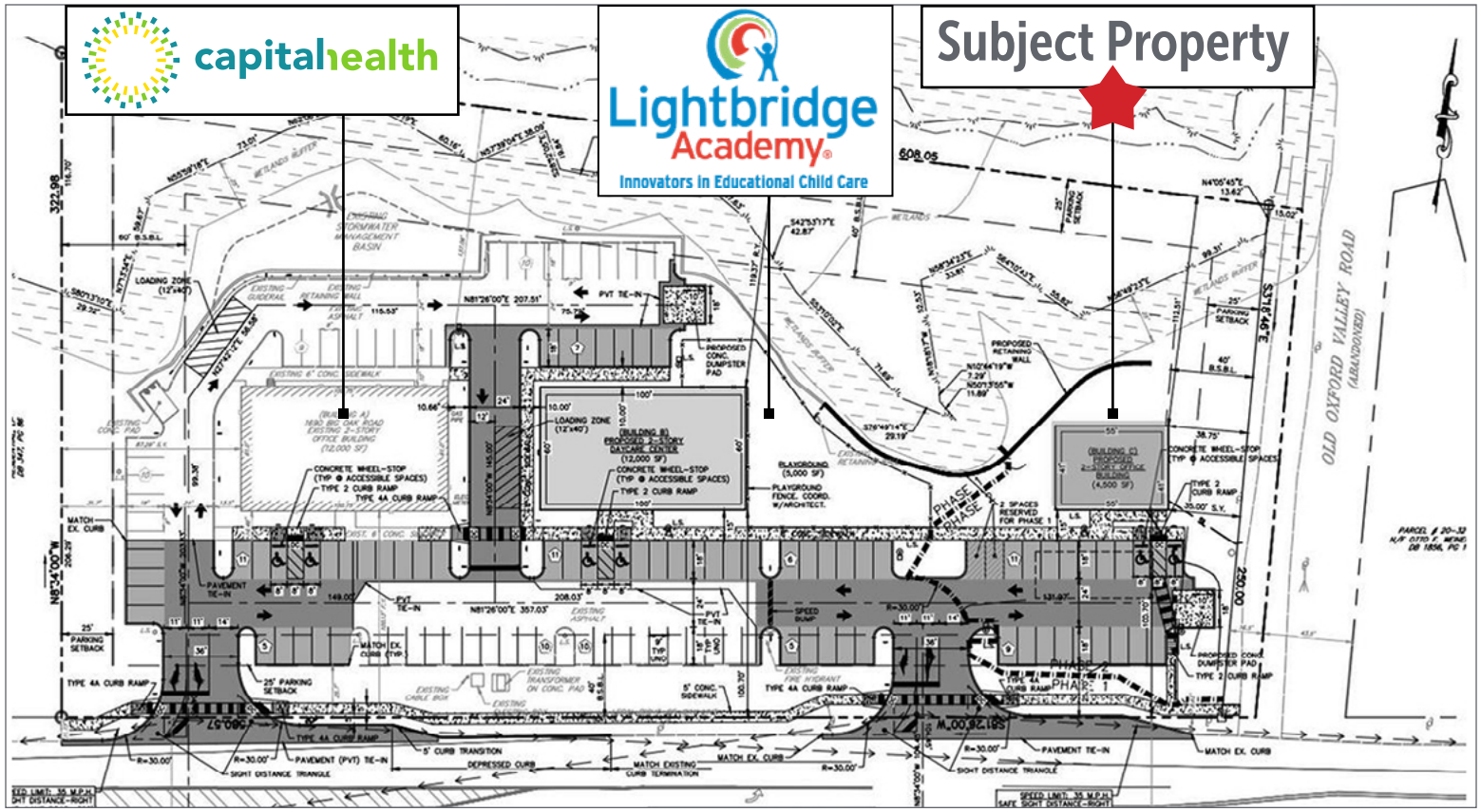


EXECUTIVE SUMMARY

On behalf of ownership, NAI Geis Realty Group is pleased to exclusively present 1660 Big Oak Road, a rare opportunity to acquire an approved office site located just off of the Route 1 on/off ramp. The subject property is nestled in between new residential development and minutes from the dense commercial corridor along N. Oxford Valley Road, **allowing for a strategic retail location or amenity-rich office site**. Condo mix includes Capital Health & Lightbridge Academy.

Sale Price:	$399,900
Lot Size:	+/- 2,200 SF
Approved Building Size:	+/- 4,400 SF
Ownership Type:	Condo
Zoning:	C-3

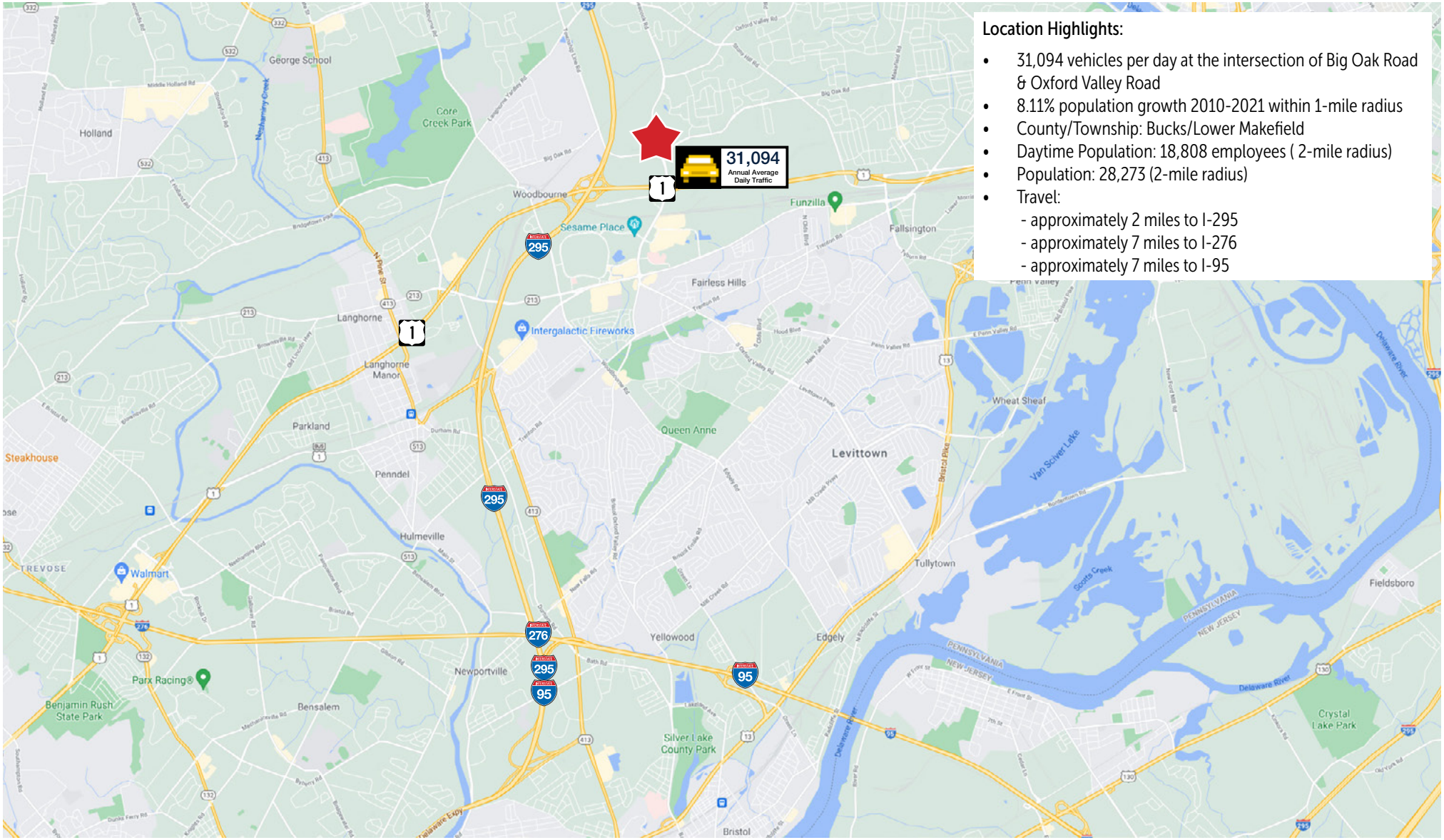
PROPERTY OVERVIEW



Octagon Office Center	
Lot Size:	3.88 acres
Lot Frontage:	645 feet
Lot Depth:	298 feet
Zoning:	C-3

Subject Property	
Zoning:	C-3
Building Size:	4,400 SF
Building Measurements:	55'x40'
# of Stories:	2
Ownership Type:	Condo

LOCATION OVERVIEW



LOCATION HIGHLIGHTS

Location Highlights:

- 31,094 vehicles per day at the intersection of Big Oak Road & Oxford Valley Road
- 8.11% population growth 2010-2021 within 1-mile radius
- County/Township: Bucks/Lower Makefield
- Daytime Population: 18,808 employees (2-mile radius)
- Population: 28,273 (2-mile radius)
- Travel:
  - approximately 2 miles to I-295
  - approximately 7 miles to I-276
  - approximately 7 miles to I-95

LOCATION OVERVIEW (CONTINUED)

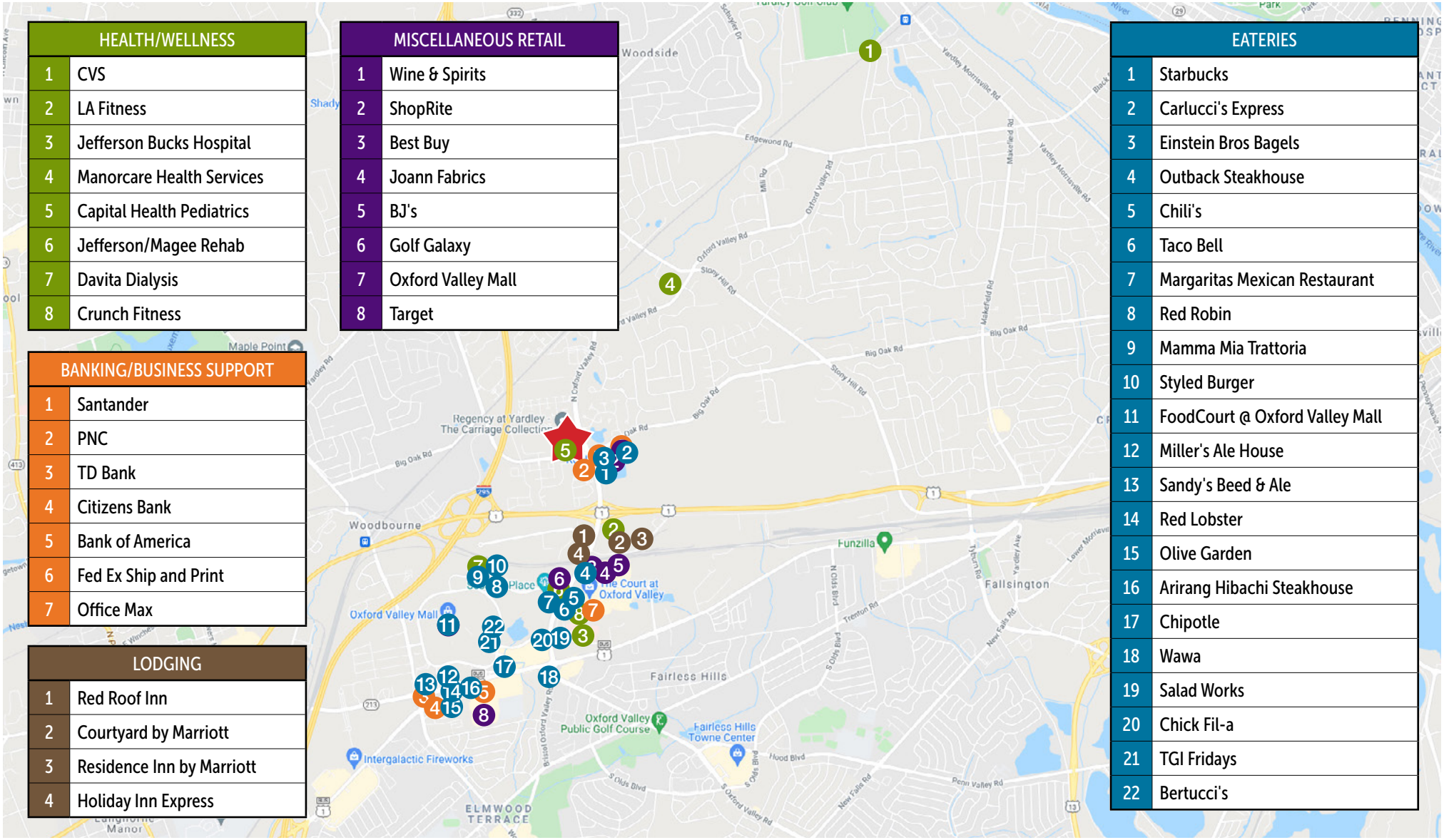
NEARBY AMENITIES

HEALTH/WELLNESS	
1	CVS
2	LA Fitness
3	Jefferson Bucks Hospital
4	Manorcare Health Services
5	Capital Health Pediatrics
6	Jefferson/Magee Rehab
7	Davita Dialysis
8	Crunch Fitness

MISCELLANEOUS RETAIL	
1	Wine & Spirits
2	ShopRite
3	Best Buy
4	Joann Fabrics
5	BJ's
6	Golf Galaxy
7	Oxford Valley Mall
8	Target

BANKING/BUSINESS SUPPORT	
1	Santander
2	PNC
3	TD Bank
4	Citizens Bank
5	Bank of America
6	Fed Ex Ship and Print
7	Office Max

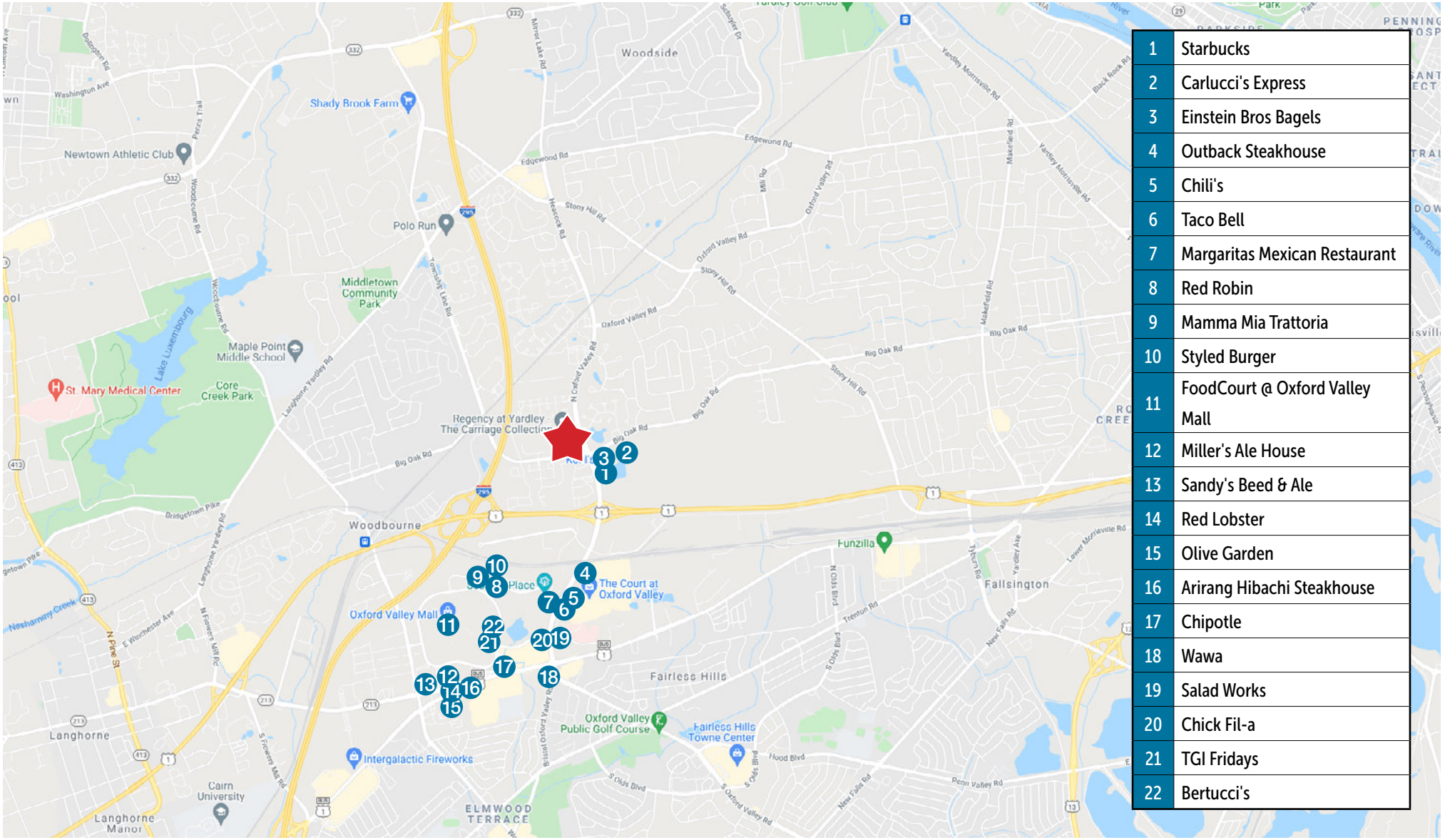
LODGING	
1	Red Roof Inn
2	Courtyard by Marriott
3	Residence Inn by Marriott
4	Holiday Inn Express



EATERIES	
1	Starbucks
2	Carlucci's Express
3	Einstein Bros Bagels
4	Outback Steakhouse
5	Chili's
6	Taco Bell
7	Margaritas Mexican Restaurant
8	Red Robin
9	Mamma Mia Trattoria
10	Styled Burger
11	FoodCourt @ Oxford Valley Mall
12	Miller's Ale House
13	Sandy's Beed & Ale
14	Red Lobster
15	Olive Garden
16	Arirang Hibachi Steakhouse
17	Chipotle
18	Wawa
19	Salad Works
20	Chick Fil-a
21	TGI Fridays
22	Bertucci's

LOCATION OVERVIEW (CONTINUED)

EATERIES



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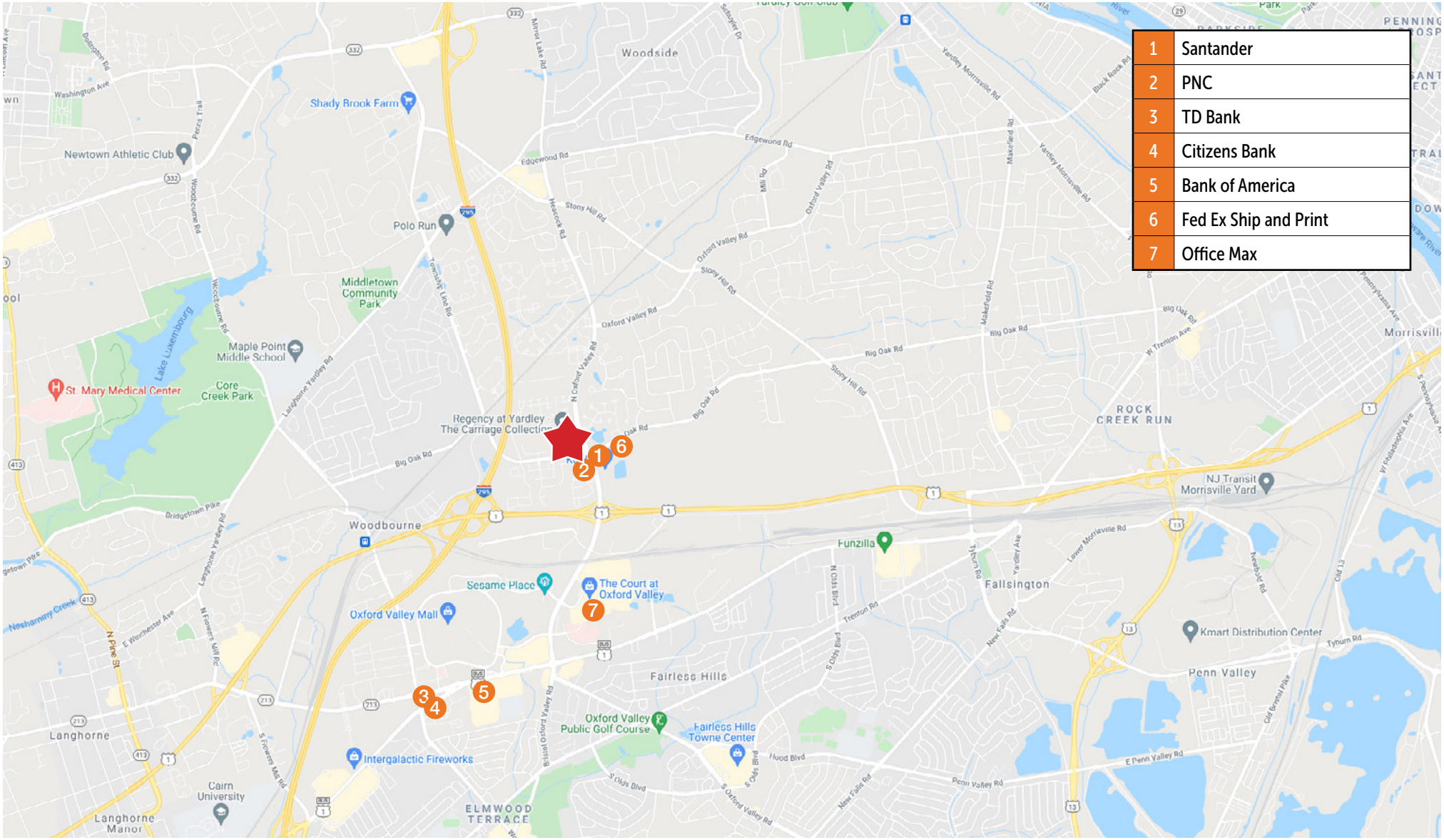
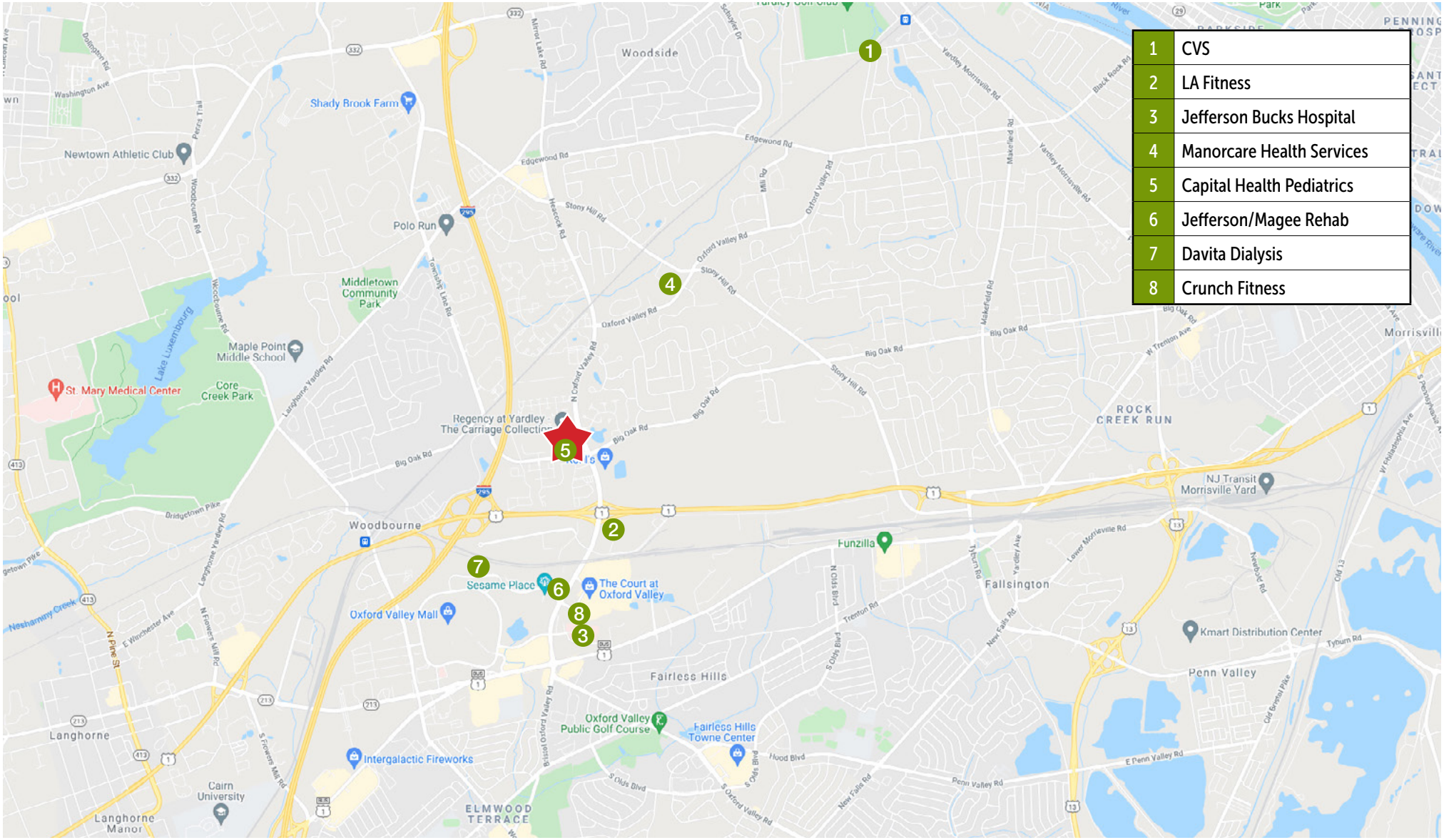
LOCATION OVERVIEW (CONTINUED)

BANKING & BUSINESS SUPPORT



LOCATION OVERVIEW (CONTINUED)

HEALTH & WELLNESS



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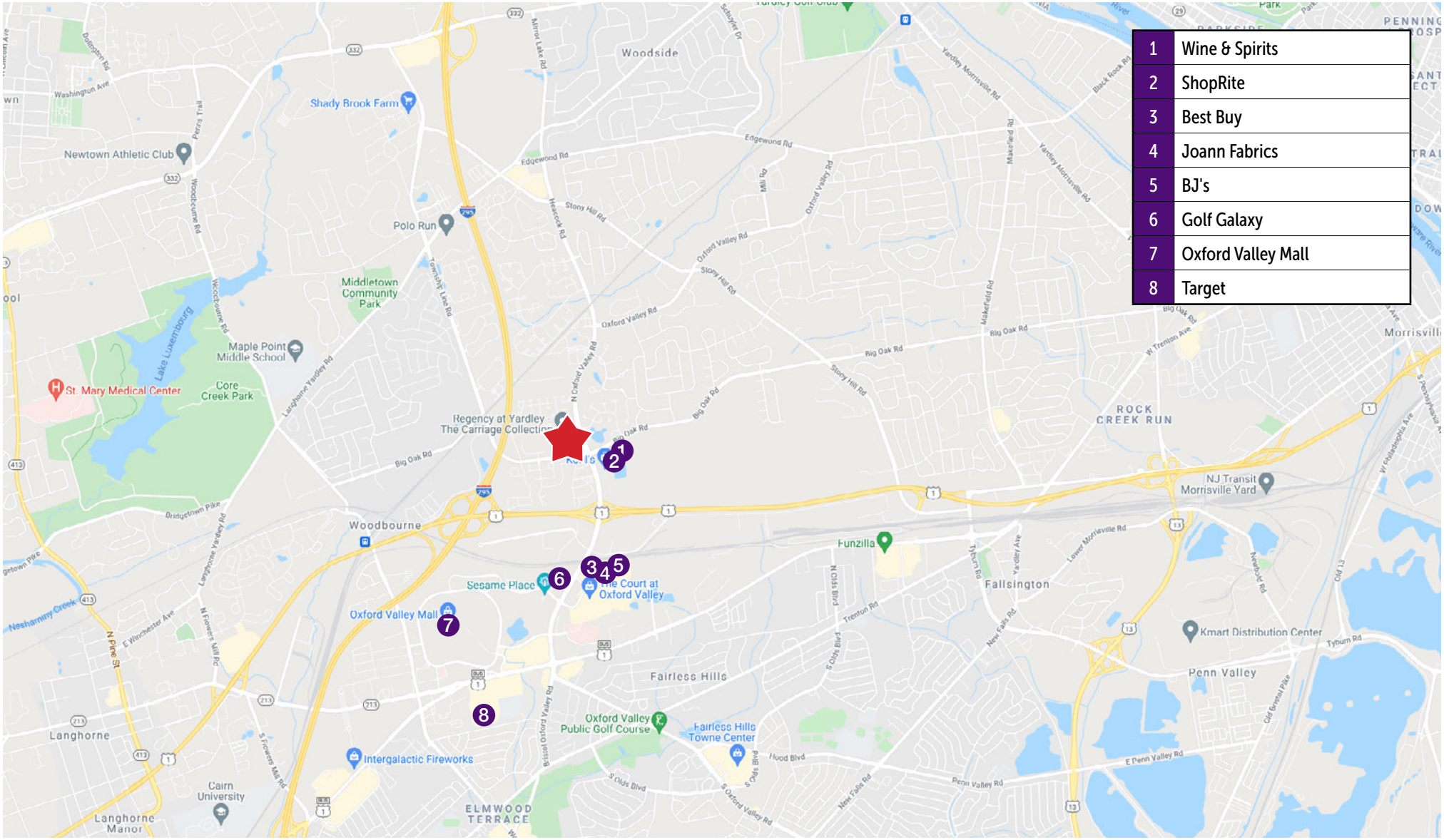
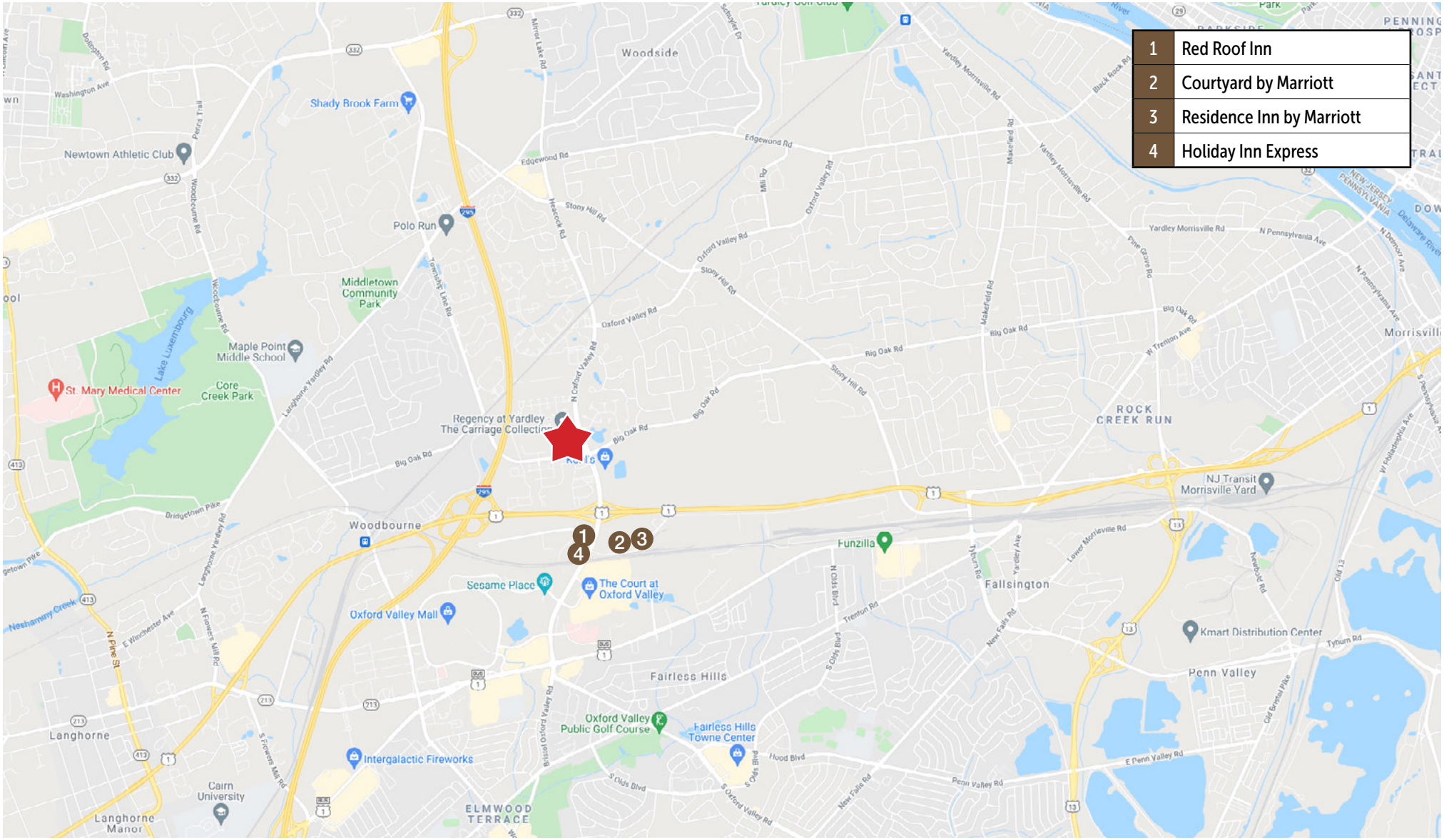
LOCATION OVERVIEW (CONTINUED)

MISCELLANEOUS RETAIL



LOCATION OVERVIEW (CONTINUED)

LODGING



DEMOGRAPHICS

1660 Big Oak Rd, Yardley, PA 19067

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**

Radius	1 Mile		2 Mile		5 Mile	
Population						
2026 Projection	6,858		28,644		194,982	
2021 Estimate	6,733		28,273		194,761	
2010 Census	6,228		26,942		197,606	
Growth 2021 - 2026	1.86%		1.31%		0.11%	
Growth 2010 - 2021	8.11%		4.94%		-1.44%	
2021 Population by Hispanic Origin	250		1,128		10,426	
2021 Population	6,733		28,273		194,761	
White	5,622	83.50%	24,113	85.29%	162,682	83.53%
Black	268	3.98%	1,211	4.28%	17,272	8.87%
Am. Indian & Alaskan	10	0.15%	39	0.14%	478	0.25%
Asian	724	10.75%	2,412	8.53%	10,390	5.33%
Hawaiian & Pacific Island	7	0.10%	17	0.06%	101	0.05%
Other	103	1.53%	480	1.70%	3,837	1.97%
U.S. Armed Forces	0		2		90	
Households						
2026 Projection	2,919		11,130		72,874	
2021 Estimate	2,860		10,979		72,803	
2010 Census	2,610		10,417		73,946	
Growth 2021 - 2026	2.06%		1.38%		0.10%	
Growth 2010 - 2021	9.58%		5.40%		-1.55%	
Owner Occupied	2,010	70.28%	8,494	77.37%	54,926	75.44%
Renter Occupied	850	29.72%	2,485	22.63%	17,877	24.56%
2021 Households by HH Income	2,859		10,978		72,806	
Income: <$25,000	184	6.44%	817	7.44%	7,706	10.58%
Income: $25,000 - $50,000	212	7.42%	1,103	10.05%	9,457	12.99%
Income: $50,000 - $75,000	323	11.30%	1,439	13.11%	10,503	14.43%
Income: $75,000 - $100,000	348	12.17%	1,298	11.82%	9,992	13.72%
Income: $100,000 - $125,000	351	12.28%	1,317	12.00%	8,933	12.27%
Income: $125,000 - $150,000	211	7.38%	1,024	9.33%	6,761	9.29%
Income: $150,000 - $200,000	484	16.93%	1,610	14.67%	8,880	12.20%
Income: $200,000+	746	26.09%	2,370	21.59%	10,574	14.52%
2021 Avg Household Income	$156,198		$142,497		$120,474	
2021 Med Household Income	$126,363		$115,793		$96,859	

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Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	**2,015**	**18,808**	**9**
Retail & Wholesale Trade	312	5,027	16
Hospitality & Food Service	84	1,828	22
Real Estate, Renting, Leasing	66	667	10
Finance & Insurance	124	486	4
Information	39	1,008	26
Scientific & Technology Services	198	1,756	9
Management of Companies	2	6	3
Health Care & Social Assistance	831	3,172	4
Educational Services	21	620	30
Public Administration & Sales	15	202	13
Arts, Entertainment, Recreation	23	184	8
Utilities & Waste Management	50	648	13
Construction	90	1,205	13
Manufacturing	43	881	20
Agriculture, Mining, Fishing	3	9	3
Other Services	114	1,109	10

ZONING

C-3 PERMITTED USES

§ 200-45. Permitted uses.

A building or structure may be erected or used and a lot may be used or occupied for any of the following uses and no other. All uses permitted by right or by special exception are subject to the specific regulations in Article XV for individual uses, in addition to the requirements contained in this and other sections.

A. Uses by right. Uses by right shall be as follows:

(1) Agriculture.

(2) Automobile body repair or paint shop.

(3) Cemetery.

(4) Convenience store.

(5) Crematorium.

(6) Day-care, group day-care facility and nursery school/ kindergarten.

(7) Emergency service.

(8) Financial service.

(9) Funeral home.

(10) General business, professional or government office.

(11) Health or fitness club.

(12) Hospital.

(13) Kennel.

(14) Large retail store.

(15) Light manufacturing.

(16) Medical office.

(17) Mobile home park.

(18) Nursery/horticulture/greenhouse.

(19) Nursing home.

(20) Research and development facility.

(21) Restaurant.

(22) Restaurant with drive-through service.

(23) Retail or personal services shop.

(24) Service station.

(25) Vehicle sales.

(26) Veterinary office.

(27) Warehousing and distribution.

(28) Wholesale trade.

(29) Uses and structures accessory to permitted uses, including a helistop and excluding accessory outside storage.

(30) Forestry/timber harvesting, pursuant to the regulations set forth in Article XV, § 200-68. **[Added 12-3-2001 by Ord. No. 329]**

(31) Age-qualified community. **[Added 12-19-2005 by Ord. No. 355]**

B. Uses by special exception. The following uses may be authorized only as special exceptions by the Zoning Hearing Board in accordance with the standards set forth in § 200-98 of this chapter.

(1) Accessory outside storage.

(2) (Reserved)[1]

(3) Commercial recreation.

(4) Utility. **[Amended 8-7-1995 by Ord. No. 297]**

(5) Riding stable.

(6) Salvage facility.

(7) Shopping center.

(8) Trade or commercial school.

(9) Community treatment/rehabilitation facility. **[Added 10-17-2005 by Ord. No. 354]**

C. Conditional uses. The following uses may be authorized only as conditional uses by the Board of Supervisors in accordance with the standards set forth in Article XXII of this chapter.

1. **Editor's Note: Former Subsection B(2), commercial communications tower, was repealed 12-15-1997 by Ord. No. 313.**

ZONING (CONTINUED)

(1) Accessory farm business.

(2) Quarry.

(3) Solid waste facility.

(4) Retail and wholesale sale and storage of consumer fireworks. **[Added 5-16-2007 by Ord. No. 362[2]]**

(5) Lawful use not otherwise permitted. Any lawful use which is required to be permitted by the Pennsylvania Municipalities Planning Code[3] and which is not otherwise permitted in other use categories of this chapter, provided that the applicant for such conditional use establishes that the proposed use meets the following criteria as well as the requirements set forth in all other applicable sections of this chapter:

(a) The use must comply with the lot, area, dimensional and design criteria of the C-3 District.

(b) Where applicable, the applicant must demonstrate that the use proposed will comply with all permit requirements of the Pennsylvania Department of Environmental Protection and/or other commonwealth or federal governmental agencies which regulate such use.

(c) A buffer area shall be established in accordance with the conditions imposed upon the granting of the conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity. The buffer area shall be in accordance with Article XVI of this chapter and shall be of sufficient width to protect the surrounding area from objectionable effects of the proposed use, including but not limited to noise, dust, vibration, odor, illumination, visual effects and the like.

(d) The applicant must submit an Environmental Impact Statement at the time the conditional use application is submitted. The Environmental Impact Statement shall be in accordance with the provisions of Appendix A, Requirements for Environmental Impact Assessment Report, incorporated into this chapter.[4]

2. **Editor's Note: This ordinance also provided for the redesignation of former Subsection C(4) asSubsection C(5).**
3. **Editor's Note: See 53 P.S. § 10101 et seq.**
4. **Editor's Note: Appendix A is included at the end of this chapter.**

C-3 PERMITTED USES