

FOR SALE

PRIME US-1 DEVELOPMENT OPPORTUNITY

935 OLD LINCOLN HWY

Morrisville, PA 19067

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$2,950,000
PROPERTY TYPE:	Retail / Redevelopment
LOT SIZE:	3 Acres ±
YEAR BUILT:	1950
ZONING:	HC - Highway Commercial
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	48,160 VPD
APN:	13-028-039

PROPERTY OVERVIEW

Excellent opportunity to acquire prime development site, which is presently the home of one of the regions most iconic and long standing restaurant / banquet facilities. The site is ideally situated in a highly visible location directly on Business Route 1, and at the doorstep of Route 1 in Falls Township, Bucks County, Pennsylvania. The site benefits from average daily traffic counts in excess of 48,000 VPD on Route 1. The land area is approximately 3 acres with 193 feet of frontage on Business Route 1. Current improvements consist of a 12,346 SF, free-standing restaurant/banquet hall building and 1,932 SF residential dwelling. The site is located in close proximity to highly dense residential trade areas, with over 1,000 apartment units within one mile radius. The location is highly accessible with convenient access to virtually every market in the region.

LOCATION OVERVIEW

The site is located on Business Route 1, approx. 0.3 miles to/from the signalized intersection of Business Route 1 and West Trenton Avenue with direct access to historic Fallsington, Falls Township, Morrisville Boro and Lower Makefield Township. Convenient location across from the New Jersey state border and commutable distance to Philadelphia, South and Central New Jersey, and New York City.

PROPERTY HIGHLIGHTS

- Exceptional land development opportunity
- Restaurant / retail improvements
- 3 acres ± on US-1
- 12,346 SF restaurant building, built in 1950
- 1,932 SF residential dwelling, on site
- 192' of frontage x 676' deep
- Public utilities on site
- Level topography
- Excellent signage opportunity
- Proximate to densely populated residential neighborhoods
- Highly visible / accessible location
- Convenient access to/from US-1, Interstate 95/ 295 and PA Turnpike
- Centrally located between Philadelphia and Princeton New Jersey markets
- Highway Commercial zoning district - abundant permitted uses



SALE PRICE**\$2,950,000****LOCATION INFORMATION**

BUILDING NAME	Michael's Restaurant & Lounge
STREET ADDRESS	935 Old Lincoln Hwy
CITY, STATE, ZIP	Morrisville, PA 19067
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	W. Trenton Rd
TOWNSHIP	Falls Township
MARKET TYPE	Medium
NEAREST HIGHWAY	US Highway 1
NEAREST AIRPORTS	Trenton Mercer Airport [TTN] - 11.9 Mi. Philadelphia International Airport [PHL] - 38.4 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Retail / Redevelopment
APN #	13-028-039
REAL ESTATE TAX (2020)	\$23,332
LOT FRONTAGE	192 ft
LOT DEPTH	676 ft
TRAFFIC COUNT	48,160 VPD
TRAFFIC COUNT STREET	US Highway 1

BUILDING INFORMATION

CEILING HEIGHT	12 ft
YEAR BUILT	1950
NUMBER OF LOTS	1
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
NUMBER OF PARKING SPACES	95±

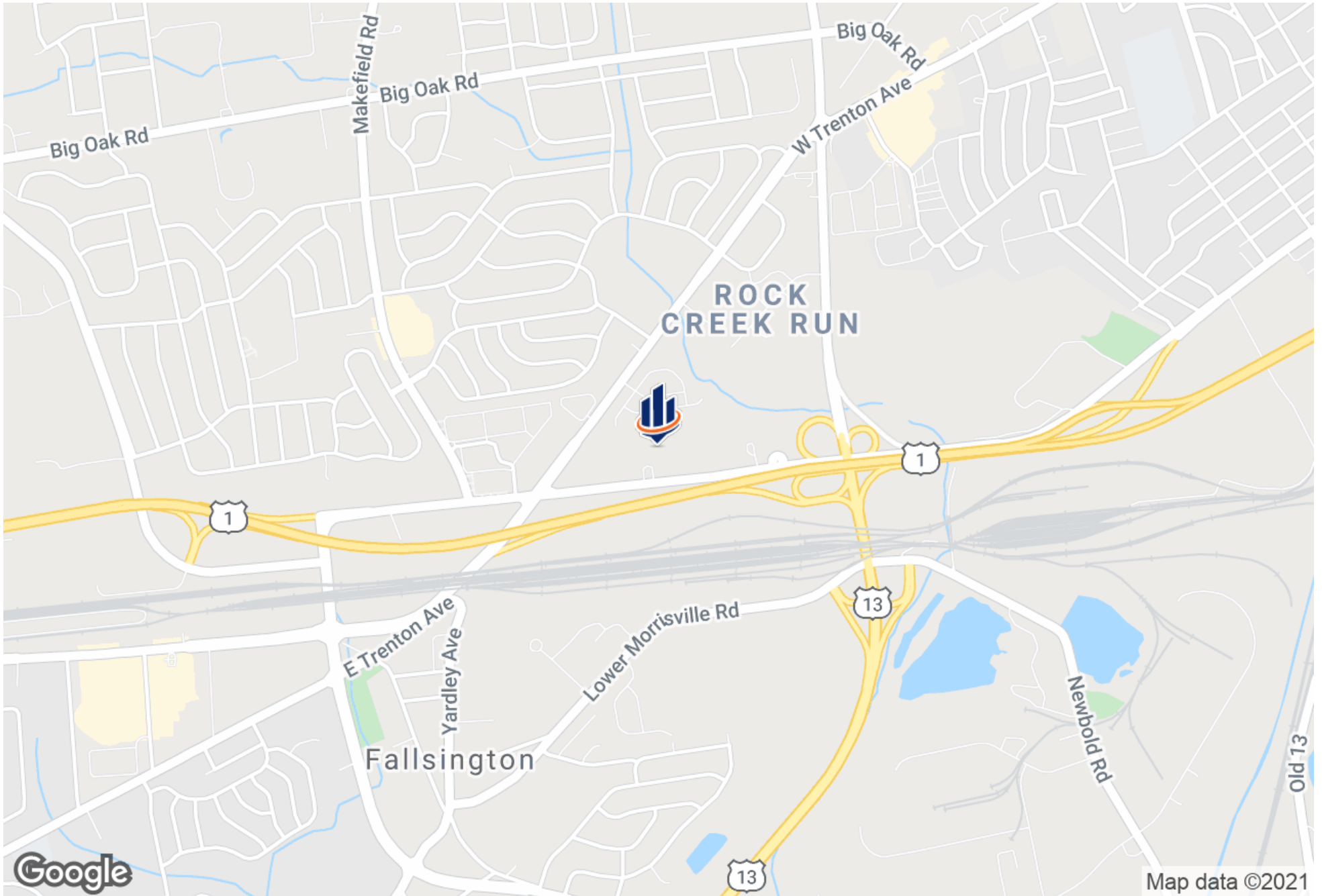


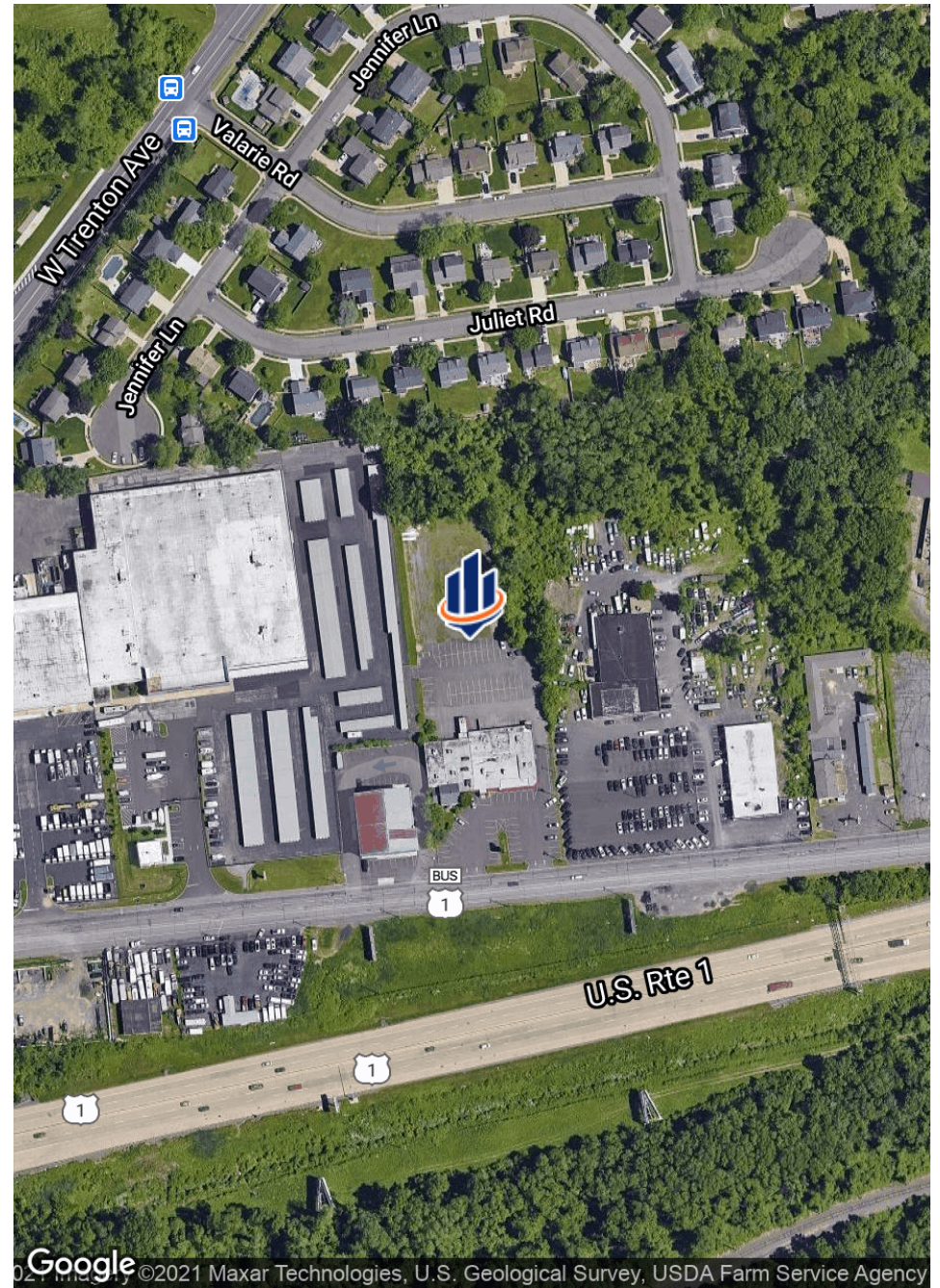
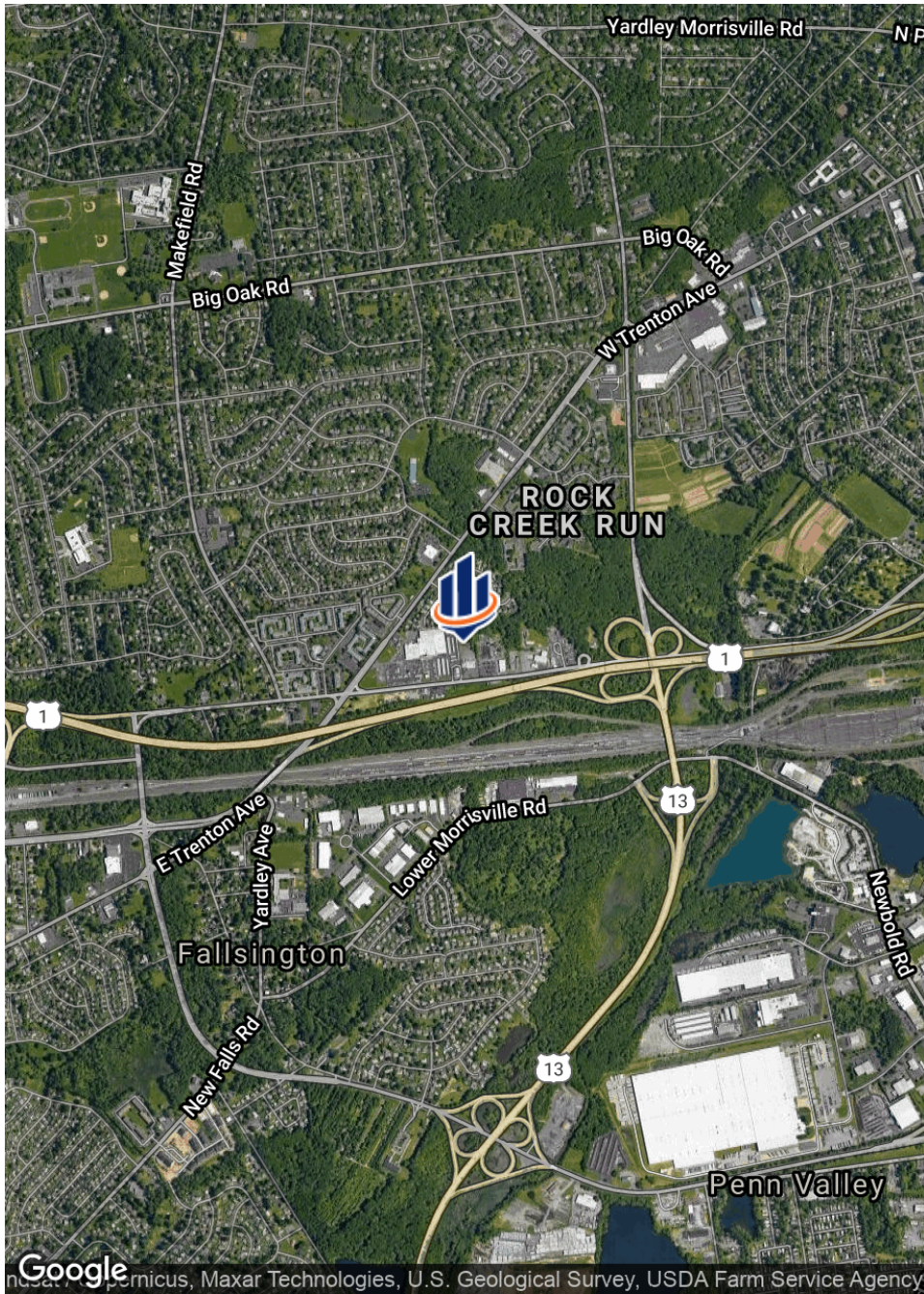


SECTION 2

LOCATION
INFORMATION

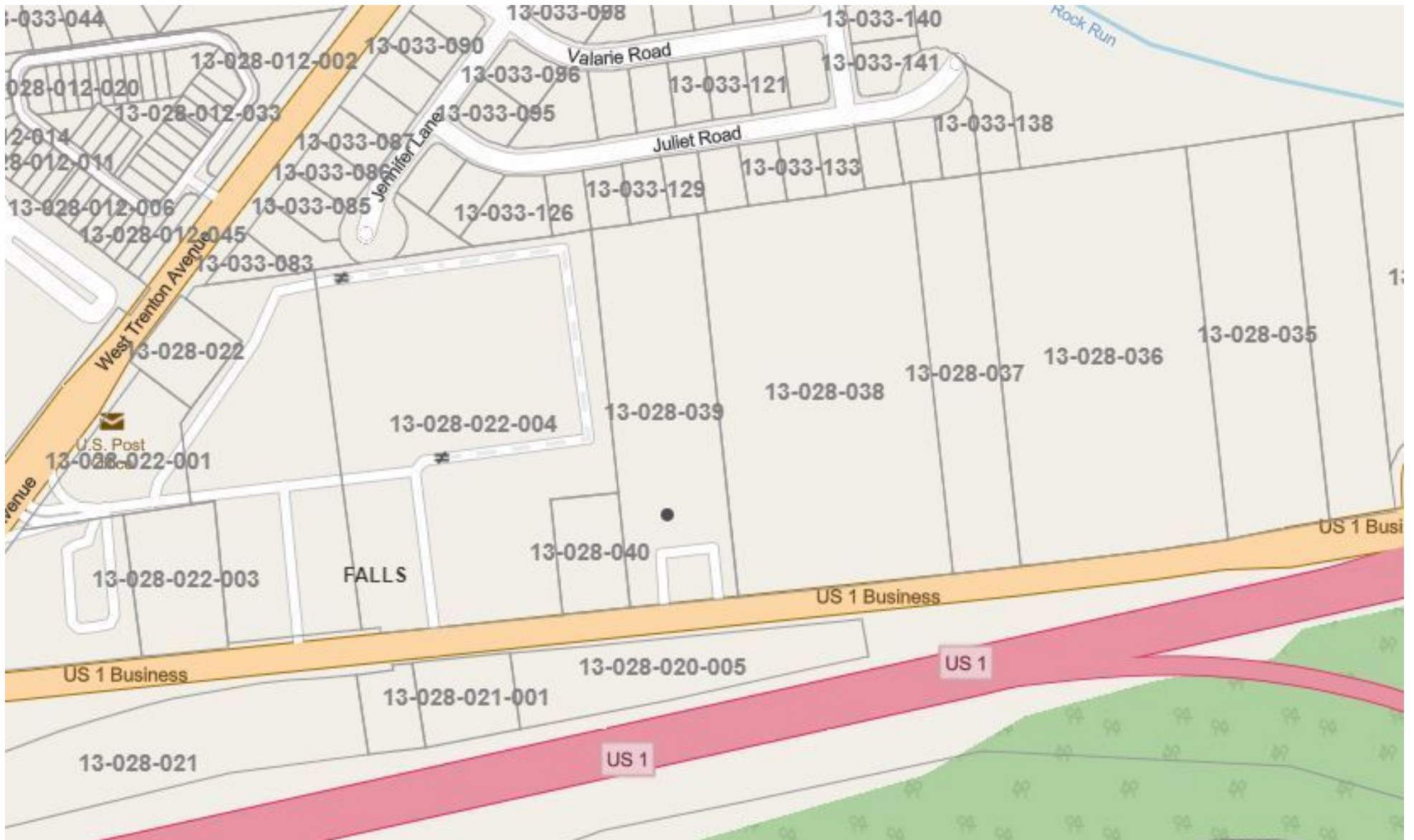












SECTION 3

DEMOGRAPHICS



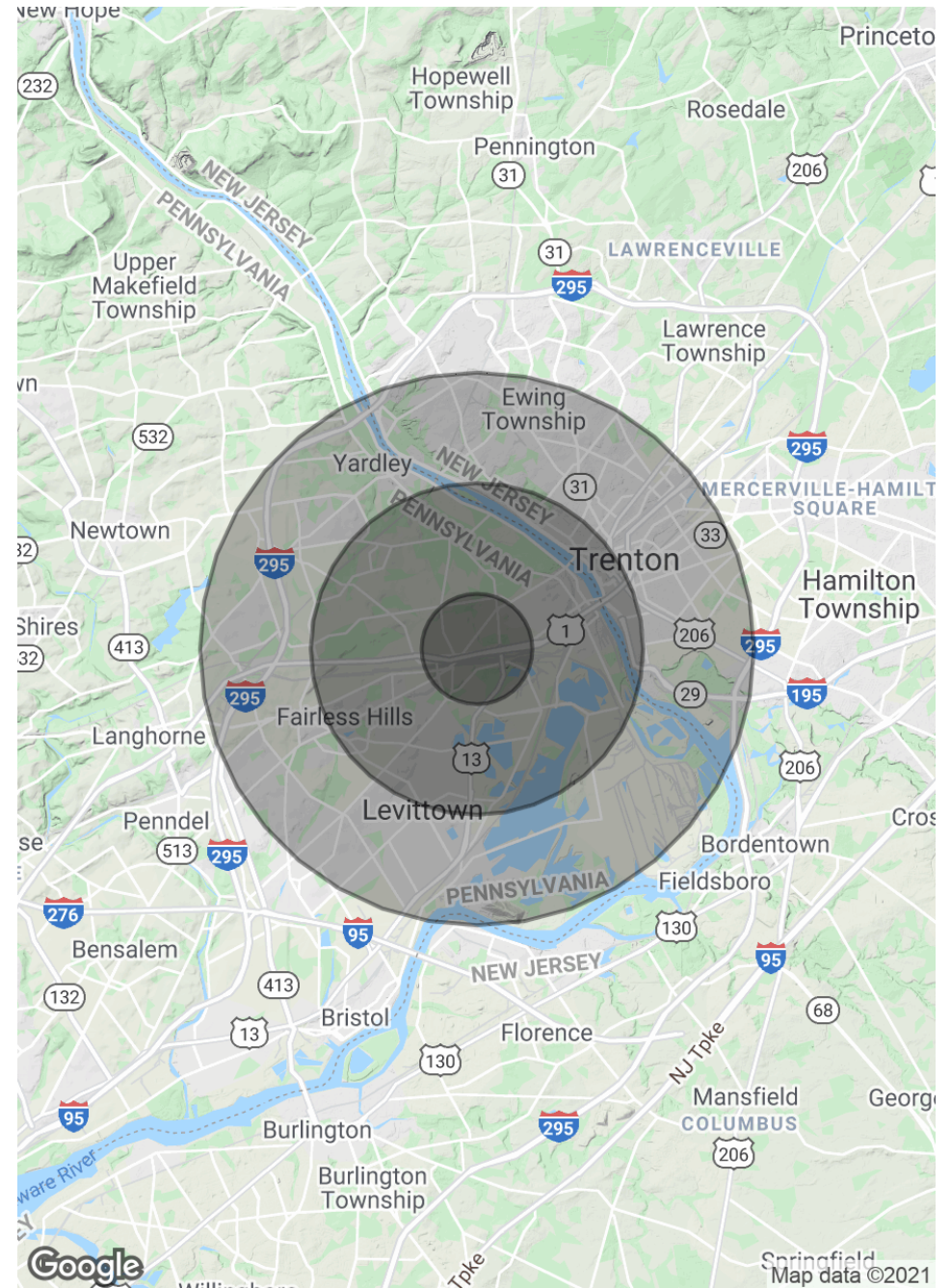
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,447	73,421	245,046
AVERAGE AGE	37.7	40.0	37.4
AVERAGE AGE (MALE)	37.1	39.4	35.8
AVERAGE AGE (FEMALE)	38.0	40.6	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,064	27,882	88,533
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$87,066	\$82,620	\$71,797
AVERAGE HOUSE VALUE	\$311,568	\$302,446	\$281,628

* Demographic data derived from 2010 US Census



SECTION 4

ZONING
INFORMATION



§ 209-23. HC Highway Commercial District.

- A. Purpose. The purpose and intent of this district is to provide reasonable standards for the orderly development of highway-oriented business and commercial uses, to provide for the development of those businesses which, due to the nature of their activity, must most appropriately be located with adequate street frontages along major roads, and to have a service radius generally wider than the immediate neighborhood. The provisions are designed to curtail further evolution of strip commercial growth and to otherwise create conditions conducive to carrying out the broad purposes of this chapter.
- B. Principal permitted uses.
- (1) All uses permitted in the Neighborhood Commercial District, § 209-22B.
 - (2) Restaurants, clubs and lounges.
 - (3) Garden centers.
 - (4) Banks, including drive-through facilities.
 - (5) Theaters.
 - (6) Newspaper publishing or printing establishment.
 - (7) Hospital.
 - (8) Bakery.
 - (9) Retail sale of furniture, furnishings and appliances.
 - (10) Showrooms for the sale of new and used automobiles by authorized factory dealers with accessory uses of outdoor automobile sales and service repair building when conducted on the same lot.
 - (11) Sober living environments, provided that the minimum off-street parking required in § 209-42 is provided, plus: [Added 1-18-2016 by Ord. No. 2016-1]
 - (a) One additional space for each non-resident staff person; and
 - (b) One additional space for every additional two residents over the initial five residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.
- C. Uses permitted as special exceptions. (See § 209-50.)
- (1) Beverage distribution center.
 - (2) Place of assembly other than a theater conducted indoors or outdoors.

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- (3) Funeral home/mortuary services.
- (4) Auction building.
- (5) Building materials where all activities and storage shall be within completely enclosed buildings.
- (6) Sales of used vehicles other than as specified above in § 209-23B(10).
- (7) Medical marijuana dispensary, subject to the specific criteria listed below: [Added 11-7-2016 by Ord. No. 2016-05]
 - (a) A medical marijuana dispensary shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void. A medical marijuana dispensary may not operate on the same site as a facility used for growing and processing medical marijuana.
 - (b) A medical marijuana dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
 - (c) A medical marijuana dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a residentially zoned property or a parcel containing a public, private or parochial school, day-care center, place of worship, public park, or community center.
 - (d) A medical marijuana dispensary must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-through services shall be permitted. The use cannot be advertised on radio or television.
 - (e) A medical marijuana dispensary shall be limited to hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
 - (f) A medical marijuana dispensary shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
 - (g) There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the medical marijuana dispensary is located.

- (h) No one under the age of 18 shall be permitted in a medical marijuana dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.¹
 - (i) No use of medical marijuana shall be permitted on the premises of a medical marijuana dispensary.
 - (j) A medical marijuana dispensary shall submit a security plan to the Township, which plan shall demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of twenty-four-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act² and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.
- D. Uses permitted as conditional uses. (See § 209-50.)
- (1) Hotel or motel.
 - (2) Automobile service stations.
 - (3) Car washes.
 - (4) Restaurant, drive-in or walk-up.
 - (5) Sales of vehicles, including automobiles, trucks, boats, motorcycles and recreational vehicles.
 - (6) Sales of fuels.
- E. Accessory uses permitted.
- (1) Off-street parking.
 - (2) Fences and walls.
 - (3) Off-street loading areas.
 - (4) Garages to house delivery trucks or other vehicles.
 - (5) Signs. (See § 209-45.)
 - (6) Vending machines or machines for amusement, entertainment and/or the rendition of music, provided that they comply with the standards set forth in § 209-50.1.

1. Editor's Note: See 35 P.S. § 10231.506.

2. Editor's Note: See 35 P.S. § 10231.1102.

- F. Maximum building and structure height. No building and/or structure shall exceed 50 feet in height, except as may be specifically permitted by the terms of this chapter.
- G. A special front yard setback on U.S. Business Route 1, also known as "Lincoln Highway" (from the Middletown Township line to the Morrisville Borough line), U.S. Route 13 (from the Tullytown Borough line to West Trenton Road) and U.S. Route 1 (from the Middletown Township line to the Morrisville Borough line) shall be at least 200 feet from the ultimate right-of-way line, but if the side property lines of the lot and the two-hundred-foot setback line is greater than 65% of the total lot area, then the required front yard setback shall conform to Table 4.³
- H. General requirements.
 - (1) Any principal building may contain more than one permitted use and/or organization. Any lot may contain more than one permitted structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning and subdivision and land development regulations, including frontage on a public street. One building may contain more than one use, provided that the total building coverage of the combined use does not exceed the maximum building coverage specified for this district and, further, that each use and/or tenant occupies a minimum gross floor area of 750 square feet.
 - (2) At least the first 30 feet adjacent to any street line and 10 feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in a lawn area, ground cover or landscaped with evergreen shrubbery and separated from the parking area by approved permanent curbing, except as otherwise provided under this chapter.
 - (3) Outside displays.
 - (a) No merchandise, products, equipment or similar materials or objects shall be displayed or stored outside except in those instances where the peculiar nature of the business in permitted use, use by special exception or by conditional use normally requires outside display. This exception would include:
 - [1] Garden centers engaged in sale of living plants.
 - [2] Automobile sales.
 - [3] Automobile service stations.
 - [4] Manufactured home sales.

3. Editor's Note: Table 4 is included as an attachment to this chapter.

[5] Building materials.

- (b) Outside displays must conform to and not infringe upon setback areas, buffer areas and planting areas.
- (4) All improved portions of the property not utilized by buildings or paved surfaces shall be landscaped, using combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees common to the area, in order to maintain or reestablish the tone of vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planted for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring the capacity of any natural or man-made drainage system. The drainage system shall comply with the Township Stormwater Management Ordinance.⁴
- (5) Waste for disposal shall be stored in a closed container which should be adequately screened from all streets and adjacent residential areas and should be of sufficient capacity so that overflow does not occur.
- (6) All building walls facing any street or residential district shall be suitably finished for aesthetic purposes.

I. Minimum off-street parking.

- (1) Minimum off-street parking shall be as required in § 209-42.
- (2) The Zoning Hearing Board may grant a special exception to reduce the combined parking requirements for uses on adjacent parcels held in single and separate ownership on the effective date of this chapter by a maximum of 15%, subject to the following regulations:
 - (a) The adjacent uses must be compatible, and none shall be residential, industrial or any other use not conforming to the requirements of this district.
 - (b) The parking lot shall be designed in such a manner as to conform to the requirements in Subsection H, with the exception that the parking shall be unified and allow for free movement of traffic between and among adjacent uses and parcels.
 - (c) No more than two driveway access points to public roads shall be provided.
 - (d) The plan shall be reviewed and receive favorable recommendation from the Falls Township Planning Commission.

4. Editor's Note: See Ch. 187, Stormwater Management.

- (e) All deteriorating signs within the parking area and within 50 feet of all street rights-of-way shall be removed, altered or replaced to conform to this chapter.
 - (f) Curbing and additional street paving shall be constructed in accordance with Township and state regulations, where applicable, along the road frontages of all properties involved.
- J. Minimum off-street loading shall be as provided in § 209-42.

§ 209-22. NC Neighborhood Commercial District.

- A. Purpose. The purpose of the NC Neighborhood Commercial District is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents of the immediate neighborhood. Development in these areas shall be designed to enhance and improve commercial centers by ensuring an adequate traffic circulation plan developed so that each building does not have its own access points to the highways. The building appearances and signs shall be compatible, and parking facilities shall be interrelated and capable of common usage where advisable.
- B. Principal permitted uses.
- (1) Convenience shops, including grocery store, drugstore, gift shop, hardware store, and clothing store, except as prohibited in § 209-22J.
 - (2) Automatic self-service laundry, baked goods store, confectionary store, shoe repair and dry-cleaning store, or laundry where laundering and dry cleaning are performed on the premises.
 - (3) Office building and professional offices, including medical, dental, realty, insurance, law offices, accounting services and governmental services.
 - (4) Bank.
 - (5) Barbershop and beauty shop.
 - (6) Public or private library.
 - (7) Restaurant.
 - (8) Brewery, microbrewery, micro-winery, distillery, brew pub.
 - (9) Day-care center.
 - (10) Other uses of the same general nature.
- C. Accessory buildings, structures or uses permitted.
- (1) Off-street parking.
 - (2) Fences and walls. (See § 209-37.)
 - (3) Off-street loading areas.
 - (4) Garages to house delivery trucks or other vehicles.

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- (5) Vending machines.
 - (6) Machines for amusement, entertainment and/or the rendition of music, provided that they comply with the requirements set forth in § 209-50.1.
 - (7) Drive-through facility, subject to conditional use approval and subject to the requirements set forth in § 209-23E(8).
- D. Maximum building and structure height. No building and/or structure shall exceed 25 feet in height.
- E. Area and yard requirements. See Table 4.¹
- F. General requirements.
- (1) One building may contain more than one use, and each use will occupy a minimum gross floor area of 750 square feet, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district.
 - (2) At least the first 20 feet adjacent to any street line shall not be used for parking and shall be planted and maintained as lawn area, ground cover or landscaped with evergreen shrubbery separated from the parking area by curbing.
 - (3) No merchandise, products, equipment or similar materials or objects shall be displayed or stored outside.
 - (4) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.
 - (5) All improved areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, grass or similar plantings and maintained in good condition.
 - (6) All building walls facing any street or residential district shall be suitably finished for aesthetic purposes.
- G. Minimum off-street parking.
- (1) Minimum off-street parking shall be as provided in § 209-42.
 - (2) The Zoning Hearing Board may grant a special exception to reduce parking requirements by a maximum of 15%, subject to the provisions of § 209-23I(2).

1. Editor's Note: Said table is included as an attachment to this chapter.

H. Minimum off-street loading shall be as provided in § 209-42.

I. Conditional uses permitted:

- (1) Outdoor dining areas when accessory to a restaurant or bar/ tavern subject to the regulations set forth in § 209-32.4E(3).

J. Prohibited uses.

- (1) Chain stores servicing the general public, supermarkets, department stores, discount stores or motor vehicle fueling stations are not permitted.
- (2) Clubs and lounges.