

SITE



Full Access



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AVAILABLE
SEEKING LONG-TERM GROUND LEASE
194 Lincoln Hwy, Fairless Hills, PA 19030

Presented By:
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Executive Summary

Property Information

ASKING RENT	Inquire with Broker
LOCATION	Fairless Hills, Bucks County
MUNICIPALITY	Falls Township
ZONING	HC - Highway Commercial
LOT SIZE	2.45 Acres
TRAFFIC COUNT	Lincoln Hwy - 15,575 ADT
UTILITIES	Public
APN	13-005-237-001
2026 Taxes	\$19,426.18

Property Highlights

- Tremendous access & visibility at a full-ingress/egress traffic light
- Located on 2.45-acre Highway Commercial-zoned site in Falls Township
- Visibility to 15,575 vehicles per day
- Large commercial lot with various uses zoned and approved
- Served by public utilities
- Strong automotive co-tenancy nearby

NEIGHBORING TENANTS



Property Photos



Aerial Overview



Aerial Source: Google Earth Pro & Traffic Count Source: Regis ('24)

Site Overview





Location Aerial



Zoning Overview

Zoning: HC - Highway Commercial

§ 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 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.

B. Principal permitted uses.

- (1) Convenience shop, including grocery store, drugstore, gift shop, hardware store, and clothing store.
- (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 office, including medical, dental, realty, insurance, law offices, accounting services and governmental services.
- (4) Barber shop and beauty shop.
- (5) Library.
- (6) Day-care center.
- (7) Restaurant, bar, club or lounge.
- (8) Garden center.
- (9) Bank, including accessory drive-through facility.
- (10) Theater.
- (11) Newspaper publishing or printing establishment.
- (12) Hospital.
- (13) Retail sale of furniture, furnishings and appliances.
- (14) 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.
- (15) Fitness center, gymnasium.
- (16) Nursing home or convalescent home.
- (17) Assisted living facility.
- (18) Sober living environment, provided that the minimum off-street parking

required in § 209-42 is provided..

- (19) Rooming house or boarding house.
- (20) Brewery, microbrewery, micro-winery, distillery, brew pub.
- (6) Medical marijuana dispensary, subject to the specific criteria listed below.
 - (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 object, 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-thru services shall be permitted. The use cannot be advertised on radio or television.
 - (e) A medical marijuana dispensary shall be limited to the 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.

Zoning Overview

Zoning: HC - Highway Commercial

(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. Conditional uses permitted.

- (1) Hotel or motel.
- (2) Motor vehicle repair garage.
- (3) Car wash.
- (4) Restaurant with a drive-in or walk-up.
- (5) Sales of new and used vehicles, including automobiles, trucks, boats, motorcycles and recreational vehicles, except as specified above in **§ 209-23B(14)**.
- (6) Motor vehicle fueling station.
- (7) (Reserved)³.
- (8) Amusement center where the total area of machines for amusement, entertainment and/ or the rendition of music occupies more than 20% of the net floor area, otherwise subject to the standards set forth in **§ 209-50.1**.
- (9) Sale of fireworks, subject to Pennsylvania Act 43 of 2017.⁴facility for the purposes of entertainment by recreation or organized sport-related events or activities in which members of the public themselves participate.

E. Accessory buildings, structures and 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) Parking garages.
- (6) Vending machines.
- (7) Machines for amusement, entertainment and/or the rendition of music, provided that they comply with the standards set forth in **§ 209-50.1**.

(8) Accessory drive-through facility. A drive-through facility is any vehicle-related commercial facility where a service is provided, or goods, food, or beverages are sold to the operator of or passengers in a vehicle without the necessity of the operator or passengers disembarking from the vehicle. Any facility which proposes a drive-through or drive-up window as an accessory facility to a retail, service, financial, restaurant, or other use where customers are served in their vehicles shall be permitted only by conditional use and shall be subject to the following standards:

(a) General Standards

- [1] The drive-through facility shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts. A bypass lane/escape lane shall be provided for all drive-through facilities.
- [2] To minimize the impact of drive-through facilities located adjacent to residential uses, hours of operation shall be set as a condition of approval of the use.
- [3] Frontage requirements. Minimum lot frontage on at least one street shall be 150 feet for all principal uses with accessory drive-through facilities to ensure adequate room for access drives.
- [4] Frontage requirements. Minimum lot frontage on at least one street shall be 150 feet for all principal uses with accessory drive-through facilities to ensure adequate room for access drives.

(b) Stacking distance

- [1] A stacking area, separated from other traffic circulation on the site, shall be provided for vehicles waiting for service in the drive-through lane.
- [2] The stacking distance shall be as follows:

Use	Minimum Number Vehicles	Lane Length
Eating Place	6	132
Bank	6	132
Car Wash	10	220
Dry Cleaner	2	44
Pharmacy	7	154
Other Uses	6	132

Zoning Overview

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(9) Outdoor dining, when accessory to a permitted bar, restaurant, club or lounge.
[Added 8-16-2021 by Ord. No. 2021-12]

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. Area and yard requirements. See Table 4.⁵

H. General requirements.

(1) Any principal building may contain more than one principal permitted use and/or organization. Any lot may contain more than one permitted building, provided that each principal building 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.

[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.⁶

(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.

(e) All deteriorating signs within the parking area and within 50 feet of all street right-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**.

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

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

3. Former Subsection D(7), regarding outdoor dining areas, was repealed 8-16-2021 by Ord. No. 2021-12.

4. Editor's Note: See 72 P.S. § 9401 et seq.

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

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

Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

194 Lincoln Hwy, Fairless Hills, PA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2025 Estimated Population	8,689	91,201	203,073
	2030 Projected Population	8,631	89,974	199,650
	2020 Census Population	7,491	92,013	202,444
	2010 Census Population	7,168	89,905	197,513
	Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-0.3%
	Historical Annual Growth 2010 to 2020	0.5%	0.2%	0.2%
	2025 Median Age	43.1	42.9	42.2
Households	2025 Estimated Households	3,684	34,623	78,762
	2030 Projected Households	3,754	35,071	79,375
	2020 Census Households	3,091	34,051	76,949
	2010 Census Households	2,913	32,790	74,292
	Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.2%
	Historical Annual Growth 2010 to 2025	1.8%	0.4%	0.4%
Race & Ethnicity	2025 Estimated White	77.8%	81.6%	78.8%
	2025 Estimated Black or African American	6.5%	5.5%	7.8%
	2025 Estimated Asian or Pacific Islander	8.5%	6.3%	6.3%
	2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
	2025 Estimated Other Races	1.9%	1.8%	2.0%
	2025 Estimated Hispanic	7.1%	6.6%	7.1%
Income	2025 Estimated Average Household Income	\$114,486	\$144,960	\$147,784
	2025 Estimated Median Household Income	\$91,178	\$115,124	\$116,647
	2025 Estimated Per Capita Income	\$48,562	\$55,179	\$57,442
Education (Age 25+)	2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.0%
	2025 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.1%	3.5%
	2025 Estimated High School Graduate	39.9%	32.7%	30.1%
	2025 Estimated Some College	19.1%	15.4%	15.2%
	2025 Estimated Associates Degree Only	7.8%	8.5%	8.5%
	2025 Estimated Bachelors Degree Only	14.4%	23.0%	24.0%
	2025 Estimated Graduate Degree	12.9%	15.5%	16.8%
Business	2025 Estimated Total Businesses	881	3,486	8,165
	2025 Estimated Total Employees	10,361	36,655	81,797
	2025 Estimated Employee Population per Business	11.8	9.7	10.0
	2025 Estimated Residential Population per Business	9.9	26.2	24.9

Confidentiality & Disclaimer

194 Lincoln Hwy, Fairless Hills, PA 19030

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The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE is licensed in PA, NJ, & DE.

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