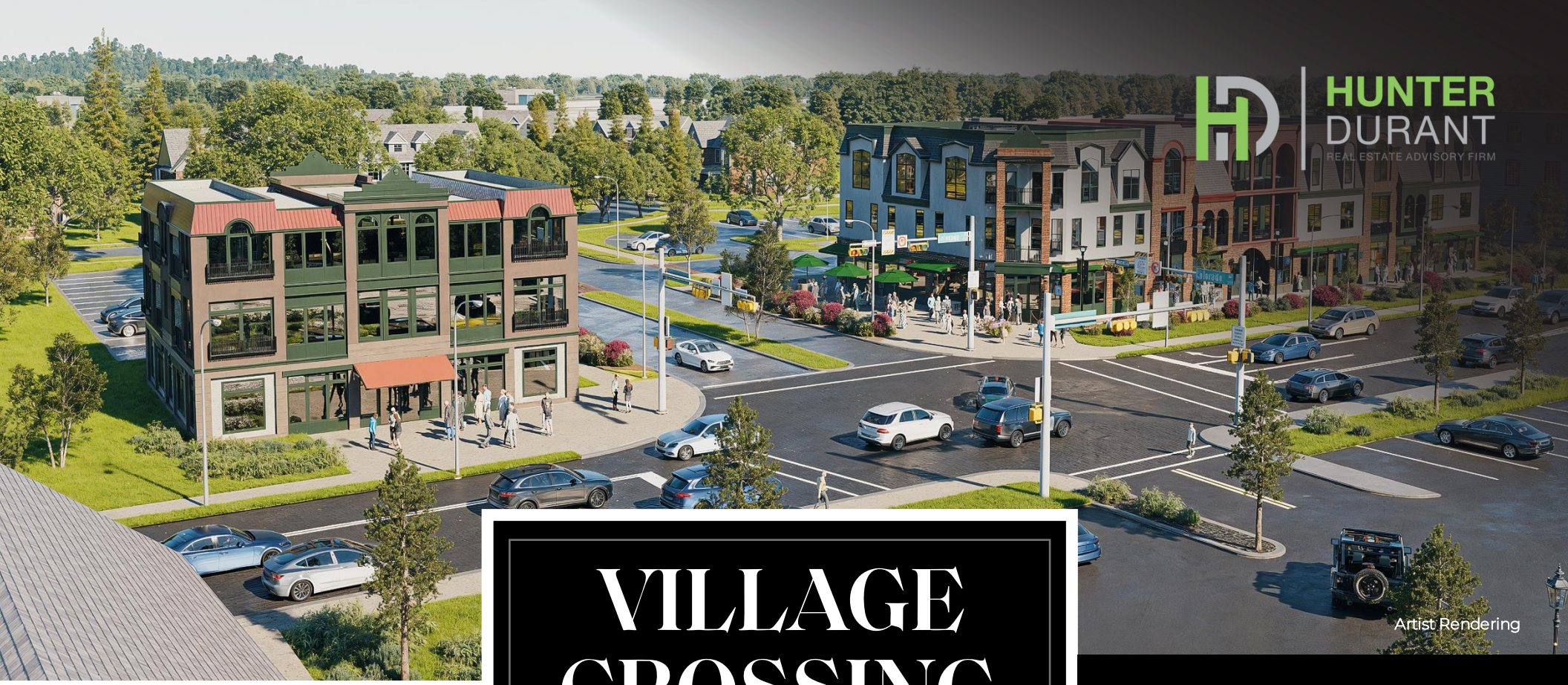


Artist Rendering

VILLAGE CROSSING

5861 York Rd, Lahaska, Pa

For Lease 1,200 – 11,702 SF
Retail & Restaurant Space

2 Story Residential + Ground Floor Retail
Artist Rendering

VILLAGE CROSSING

Village Crossing is an extension of the local community retail and housing that has led to one of the most successful destination retail and housing locations in the country. The new development property will feature 18 new construction single family homes, 18 new condominiums to pair with 16,420 Square Feet of new ground floor retail space fronting heavily trafficked York Road, and the redevelopment of a historic 4-unit condominium building. The retail and residential offerings will be catered to the high-end clientele with high demand in the local area.

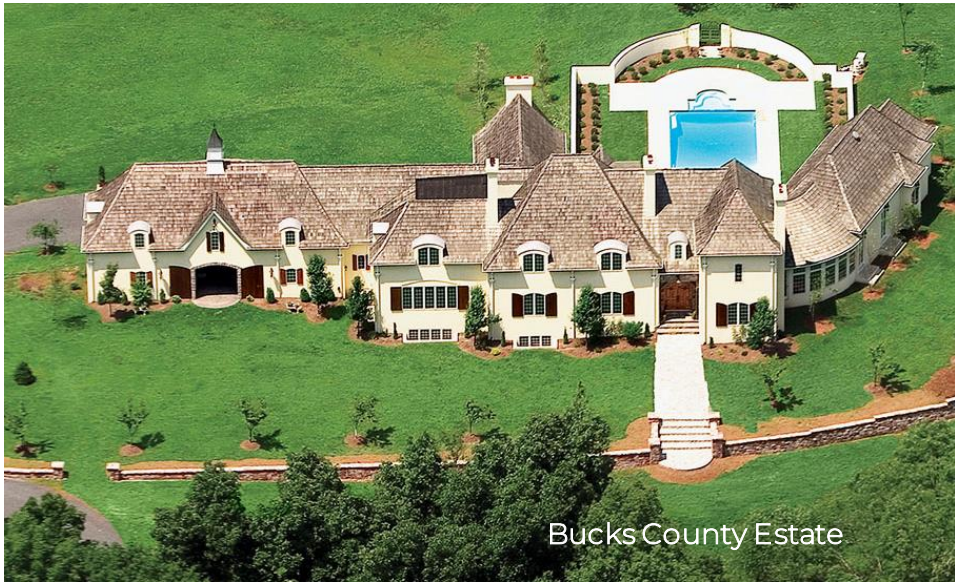
The Location in eastern Bucks County will feature an infill redevelopment adjacent to one of the most successful retail destinations in the region, Peddler's Village. While retailers typically pull from a small radius, the adjacent attractions pull in more than 2 million visitors per year, making the area uniquely attractive to retailers. Housing demand continues to increase as it grows alongside neighboring communities of New Hope and Newtown Bucks County.

THE AREA

Located halfway between Philadelphia and New York while also nearby to the New Jersey Border, a portion of Eastern Bucks County Pennsylvania has quickly become an affluent area with under the radar wealth. Quietly a growing group of the ultra-wealthy and famous are flocking to this portion of Bucks County as an under the radar alternative to Aspen, Palm Beach and the Hamptons. The relative anonymity of the area's cafes, bookstores, vintage stores, and antique shops have hidden the presence of major names such as Bradley Cooper and the Hadid's. Its quaint environment seems to allow celebrity sighting of Leonardo DiCaprio, the Biebers, and others to go virtually unnoticed.

Despite this, the towns have become a victim of their own success as a real estate boom is occurring. Home prices have skyrocketed alongside demand. Local tourism mirrors the real estate boom. On any given weekend, masses of visitors wander into local shops and galleries, and pack restaurants in the towns' commercial districts. Since 2020, three new luxury hotels have come on to the scene and another was extensively remodeled, with suites going for $400 to $1,000 a night, and investors have purchased downtown properties and transformed them into high-end short-term rentals.

River House at Odette



Bucks County Estate

Notable Demographics

	2 Mi	5 Mi
Avg HH Income:	$183,043	$175,671

Peddler's Village

- Welcomes 2 Mil+ Visitors Annually
- 63 Specialty Shops
- 6 Restaurants
- 114,000 Square Feet Village Style Retail Space

VILLAGE CROSSING

Artist Rendering

The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

SITE PLAN

202
UNIVEST
BANKING | INSURANCE | INVESTMENTS
Peddler's Village
Push Button Crosswalk
Lower York Road
Available Retail
3,140SF
Available Retail
1,200 – 11,702SF
18 New Single Family Homes
ROAD 'B'
ROAD 'B'
ALLEY
UNDERGROUND STORMWATER BED
Artist Rendering

SITE PLAN

MACRO

18 New Neighborhood Homes
Artist Rendering

ON-SITE RESIDENTIAL

- 40 Total New Units
- 18 New Single Family Homes
- 18 New Luxury Residential Condominiums
- 4 Newly Redeveloped Condominiums

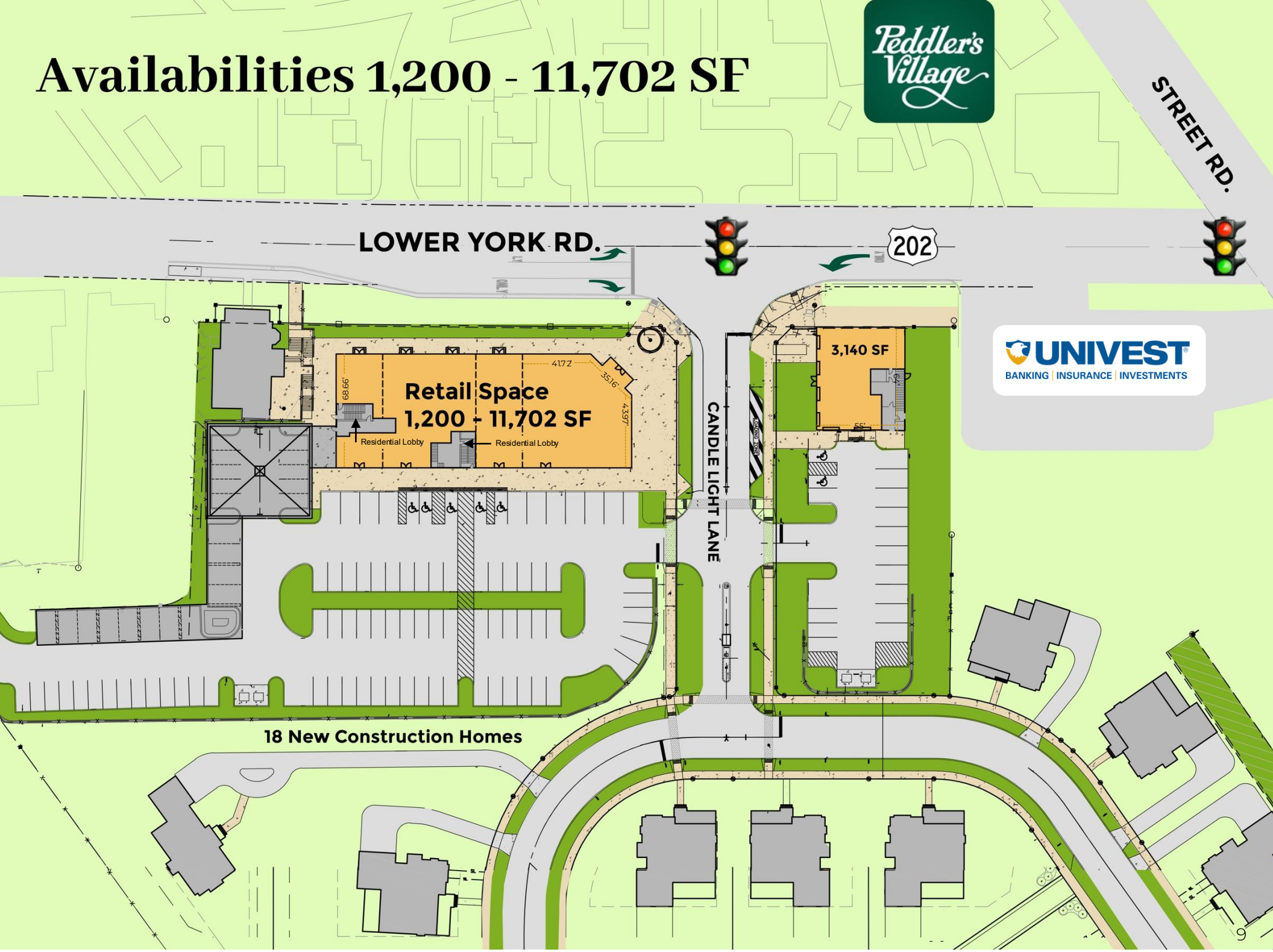
Artist Rendering

Building 1 of 2 with total 18 Luxury Condominiums
Above Ground Floor Retail

Artist Rendering

The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

Availabilities 1,200 - 11,702 SF



The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

VILLAGE CROSSING

AUSTIN WOLFINGTON
610-222-5500 x 2
awolfington@hunterdurant.com

JACK MILES
610-425-0339
jmiles@hunterdurant.com

HUNTER DURANT
REAL ESTATE ADVISORY FIRM

www.HunterDurant.com