

BARNABY'S PLAZA

739 & 807 N EASTON RD | DOYLESTOWN, PA



100% OCCUPIED NEIGHBORHOOD CENTER | ACROSS FROM GIANT GROCERY (TOP 28%) | AFFLUENT SUBMARKET

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

LEAD AGENT CONTACT



SCOTT WOODARD

FIRST VICE PRESIDENT INVESTMENTS

(215) 531-7058

scott.woodard@marcusmillichap.com

License No. RS329242 (PA)



DERRICK DOUGHERTY

SENIOR VICE PRESIDENT INVESTMENTS

(215) 531-7026

derrick.dougherty@marcusmillichap.com

License No. RS305854 (PA)

FINANCING CONTACT



STEPHEN FILIPPO

MANAGING DIRECTOR - CAPITAL MARKETS

(212) 430-5288

stephen.filippo@marcusmillichap.com

License No. 10401269437 (NY)

CROSS KEYS PLACE | 3M+ Annual Visits

AUBUCHON
HARDWARE

CVS

HomeGoods

Marshalls

GIANT

Placer.ai National Rank
Top 28%



Volkswagen



SHERWIN
WILLIAMS

P.J. WHELIHAN'S

Placer.ai National Rank
Top 20%

Restore
DISPENSARIES

TeaVa Ro

Perkins

Placer.ai National Rank
Top 37%

The Larder

Cafe & Flour

N Easton Rd (11,462 VPD)



BARNABY'S PLAZA

Barnaby's Plaza

Max's

Cozmo Pro

NovaCare

reliacare

Bella Paccia

Great Wall

DOYLESTOWN CENTER | 3M+ Annual Visits

Placer.ai Top Performers (Nationwide)



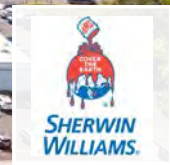
MERCER SQUARE | 888K+ Annual Visits



DOYLESTOWN AIRPORT

72K Annual Flights

BARNABY'S PLAZA



N Easton Rd (11,462 YPD)

BARNABY'S PLAZA

\$6,489,131
LIST PRICE

7.00%
CAP RATE

\$454,239
NET OPERATING INCOME



739 & 807 N EASTON RD, DOYLESTOWN, PA

PROPERTY SPECIFICATIONS

Gross Leasable Area (GLA)	28,049 SF	Year Built	1960
Occupancy	100.0%	Parking Spaces	100 Spaces
Number of Occupied Spaces	Twelve (12)	Parking Ratio (Spaces/1,000 SF)	3.57
WALT	2.9 Years	Zoning	C2
Lot Size	4.03 Acres	N Easton Road	11,462 VPD

INVESTMENT HIGHLIGHTS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

STRONG REAL ESTATE FUNDAMENTALS

- ±4.0-acre parcel with excellent visibility and access, featuring ±28,000 SF of leasable area and 100 parking spaces.

RECENT CAPITAL UPGRADES

- ±\$200K invested in improvements, including roofs, parking lot restriping, landscaping, and new HVAC systems.

FULLY OCCUPIED RETAIL CENTER

- 100% leased across 12 units, all under NNN leases, minimizing landlord responsibilities.

BUILT-IN RENT GROWTH

- 10 tenants scheduled for rent increases in 2026, ensuring near-term NOI growth.

STRONG TENANT DEMAND

- Recent leasing and renewals including Salon C'est Belle, Ebike Superstores, The Flight for Tomorrow (2nd unit), Relax Float Spa, Top Nail, Bella Faccia, and China Bistro.

ANCHOR RETAIL POSITIONING

- Directly across from Giant Grocery (1.2M+ annual visitors; top 28% nationally).

SURROUNDED BY NATIONAL RETAILERS

- Nearby Target (800K+ visits), Wawa (946K+ visits; top 4% nationally), Weis Markets (356K+ visits), and ACME (580K+ visits).

DOYLESTOWN AIRPORT PROXIMITY

- Adjacent to Doylestown Airport, which records ±72,000 flights annually, driving consistent traffic in the immediate area.

AFFLUENT DEMOGRAPHICS

- Over 70,000 residents within 5 miles with average household income exceeding \$150,000.

STRONG EDUCATION HUB

- Surrounded by 7 schools, including Central Bucks West High School (1,500+ students) and Groveland Elementary (885 students).

AREA DEVELOPMENT MOMENTUM

- Cornerstone Tracy (\$77M luxury mixed-use) and Barn Plaza Redevelopment (Whole Foods, Barnes & Noble, Chipotle, First Watch).



TENANT SUMMARY

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

TENANT NAME	SQUARE FOOTAGE	% OF GROSS INCOME	LEASE EXP DATE	REMAINING LEASE TERM
 FIGHT FOR TOMORROW MARTIAL ARTS ACADEMY	5,700 SF	17.1%	May-2030	4.7 Years
 iVyrehab for Kids	4,198 SF	15.5%	Jun-2028	2.8 Years
 NovaCare REHABILITATION	3,030 SF	13.3%	Dec-2027	2.3 Years
 FL Relax: AT SPA	1,970 SF	9.4%	Mar-2028	2.5 Years
 Max's ELECTRIC BIKES	2,660 SF	8.5%	Aug-2029	4.0 Years
KIDS FIRST Swim Schools	3,294 SF	8.4%	Jun-2026	0.8 Years
COSMOPROF WORLDWIDE BOLOGNA	2,424 SF	6.9%	Oct-2026	1.1 Years
Great Wall Chinese Restaurant	1,293 SF	5.7%	Nov-2030	5.2 Years
 salon c'est belle	1,400 SF	5.6%	Apr-2028	2.6 Years
TOP NAILS	1,040 SF	5.2%	Jul-2027	1.9 Years
 BELLA FACCIA PMU	1,040 SF	4.3%	Feb-2028	2.4 Years
28,049 SF		100.0%		



RENT ROLL

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date	End Date	Term	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
100	Relax: Float Spa	Day Spa	1,970	7.0%	Apr-2025	Mar-2028		Current	\$24.50	\$4,022	\$48,265	-	1, 3-Year	NNN
								Apr-2026	\$25.00	\$4,104	\$49,250	2.0%		
								Apr-2027	\$25.50	\$4,186	\$50,235	2.0%		
101	Salon C'est Belle	Hair Salon	1,400	5.0%	Nov-2007	Apr-2029		Current	\$20.00	\$2,333	\$28,000	-	1, 5-Year	NNN
								May-2026	\$20.50	\$2,392	\$28,700	2.5%		
								May-2027	\$21.00	\$2,450	\$29,400	2.4%		
102	Bella Faccia Permanent Makeup	Makeup Clinic	1,040	3.7%	Feb-2022	Feb-2028		Current	\$20.50	\$1,777	\$21,320	-	-	NNN
								Feb-2026	\$21.00	\$1,820	\$21,840	2.4%		
								Feb-2027	\$21.50	\$1,863	\$22,360	2.4%		
103	Top Nail	Nail Salon	1,040	3.7%	Aug-2024	Jul-2027		Current	\$25.95	\$2,249	\$26,988	-	1, 3-Year	NNN
								Aug-2026	\$26.45	\$2,292	\$27,508	1.9%		
104	Nova Care	Physical Therapy	3,030	10.8%	Jul-2000	Dec-2027		Current	\$22.00	\$5,555	\$66,660	-	3, 3-Year	NNN
								Jan-2026	\$22.50	\$5,681	\$68,175	2.3%		
								Jan-2027	\$23.00	\$5,808	\$69,690	2.2%		
107	China Bistro	Chinese Restaurant	1,293	4.6%	Dec-2015	Nov-2030		Current	\$21.83	\$2,352	\$28,227	-	1, 5-Year	NNN
								Dec-2025	\$22.50	\$2,424	\$29,093	3.1%		
								Dec-2026	\$23.18	\$2,498	\$29,972	3.0%		
								Dec-2027	\$23.87	\$2,572	\$30,864	3.0%		
								Dec-2028	\$24.57	\$2,647	\$31,769	2.9%		
								Dec-2029	\$25.28	\$2,724	\$32,687	2.9%		
108	CosmoProf	Beauty Supply Store	2,424	8.6%	Mar-2013	Oct-2026		Current	\$15.40	\$3,111	\$37,330	-	None	NNN
								Nov-2025	\$15.86	\$3,204	\$38,445	3.0%		
109	eBike Superstores	Bicycle Shop	2,660	9.5%	May-2024	Aug-2029		Current	\$15.00	\$3,325	\$39,900	-	-	NNN
								May-2026	\$15.50	\$3,436	\$41,230	3.3%		
								May-2027	\$16.00	\$3,547	\$42,560	3.2%		
								May-2028	\$16.50	\$3,658	\$43,890	3.1%		
								(4 months) May-2029	\$17.00	\$3,768	\$45,220	3.0%		
200	The Fight for Tomorrow	Martial Arts School	3,500	12.5%	Dec-2024	May-2030		Current	\$13.50	\$3,938	\$47,250	-	1, 5-Year	NNN
								Dec-2025	\$14.00	\$4,083	\$49,000	3.7%		
								Dec-2026	\$14.50	\$4,229	\$50,750	3.6%		
								Dec-2027	\$15.00	\$4,375	\$52,500	3.4%		
								Dec-2028	\$15.50	\$4,521	\$54,250	3.3%		
								Dec-2029	\$16.00	\$4,667	\$56,000	3.2%		

RENT ROLL

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
201	The Fight for Tomorrow (2)	Martial Arts School	2,200	7.8%	Oct-2025	May-2030	Current	\$14.00	\$2,567	\$30,800	-	1, 5-Year	NNN
							Oct-2026	\$14.50	\$2,658	\$31,900	3.6%		
							Oct-2027	\$15.00	\$2,750	\$33,000	3.4%		
							Oct-2028	\$15.50	\$2,842	\$34,100	3.3%		
							Oct-2029	\$16.00	\$2,933	\$35,200	3.2%		
202	Ivy Rehab (Theraplay)	Pediatric Occupational Therapy	4,198	15.0%	Jul-2017	Jun-2028	Current	\$18.00	\$6,297	\$75,564	-	2, 5-Year	NNN
							Jul-2026	\$18.50	\$6,472	\$77,663	2.8%		
							Jul-2027	\$19.00	\$6,647	\$79,762	2.7%		
BWH	Kids Swimming School	Kids Swim School	3,294	11.7%	Mar-2020	Jun-2026	Current	\$11.24	\$3,085	\$37,018	-	1, 2-Year	NNN
Total Square Footage			28,049	100%	Current Annual Rent: \$487,321								

* **NovaCare Early Termination:** Tenant has the right to terminate the Lease at any time with 120 days notice

* **Ivyrehab:** Reach out to listing agent to further discuss tenant rent abatement.



RENT SCHEDULE

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Date of Analysis: 1/1/2026

2026

Tenant Name	January	February	March	April	May	June	July	August	September	October	November	December	Total
Relax: Float Spa	\$4,022	\$4,022	\$4,022	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$49,004
Salon C'est Belle	\$2,333	\$2,333	\$2,333	\$2,333	\$2,392	\$2,392	\$2,392	\$2,392	\$2,392	\$2,392	\$2,392	\$2,392	\$28,467
Bella Faccia Permanent Makeup	\$1,777	\$1,777	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$21,753
Top Nail	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,292	\$2,292	\$2,292	\$2,292	\$2,292	\$27,205
Nova Care	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$5,681	\$68,175
China Bistro	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$2,498	\$29,166
CosmoProf	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	\$3,204	-	-	\$32,037
eBike Superstores	\$3,325	\$3,325	\$3,325	\$3,325	\$3,436	\$3,436	\$3,436	\$3,436	\$3,436	\$3,436	\$3,436	\$3,436	\$40,787
The Fight for Tomorrow	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,229	\$49,146
The Fight for Tomorrow (2)	\$2,567	\$2,567	\$2,567	\$2,567	\$2,567	\$2,567	\$2,567	\$2,567	\$2,567	\$2,658	\$2,658	\$2,658	\$31,075
Ivy Rehab (Theraplay)	\$6,297	\$6,297	\$6,297	\$6,297	\$6,297	\$6,297	\$6,472	\$6,472	\$6,472	\$6,472	\$6,472	\$6,472	\$76,614
Kids Swimming School	\$3,085	\$3,085	\$3,085	\$3,085	\$3,085	\$3,085	\$3,147	\$3,147	\$3,147	\$3,147	\$3,147	\$3,147	\$37,388

\$490,815



EXPIRATION SCHEDULE

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Suite	Tenant Name	SF	GLA %	Start Date	2024	2025	2026	2027	2028 & Beyond
BWH	Kids Swimming School	3,294 SF	11.7%	Mar-2020			2026		
108	CosmoProf	2,424 SF	8.6%	-			2026		
103	Top Nail	1,040 SF	3.7%	Aug-2024				2027	
104	Nova Care	3,030 SF	10.8%	Jul-2000				2027	
102	Bella Faccia Permanent Makeup	1,040 SF	3.7%	Feb-2022					2028
100	Relax: Float Spa	1,970 SF	7.0%	Apr-2025					2028
202	Ivy Rehab (Theraplay)	4,198 SF	15.0%	-					2028
101	Salon C'est Belle	1,400 SF	5.0%	May-2023					2028
109	eBike Superstores	2,660 SF	9.5%	May-2024					2029
201	The Fight for Tomorrow (2)	2,200 SF	7.8%	Oct-2025					2030
200	The Fight for Tomorrow	3,500 SF	12.5%	Dec-2024					2030
107	China Bistro	1,293 SF	4.6%	Dec-2015					2030

Total Square Footage: 28,049 SF 100%



REIMBURSEMENT RENT

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Unit	Tenant	SF	PRS	Lease Type	Reimbursements				Total
					Taxes	Insurance	CAM	Admin Fee	
100	Relax: Float Spa	1,970 SF	7.0%	NNN	\$3,698	\$608	\$3,278	\$583	\$8,167
101	Salon C'est Belle	1,400 SF	5.0%	NNN	\$2,628	\$432	\$2,330	\$414	\$5,804
102	Bella Faccia Permanent Makeup	1,040 SF	3.7%	NNN	\$1,952	\$321	\$1,731	\$308	\$4,311
103	Top Nail	1,040 SF	3.7%	NNN	\$1,952	\$321	\$1,731	\$308	\$4,311
104	Nova Care	3,030 SF	10.8%	NNN	\$5,688	\$935	\$5,042	\$896	\$12,561
107	China Bistro	1,293 SF	4.6%	NNN	\$2,427	\$399	\$2,152	\$383	\$5,360
108	CosmoProf	2,424 SF	8.6%	NNN	\$4,550	\$748	\$4,034	\$717	\$10,049
109	eBike Superstores	2,660 SF	9.5%	NNN	\$4,993	\$820	\$4,426	\$787	\$11,027
200	The Fight for Tomorrow	3,500 SF	12.5%	NNN	\$6,570	\$1,079	\$5,824	\$1,036	\$14,509
201	The Fight for Tomorrow (2)	2,200 SF	7.8%	NNN	\$4,130	\$679	\$3,661	\$651	\$9,120
202	Ivy Rehab (Theraplay)	4,198 SF	15.0%	NNN	\$7,880	\$1,295	\$6,986	\$1,242	\$17,403
BWH	Kids Swimming School	3,294 SF	11.7%	NNN	\$6,183	\$1,016	\$5,481	\$975	\$13,655
Total Square Footage		28,049 SF	100%		\$52,653	\$8,651	\$46,675	\$8,299	\$116,278
				Underwritten Expenses:	\$52,653	\$8,651	\$46,675	-	\$107,979

* Admin Fee: NNN Tenants reimburse an admin fee equal to 15% of their insurance and CAM reimbursement



INCOME & EXPENSES

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

INCOME		\$/SF
Base Rent ⁽¹⁾	\$490,815	\$17.50
Reimbursement Rent		
Real Estate Tax	\$52,653	
Insurance	\$8,651	
CAM	\$46,675	
Admin Fee	\$8,299	
Total Reimbursement Rent	\$116,278	\$4.15
Potential Gross Income	\$607,093	\$21.64
Vacancy Factor (5.0%)	(\$24,541)	
Effective Gross Income	\$582,553	\$20.77
EXPENSES ⁽²⁾		
Real Estate Taxes ⁽³⁾	\$52,653	\$1.88
Insurance ⁽⁴⁾	\$8,651	\$0.31
Common Area Maintenance ⁽⁵⁾		
Repairs & Maintenance	\$288	
Repairs & Maintenance - Other	\$1,778	
Sewer Pump Repairs & Maintenance	\$605	
Parking Lot Repairs	\$1,300	
Parking Lot Lighting	\$1,172	
Snow Removal	\$3,183	
Landscaping	\$10,549	
Trash Removal	\$586	
Fire & Sprinkler	\$1,097	
Sanitary Lines	\$4,883	
Pest Control	\$77	
Utilities - Meter Reader Expense	\$1,775	
Electricity	\$8,353	
Water	\$82	
Sewer	\$10,948	
Total CAM	\$46,675	\$1.66
Management Fee (3.0%) ⁽⁶⁾	\$14,724	\$0.52
Replacement Reserves (\$0.20) ⁽⁷⁾	\$5,610	\$0.20
Total Expenses	\$128,313	\$4.57
Net Operating Income	\$454,239	

UNDERWRITING NOTES:

- (1) **Base Rent:** Reflective of 2026 rental schedule
- (2) **Expenses:** Based off of historical averages of the center's expenses
- (3) **Taxes:** Reflective of public record
- (4) **Insurance:** Reflective of current insurance policy. Landlord recently shopped a reduced rate
- (5) **CAM:** Reflective of 2023-2024 averages
- (6) **Management Fee:** Reflective of 3% of base rent
- (7) **Replacement Reserves:** Reflective of \$0.20/SF
- (8) **Tenant Utilities:** Landlord receives water and sewer bills and bills the Tenants.



FINANCING INFORMATION:

FINANCING CONTACT

Stephen Filippo

Managing Director - Capital Markets
Stephen.Filippo@marcusmillichap.com
Direct: (212) 430-5288

LOAN TERMS

LTV	65%
Interest Rate	6.75%
Amortization	25 Years
Term	5 Years

LEASING AND RENEWAL ACTIVITY

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Suite #	Tenant Name	SF	GLA %	Previous Term		New Term					Notes/Concessions
				End Date	Previous Rent	End Date	Term	Rent/SF	Starting Rent	% Increase	
100	Relax: Float Spa	1,970 SF	7.0%	Mar-2025	\$47,777	Mar-2028	3 Years	\$24.50	\$48,265	1.0%	New Lease drafted during term. Same Tenant.
101	Salon C'est Belle	1,400 SF	5.0%	Apr-2023	\$24,500	Apr-2028	5 Years	\$19.00	\$26,600	-	New Lease drafted for the new operator. Same Tenant.
102	Bella Faccia Permanent Makeup	1,040 SF	3.7%	Feb-2025	\$20,800	Feb-2028	3 Years	\$20.50	\$21,320	2.5%	3 year extension
103	Top Nail	1,040 SF	3.7%	-	-	Jul-2027	3 Years	\$25.42	\$26,437	-	New Lease, previously another nail salon
104	Nova Care	3,030 SF	10.8%	Dec-2022	\$66,660	Dec-2027	5 Years	\$21.00	\$63,630	-	Exercised Option
107	China Bistro	1,293 SF	4.6%	Nov-2025	\$28,227	Nov-2030	5 Years	\$22.50	\$29,093	3.1%	Exercised Option as a part of Tenant Assignment
108	CosmoProf	2,424 SF	8.6%	Oct-2023	-	Oct-2026	3 Years	\$15.40	\$37,330	-	3 year extension
109	eBike Superstores	2,660 SF	9.5%	-	-	Aug-2029	5 Years	\$14.00	\$37,240	-	New Lease, previously a children's learning center
200	The Fight for Tomorrow	3,500 SF	12.5%	-	-	May-2030	5 Years	\$13.50	\$47,250	-	New Lease, previously Apple Store
201	The Fight for Tomorrow (2)	2,200 SF	7.8%	-	-	May-2030	5 Years	\$14.00	\$30,800	-	New Lease. previously personal trainer
202	Ivy Rehab (Theraplay)	4,198 SF	15.0%	Jun-2023	\$69,267	Jun-2028	5 Years	\$16.50	\$69,267	-	New Lease drafted for Ivy Rehab after their purchase of Theraplay
BWH	Kids Swimming School	3,294 SF	11.7%	Jun-2023	\$34,883	Jun-2026	3 years	\$10.80	\$35,582	2.0%	Exercised Option. Annual Increases. Tenant recently took on an additional 500 SF of basement space

SITE OVERVIEW

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Suite	Tenant Name	SF	GLA %
100	Relax: Float Spa	1,970 SF	9.4%
101	Salon C'est Belle	1,400 SF	5.6%
102	Bella Faccia Permanent Makeup	1,040 SF	4.3%
103	Top Nail	1,040 SF	5.2%
104	Nova Care	3,030 SF	13.3%
107	China Bistro	1,293 SF	5.7%
108	CosmoProf	2,424 SF	6.9%
109	eBike Superstores	2,660 SF	8.5%
200	The Fight for Tomorrow	3,500 SF	10.5%
201	The Fight for Tomorrow (2)	2,200 SF	6.6%
202	Ivy Rehab (Theraplay)	4,198 SF	15.5%
BWH	Kids Swimming School	3,294 SF	8.4%



N Easton Rd (11,462 VPD)



PROPERTY DETAILS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

SITE DESCRIPTION

Gross Leasable Area	28,049 SF
Year Built	1960
Parking Ratio	3.57
Topography	Flat
Zoning	C2

PARCELS

Number of Tax Parcels	1
Parcel Number(s)	34-023-006

UTILITIES

Plumbing Water Supply	Township
Electric	PECO
Sewer / Septic	Township
Trash	Tenants billed directly
Gas	Tenants billed directly

*Water & Sewer are billed to the Landlord, Landlord uses third party to separately meter and bill tenant's their PRS on a monthly basis.

ROOF

Age of Roof - Building 1	Building 1 (807) - New roof in 2020/2021
Age of Roof - Building 2	Building 2 (739)- Good shape – Updated maintenance – Capped & Repaired in 2020/2021

HVAC

HVAC Units	Theraplay/Ivy Rehab: New unit in Spring 2025 Fight for tomorrow: 3 total units: 1 new unit from 2024 Rest of the HVAC units are around 10-15 years old
------------	--

PARKING LOT

Parking Lot	Repaved roughly 6-7 years old, currently in good condition
-------------	--

ACCESS

The Site features 1 point of ingress and egress along North Easton Road.



TENANT DETAILS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM

Tenant Name	Description	# of Locations
 NovaCare® REHABILITATION	National network of outpatient physical therapy and rehab clinics. Offers physical therapy, occupational therapy, sports medicine, orthopedics, and injury recovery.	1,900
 COSMOPROF WORLDWIDE BOLOGNA	Distributor of professional salon products (hair, nail, skincare, equipment) for licensed beauty professionals. Operates more than 1,200 retail stores in the U.S.	1,200
 Ivyrehab for Kids	Pediatric therapy provider offering physical, occupational, speech, and feeding therapy. Part of Ivy Rehab Network with over 600 clinics nationwide.	600
 Max's ELECTRIC BIKES	Retailer specializing in e-bikes, accessories, and repairs. Carries a variety of brands and models for commuters, recreation, and adventure riders.	3
 FL <i>relax:</i> AT SPA	Wellness spa in Doylestown offering float therapy (sensory deprivation tanks), infrared sauna, contrast therapy, Reiki healing, massages, and recovery services. Provides relaxation suites, memberships, and gift packages.	1
 salon <i>c'est</i> belle	Full-service salon in Doylestown offering haircuts, color, styling, extensions, waxing, and bridal services. Focused on modern hair design and beauty care.	1
 BELLA FACCIA	Specializes in cosmetic tattooing including microblading, powder brows, eyeliner, and lip blushing. Provides consultations and corrective permanent makeup services.	1
TOP NAILS	Local nail salon offering manicures, pedicures, gel nails, acrylics, waxing, and spa services. Known for personal service and a wide range of nail designs.	1
 Great Wall Chinese Restaurant	Family-run Chinese restaurant (formerly "Great Wall"). Offers a wide selection of Chinese dishes for dine-in, takeout, and delivery.	1
 FIGHT FOR TOMORROW MARTIAL ARTS ACADEMY	Martial arts academy offering Brazilian jiu-jitsu, wrestling, striking, boxing, kickboxing, and MMA. Incorporates Stoicism and Bushidō philosophy into youth and adult programs.	1
 KIDS FIRST Swim Schools	Private swimming school offering year-round personalized lessons for children and adults. Programs include adaptive aquatics, competitive stroke technique, and pool rentals.	1

LEASE ABSTRACTS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM



TENANT:	RELAX FLOAT SPA	SALON C'EST BELLE
Security Deposit	\$8,044.16	\$3,391.00
Estoppel/SNDA	10 Days	10 Days
Taxes	Tenant shall pay its PRS of Taxes	Tenant shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of insurance as Operating Costs	Tenant shall pay its PRS of insurance as Operating Costs
CAM	Tenant shall pay its PRS of Operating Costs	Tenant shall pay its PRS of Operating Costs
Utilities	Tenant shall pay for all utilities used on the Premises	Tenant shall pay for all utilities used on the Premises
Admin Fee	15% of Operating Costs	15% of Operating Costs
Roof & Structure	Landlord is responsible for repairs. Tenant reimburses its PRS	Landlord is responsible for repairs. Tenant reimburses its PRS
HVAC (Maint & Replacement)	Tenant shall maintain, repair, and replace HVAC. Tenant shall maintain a HVAC maintenance contract.	Tenant shall maintain, repair, and replace HVAC. Tenant shall maintain a HVAC maintenance contract.
Exclusive	None	None



TOP NAILS

TENANT:	BELLA FACCIA PERMANENT MAKEUP	TOP NAILS
Security Deposit	\$1,646.68	Top Nail and Thuy Phuong
Estoppel/SNDA	10 Days	10 Days
Taxes	Tenant shall pay its PRS of Taxes	Tenant shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of insurance as Operating Costs	Tenant shall pay its PRS of insurance as Operating Costs
CAM	Tenant shall pay its PRS of Operating Costs	Tenant shall pay its PRS of Operating Costs
Utilities	Tenant shall pay for all utilities used on the Premises	Tenant shall pay for all utilities used on the Premises
Admin Fee	15% of Operating Costs	15% of Operating Costs
Roof & Structure	Landlord is responsible for repairs and replacements. Tenant reimburses its PRS	Landlord shall repair the roof and structure
HVAC (Maint & Replacement)	Tenant shall repair, replace, and maintain the HVAC at Tenant's sole expense. Tenant shall maintain a HVAC maintenance contract.	Tenant shall repair, replace, and maintain the HVAC at Tenant's sole expense. Tenant shall maintain a HVAC maintenance contract.
Exclusive	None	None

LEASE ABSTRACTS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM



TENANT:	NOVA CARE	CHINA BISTRO
Security Deposit	\$5,686.67	\$3,825.12
Estoppel/SNDA	N/A	10 days
Taxes	Tenant shall pay its PRS of Taxes	Tenant shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of Insurance	Tenant shall pay its PRS of insurance as Operating Costs
CAM	Tenant shall pay its PRS of Trash removal, telephones, and snow removal	Tenant shall pay its PRS of Operating Costs
Utilities	Tenant is responsible for all electric consumed on the Premises. and Water/sewer charges	Tenant shall pay for all utilities used on the Premises
Admin Fee	N/A	12% of Operating Costs
Roof & Structure	Landlord is responsible	Landlord is responsible for repairs and replacements. Tenant reimburses its PRS
HVAC (Maint & Replacement)	Tenant shall maintain the HVAC. If the HVAC needs to be replaced, Landlord and Tenant will share the cost evenly.	Tenant shall repair, replace and maintain at its sole cost and expense. Tenant shall maintain a HVAC maintenance contract.
Exclusive	Landlord shall not lease or rent any of the building which contains the Premises for occupancy as an outpatient center consisting of medical rehabilitation and related uses	None



TENANT:	COSMOPROF	EBIKE SUPERSTORES
Security Deposit	None	\$3,103.33
Estoppel/SNDA	20 Days	5 Days
Taxes	Tenant shall pay its PRS of Taxes	Tenant Shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of insurance as Operating Costs	Tenant shall pay its PRS of Insurance
CAM	Tenant shall pay its PRS of Operating Costs	Tenant shall pay its PRS of CAM
Utilities	Tenant shall pay for all utilities used on the Premises	Tenant pays for its own electricity, water, and sewer
Admin Fee	15% of Operating Costs	N/A
Roof & Structure	Landlord is responsible for repairs and replacements. Tenant reimburses its PRS of its amortized cost	Landlord is responsible for repairs
HVAC (Maint & Replacement)	Tenant shall repair, replace and maintain at its sole cost and expense. Tenant shall maintain a HVAC maintenance contract.	Tenant shall keep a maintenance contract. Landlord is responsible for repairs and replacement.
Exclusive	Landlord will not lease any space in the Center or permit another Tenant to operate primarily for the sale of beauty supplies and related beauty and cosmetic items	None

LEASE ABSTRACTS

BARNABY'S PLAZA // DOYLESTOWN, PA

Marcus & Millichap
THE DOUGHERTY TEAM



TENANT:	THE FIGHT FOR TOMORROW MARTIAL ARTS ACADEMY	THE FIGHT FOR TOMORROW MARTIAL ARTS ACADEMY
Security Deposit	\$3,937.60	\$2,566.67
Estoppel/SNDA	5 Days	5 days
Taxes	Tenant shall pay its PRS of Taxes	Tenant shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of Insurance	Tenant shall pay its PRS of Insurance
CAM	Tenant shall pay its PRS of CAM	Tenant shall pay its PRS of CAM
Utilities	Tenant pays for its own electricity, water, and sewer	Tenant pays for its own electricity, water, sewer
Admin Fee	N/A	N/A
Roof & Structure	Landlord is responsible for repairs	Landlord is responsible for the roof structure and parking lot
HVAC (Maint & Replacement)	Tenant shall keep a maintenance contract. Landlord is responsible for repairs and replacement.	Tenant shall keep a maintenance contract. Landlord is responsible for repairs and replacement.
Exclusive	None	None



TENANT:	IVY REHAB (THERAPLAY)	KIDS SWIMMING SCHOOL
Security Deposit	\$6,188.54	\$5,000.00
Estoppel/SNDA	10 Days	15 Days
Taxes	Tenant shall pay its PRS of Taxes	Tenant shall pay its PRS of Taxes
Insurance	Tenant shall pay its PRS of insurance as Operating Costs	Tenant shall pay its PRS of insurance as Operating Costs
CAM	Tenant shall pay its PRS of Operating Costs	Tenant shall pay its PRS of Operating Costs
Utilities	Tenant shall pay for all utilities used on the Premises	N/A
Admin Fee	15% of Operating Costs	4% of gross income
Roof & Structure	Landlord is responsible for repairs and replacements. Tenant reimburses its PRS	Landlord shall maintain and repair the roof and structure
HVAC (Maint & Replacement)	Landlord shall maintain, repair, and replace.	Landlord shall maintain the HVAC serving the Premises. (the cost shall be included as an Operating Expense).
Exclusive	Exclusive right to perform pediatric physical therapy, pediatric occupational therapy, and pediatric speech therapy in the Shopping Center	None



FULLY OCCUPIED RETAIL CENTER WITH RECENT CAPITAL UPGRADES

100% OCCUPIED NEIGHBORHOOD CENTER | ACROSS FROM GIANT GROCERY (TOP 28%) | AFFLUENT SUBMARKET



CROSS KEYS PLACE | 3M+ Annual Visits

Placer.AI Top Performers (Nationwide)



EASTON RD CORRIDOR: AUTO



SUBJECT PROPERTY

DOYLESTOWN AIRPORT

72K Annual Flights

MERCER SQUARE | 888K+ Annual Visits



EASTON RD CORRIDOR: RETAIL



DOYLESTOWN CENTER | 3M+ Annual Visits

Placer.AI Top Performers (Nationwide)



DOWNTOWN DOYLESTOWN

2 Miles Away



DOYLESTOWN HEALTH HOSPITAL

245 Staffed Beds | 430+ Physicians



LENAPE MIDDLE SCHOOL



830+ Students Enrolled
3 Miles Away

DELAWARE VALLEY UNIVERSITY



2,100+ Students Enrolled
4 Miles Away

CENTRAL BUCKS WEST HIGH SCHOOL



1,400+ Students Enrolled
3 Miles Away

N Main St (11,462 VPD)

Rte. 202 (18,363 VPD)

Rte. 611 (31,450 VPD)



DEMOGRAPHICS

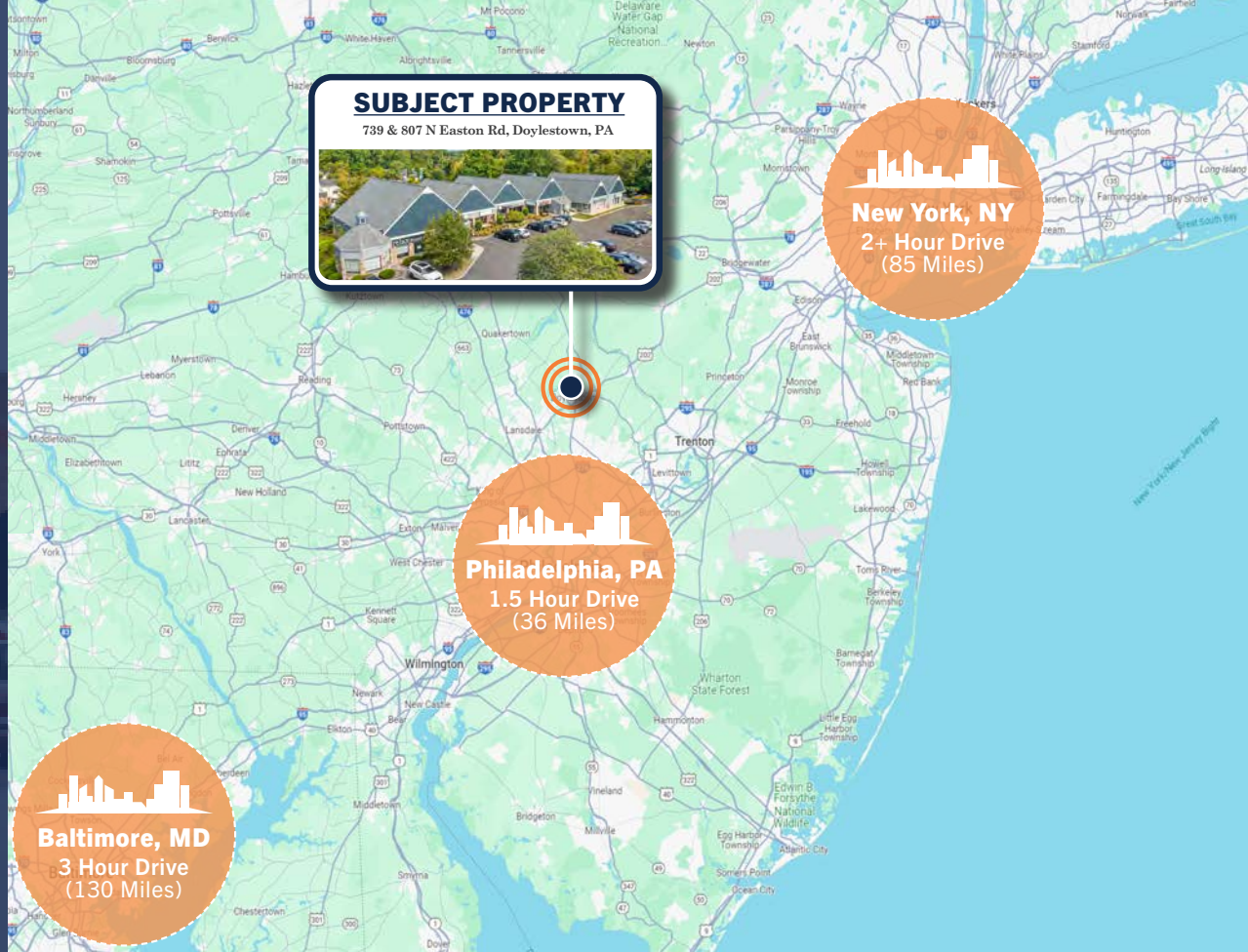
BARNABY'S PLAZA // DOYLESTOWN, PA

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	6,048	36,381	73,133
2028 Population Est.	5,988	36,378	72,915

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	2,422	14,465	26,794
2028 Household Est.	2,399	14,502	26,754

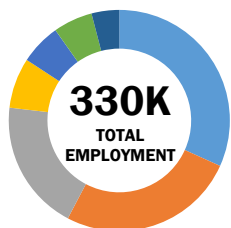
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2022 Average HH Income	\$140,842	\$148,993	\$158,637
2022 Median HH Income	\$108,333	\$121,107	\$132,301

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	785	3,709	5,323



MARKET PERFORMANCE

DOYLESTOWN, PA // BUCKS COUNTY

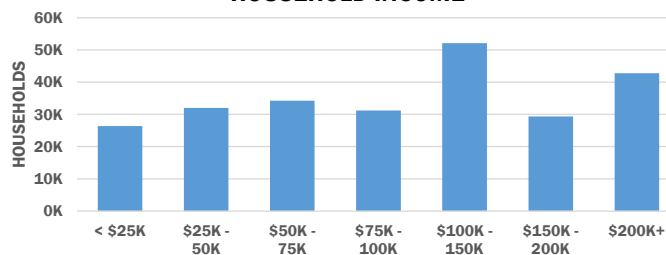


TOP INDUSTRIES

- (32%) TRADE, TRANSPORTATION, & UTILITIES
- (26%) EDUCATION & HEALTHCARE
- (19%) PROFESSIONAL & BUSINESS SERVICES
- (7%) FINANCIAL ACTIVITIES
- (6%) CONSTRUCTION
- (6%) LEISURE & HOSPITALITY
- (4%) GOVERNMENT

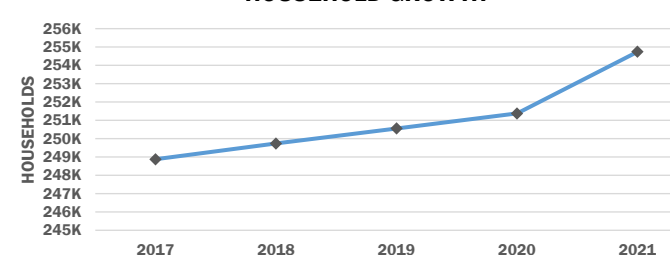
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

HOUSEHOLD GROWTH



Source: ACS

BUCKS COUNTY, PA

Beautiful Scenery

Ranked the #2 Best County for Outdoor Activities in PA, Bucks County is home to several parks and nature reserves - Tyler State Park, Core Creek Park, & Bowman's Hill Preserve



Excellent Schools

Ranked the #2 Best County for Public Schools in Pennsylvania, Bucks County is home to several top-rated public and private schools, including the Council Rock, Central Bucks, and Pennsbury School districts.



Strong Economy

Bucks County has a diverse economy, with thriving industries such as healthcare, education, and manufacturing. The area is home to multiple business communities.



Employment:

EMPLOYER	EMPLOYEES
St Mary Medical Center	3,500 ±
Bucks County Government	2,500 ±
Pennsbury School District	1,900 ±
Grand View Health	1,700 ±
Doylestown Hospital	1,600 ±



GVH GRAND VIEW HEALTH

Transportation:

ROADWAY	TRAFFIC COUNTS
US Route 1	92,000 VPD
Interstate 95	83,000 VPD
PA Route 611	58,000 VPD
PA Route 132	32,000 VPD
PA Route 263	25,000 VPD



Education:

EMPLOYER	STUDENTS
Bucks County Community College	8,000 ±
Delaware Valley University	2,200 ±
Holy Family University	1,500 ±
Central Bucks High School - East	1,500 ±
Central Bucks High School - West	1,500 ±



Holy Family
UNIVERSITY





EXCLUSIVE OFFERING

INVESTMENT SALES ADVISORS

LEAD AGENT



Scott Woodard
First Vice President Investments

(215) 531-7058
scott.woodard@marcusmillichap.com



Derrick Dougherty
Senior Vice President Investments

(215) 531-7026
derrick.dougherty@marcusmillichap.com



Mark Krantz
First Vice President Investments

(215) 531-7056
mark.krantz@marcusmillichap.com



Nick Geaneotes
Senior Associate

(215) 531-7071
nick.geaneotes@marcusmillichap.com



Colin Reder
Associate

(215) 531-7057
colin.reder@marcusmillichap.com



Jacob Haslach
Associate

(215) 531-7078
jacob.haslach@marcusmillichap.com

NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024. All rights reserved. License: RB062197C | Activity ID:

BROKER OF RECORD

Timothy Stephenson, Jr.

**2005 Market St., Suite 1510
Philadelphia, PA 19103
P: (215) 531-7000**

**Lic. #: RMR006104
Firm Lic. #: RB062197C**



BARNABY'S PLAZA

739 & 807 N EASTON RD | DOYLESTOWN, PA



100% OCCUPIED NEIGHBORHOOD CENTER | ACROSS FROM GIANT GROCERY (TOP 28%) | AFFLUENT SUBMARKET

Marcus & Millichap
THE DOUGHERTY TEAM