

FOR LEASE

# OXFORD VALLEY PROFESSIONAL CENTER

---

400 N. Buckstown Rd  
Langhorne, PA 19047

**PRESENTED BY:**

**CHICHI E. AHIA, SIOR**

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

**MONIKA POLAKEVIC, CCIM**

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807





TABLE OF CONTENTS

<b>4</b>	<b>THE PROPERTY</b>	
	Property Summary	5
	Property Details	6
	Property Highlights	7
	Additional Photos	8
	1st Floor Plan	9
	2nd Floor Plan	10
<b>11</b>	<b>THE LOCATION</b>	
	Regional Map	12
	Location Map	13
	Retailer Map	14
<b>15</b>	<b>DEMOGRAPHIC PROFILE</b>	
	Demographics Map & Report	16

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

# THE PROPERTY





## OFFERING SUMMARY

LEASE RATE:	\$22.00/SF/YR (MG)
PROPERTY TYPE:	Office
BUILDING SIZE:	10,018 SF±
AVAILABLE SF:	1,410 & 2,235 SF±
LOT SIZE:	1.18 AC±
YEAR BUILT:	1984
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Oxford Valley Rd.& N. Buckstown Rd

## PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease medical / professional office space in the highly desirable Oxford Valley Professional Center, located at the intersection of Oxford Valley Road and N. Buckstown Road in Langhorne, Pennsylvania. The property rests in a densely populated trade area, adjacent to a diverse platform of destination and convenience oriented national and regional retailers. A superior location with easy access to the region's highway systems and major commuters routes.

## LOCATION OVERVIEW

Situated centrally within the Oxford Valley corridor in close proximity to Oxford Valley Mall, Sesame Place, Jefferson Bucks Hospital, numerous prominent retailer centers, hotels and restaurants. The site is located 0.4 miles to U.S. Route 1, 1.2 miles to Interstate 95 / 295 and 4.2 miles to Scudder Falls Bridge, offering convenient access to Philadelphia and Central and Southern New Jersey.

LEASE RATE	\$22.00/SF/YR (MG)
------------	--------------------

### LOCATION INFORMATION

BUILDING NAME	Oxford Valley Professional Center
STREET ADDRESS	400 N Buckstown Rd
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadephia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Rd
TOWNSHIP	Falls Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1-0.6 Mi.
NEAREST AIRPORT	Trenton-Mercer Airport [TTN] - 10.6 Mi.
	Philadelphia International Airport [PHL] - 35.8 Mi.

### PROPERTY INFORMATION

APN #	13-003-035-002
PROPERTY TYPE	Office

### PROPERTY INFORMATION

TENANCY	Multiple
LEASE TYPE	Modified Gross
YEAR BUILT	1984
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

### PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking
PARKING SPACES	60±



## PROPERTY HIGHLIGHTS

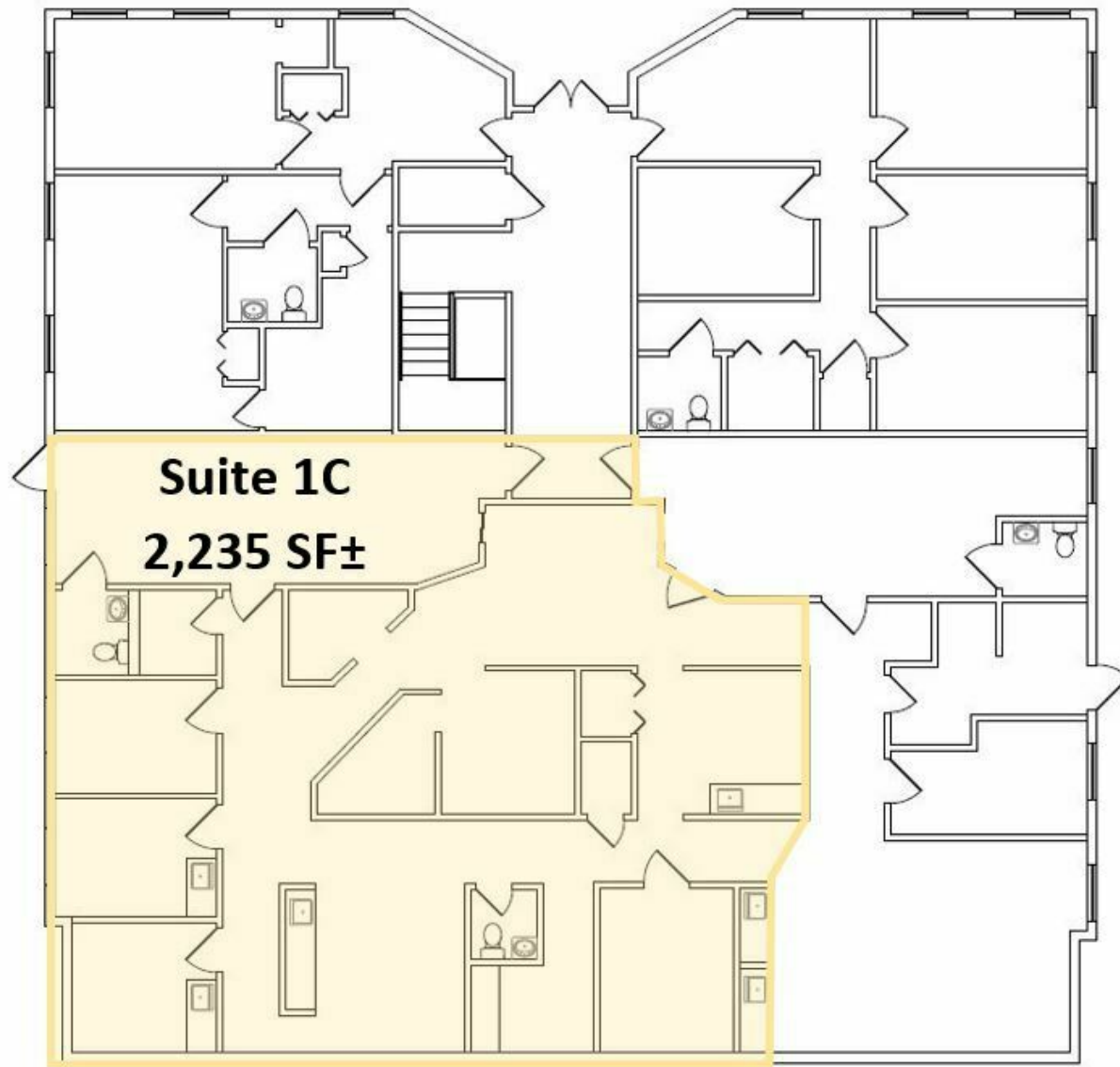
- Prime professional office space
- Oxford Valley Professional Center
- 1,410 SF & 2,235 SF ± available
- Turn-key set up
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, and Sesame Place
- Minutes to Sheraton Bucks County, Holiday Inn Express, and Courtyard by Marriott
- Amenities rich neighborhood
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



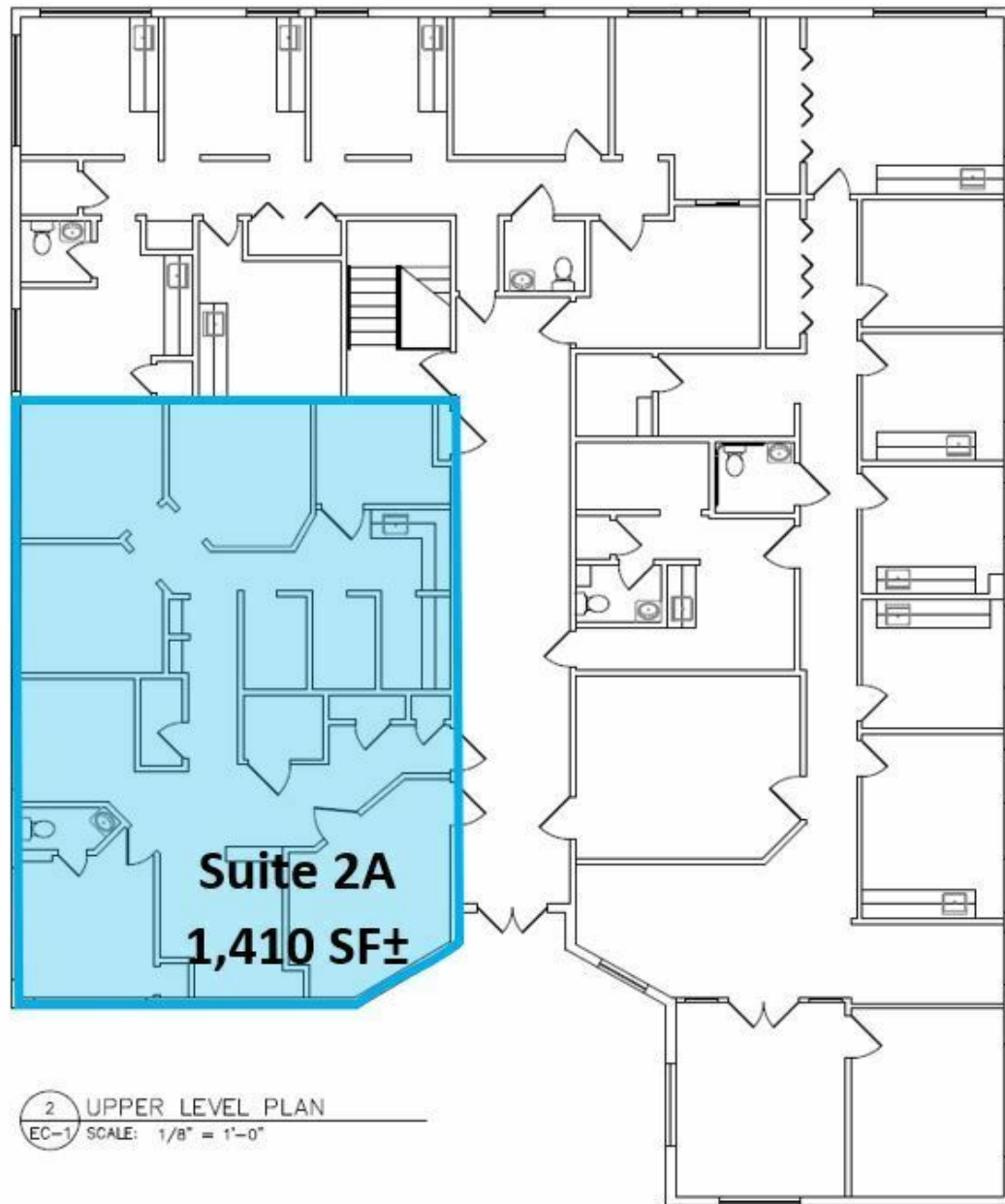








1 LOWER LEVEL PLAN  
EC-1 SCALE: 1/8" = 1'-0"





## SECTION 2

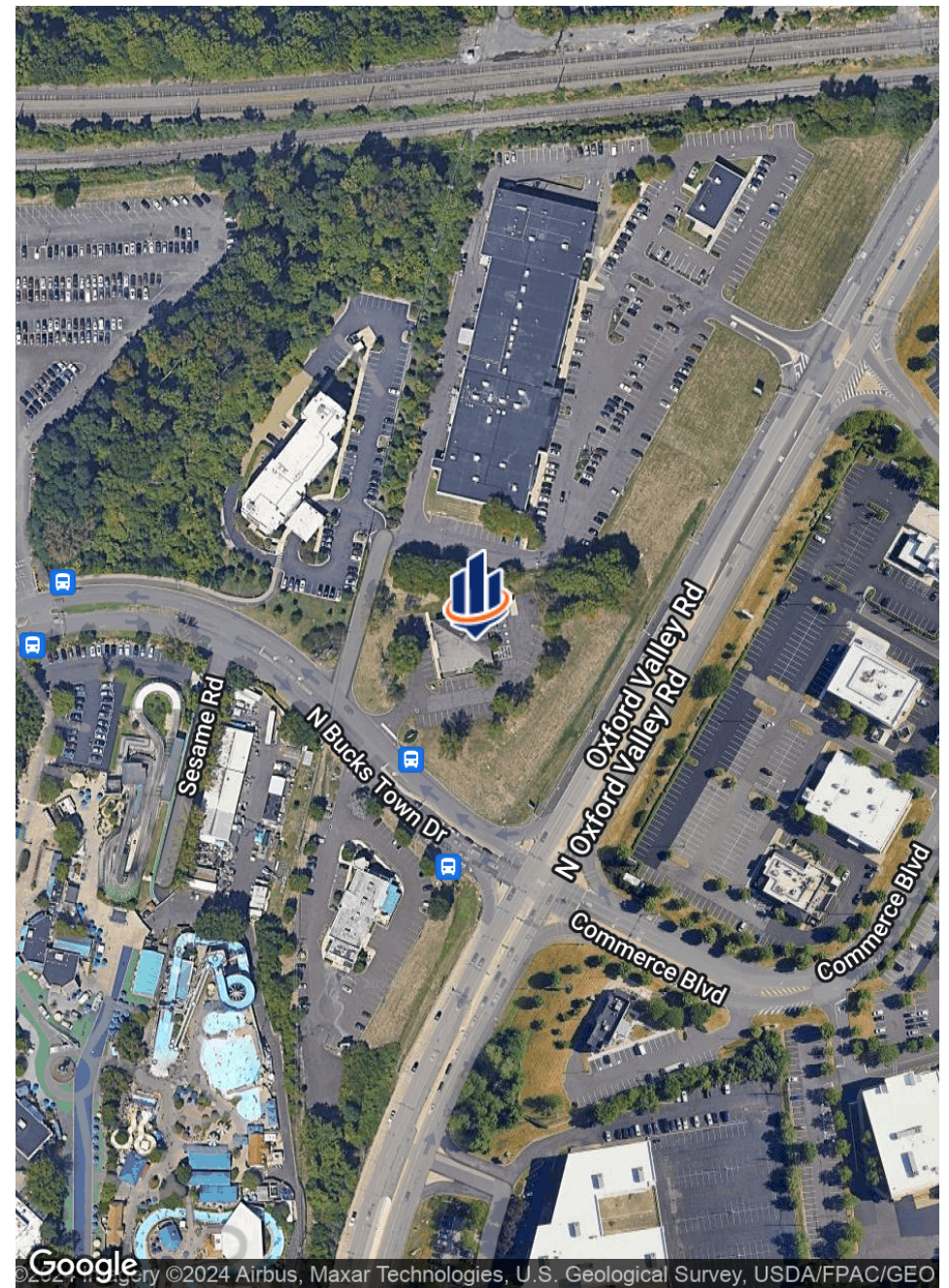
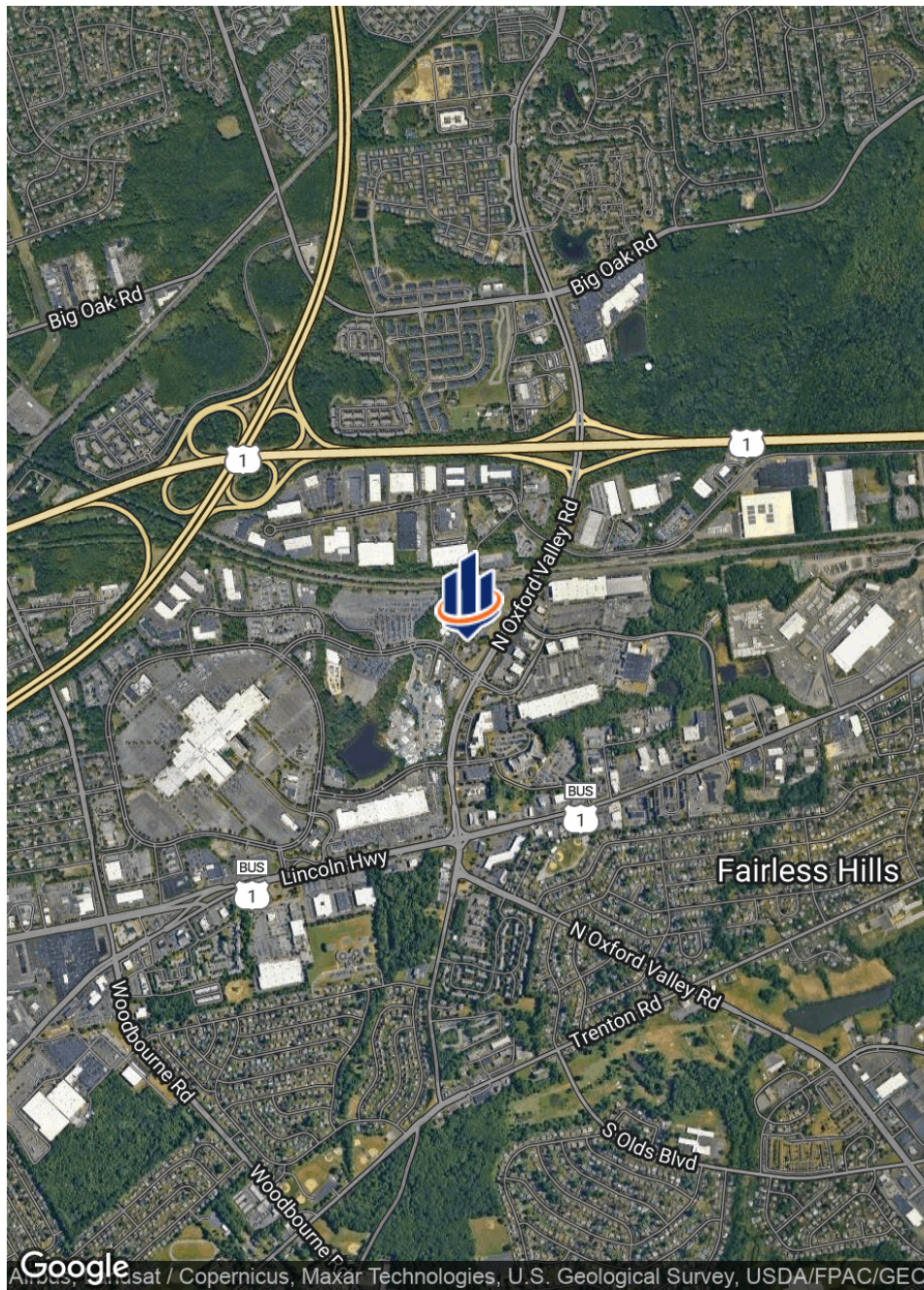
# THE LOCATION

















### SECTION 3

## DEMOGRAPHIC PROFILE



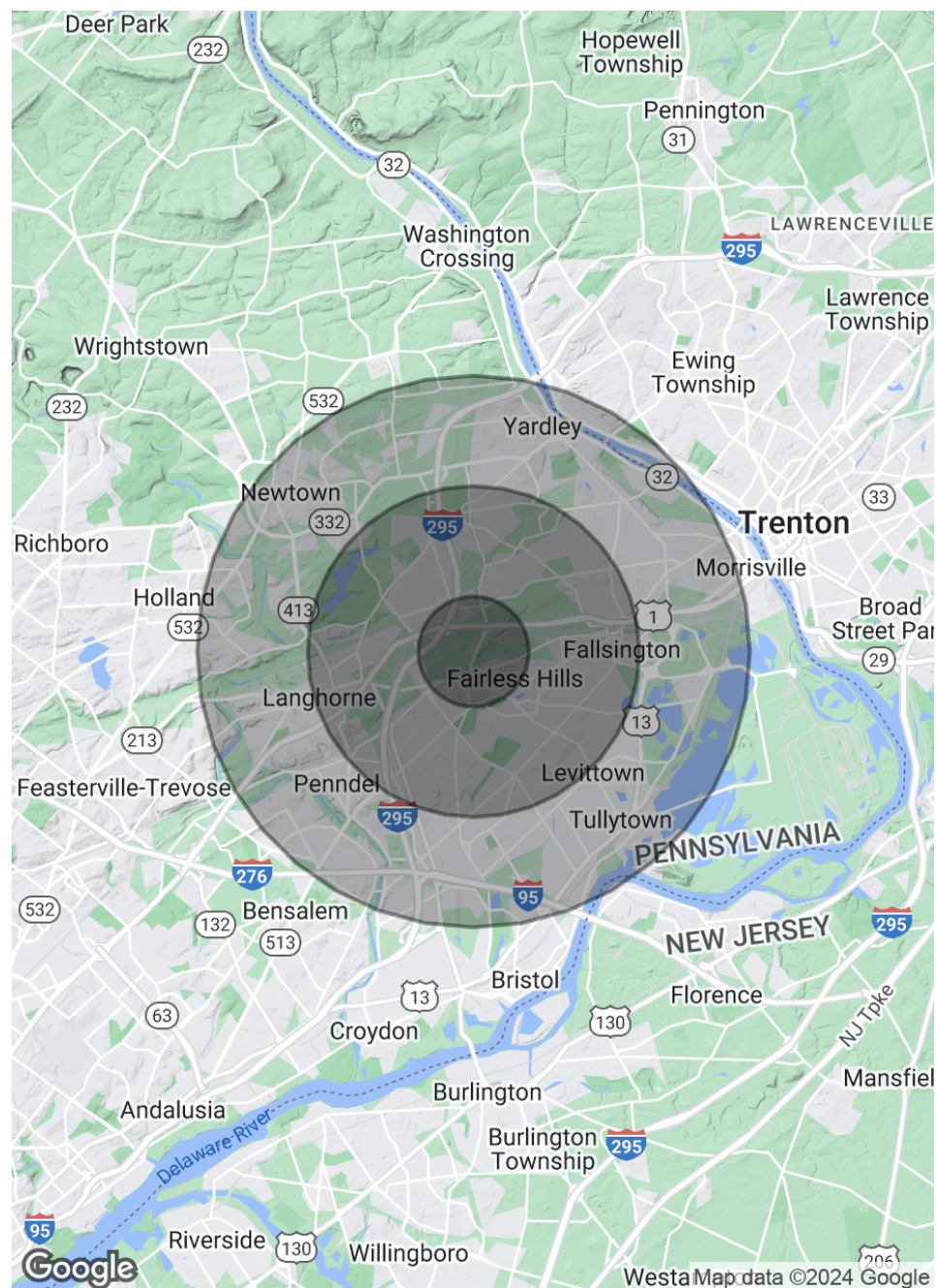
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,595	83,710	207,575
AVERAGE AGE	40.2	40.8	40.2
AVERAGE AGE (MALE)	37.9	38.8	38.8
AVERAGE AGE (FEMALE)	42.5	42.7	41.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,226	30,037	75,089
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$85,237	\$90,909	\$90,515
AVERAGE HOUSE VALUE	\$325,912	\$328,489	\$333,854

\* Demographic data derived from 2020 ACS - US Census





2050 Cabot Blvd. W. Ste. 102  
Langhorne, PA 19047  
215.757.2500  
SVNAhia.com