

OFFERING MEMORANDUM

OXFORD CROSSING PROFESSIONAL OFFICE CONDO

333 N Oxford Valley Road, Suite 404
Fairless Hills, PA 19030

PRESENTED BY:

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SECTION 1

THE PROPERTY





OFFERING SUMMARY

PROPERTY TYPE:	Office
PROPERTY SUBTYPE	Medical
LEASE RATE:	\$19.50 SF/YR MG
AVAILABLE SF:	1,086 - 2,540 SF
YEAR BUILT:	1988
RENOVATED:	2018
ZONING:	NCR
CROSS STREET:	Bristol- Oxford Valley Rd

PROPERTY OVERVIEW

Turn-key professional office or medical condominium suite available in desirable Oxford Crossing Professional Park. Recently upgraded office suite offers an uncompromising environment of convenience and turn-key set up. Inviting floor plan with plenty of natural light can accommodate many different uses. The current allocation of 2,540 SF ± offers spacious waiting room, reception room, [3] exams room, multiple private/consultation room, conference room and staff/lounge room. Can be leased as two individual suites consisting of 1,086 SF± and 1,454 SF±. Handicap accessible with ample parking. Public transportation nearby.

LOCATION OVERVIEW

The site is centrally situated in immediate proximity to/from the area's major intersection of Lincoln Highway and Oxford Valley Rd which provides direct connection to Rt. 1, I-95, Rt. 413, PA and NJ Turnpike. The site is in proximity to Oxford Valley Mall, Sesame Place, Aria-Jefferson Health regional hospital, numerous hotels, national chain restaurants and retailers. Centrally located between Philadelphia, Princeton and New Jersey markets.

LEASE RATE	\$19.50 SF/YR MG
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LOCATION INFORMATION

BUILDING NAME:	Oxford Crossing Office Park
STREET ADDRESS	333 N. Oxford Valley Road
UNIT:	404
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Road & Lincoln Highway
TOWNSHIP	Falls Township
NEAREST HIGHWAY	Lincoln Hwy (Route 1) - 500 FT
NEAREST AIRPORT	Trenton-Mercer (TTN)

PARKING & TRANSPORTATION

PARKING TYPE	Paved Surface Lot
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	NCR
LOT SIZE	0.14 Acres
APN #	13-004-004-003-00A 13-004-004-003-00B

BUILDING INFORMATION

TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1988
YEAR LAST RENOVATED	2018
CONSTRUCTION STATUS	Existing

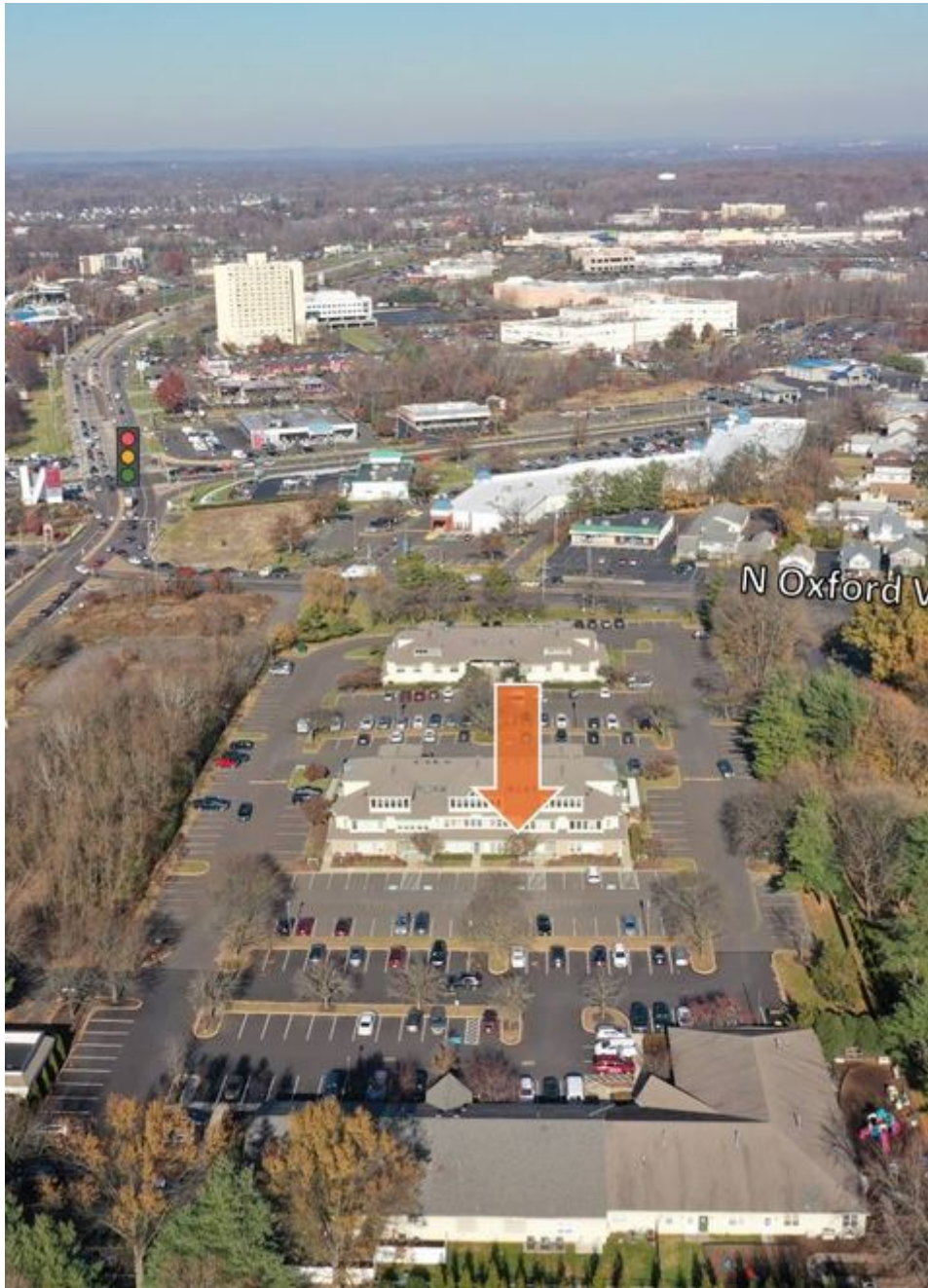
UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	Two

PROPERTY HIGHLIGHTS

- Professional office/medical condominium
- 2,540 SF± GLA
- 1,086 SF± , 1,454 SF± or 2,540 SF available
- Turnkey delivery available
- Ideally located for business and consumer access
- Ample parking
- Handicap accessibility
- Nearby public transportation
- Proximate to densely populated residential neighborhoods
- Close to a several major health systems
- Quality demographic profile
- Amenities rich location with nearby shopping and restaurants
- Easy access via route 1, I-95 & PA Turnpike





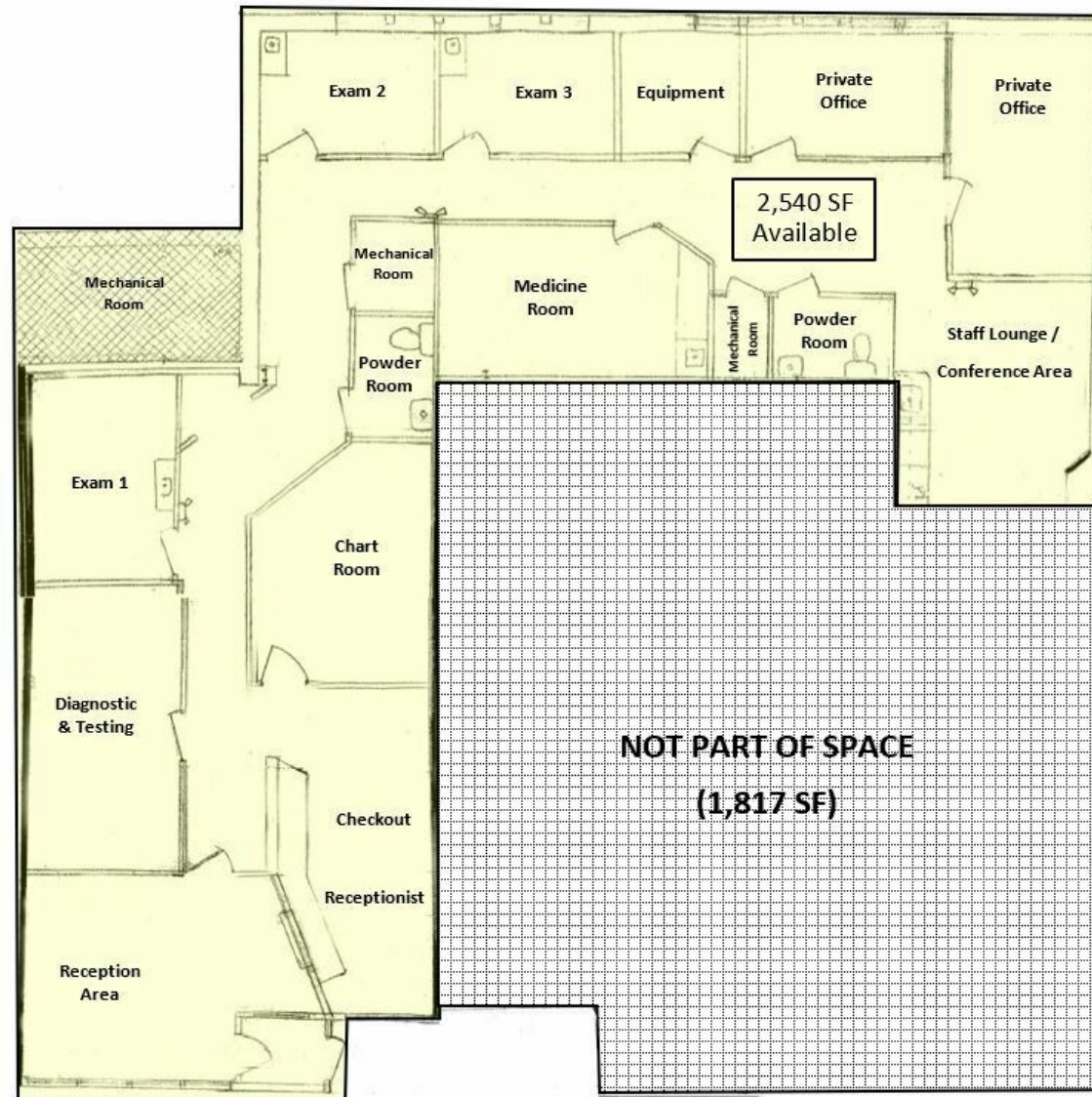




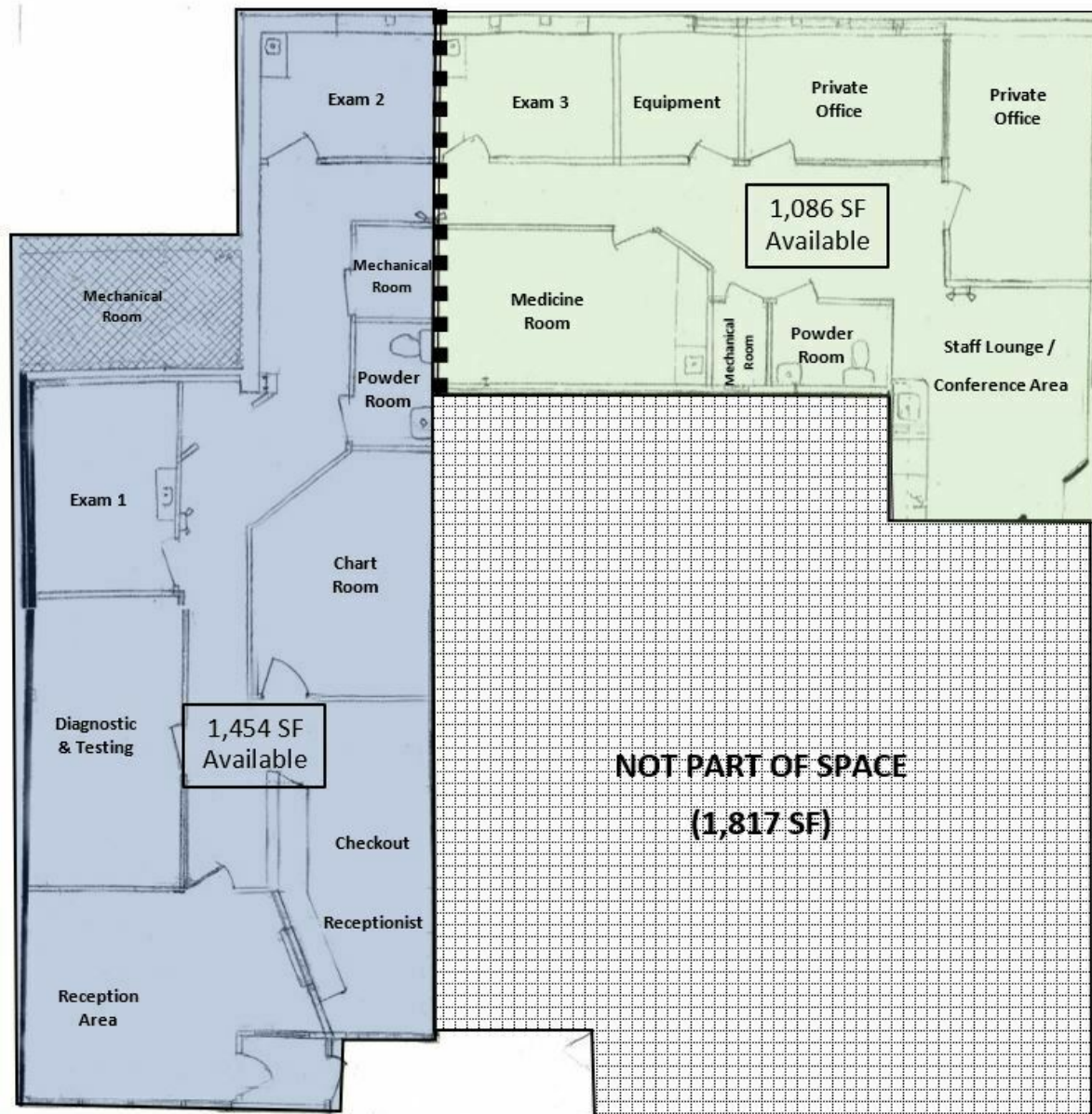
SECTION 2

THE FLOOR PLANS





(not to scale)

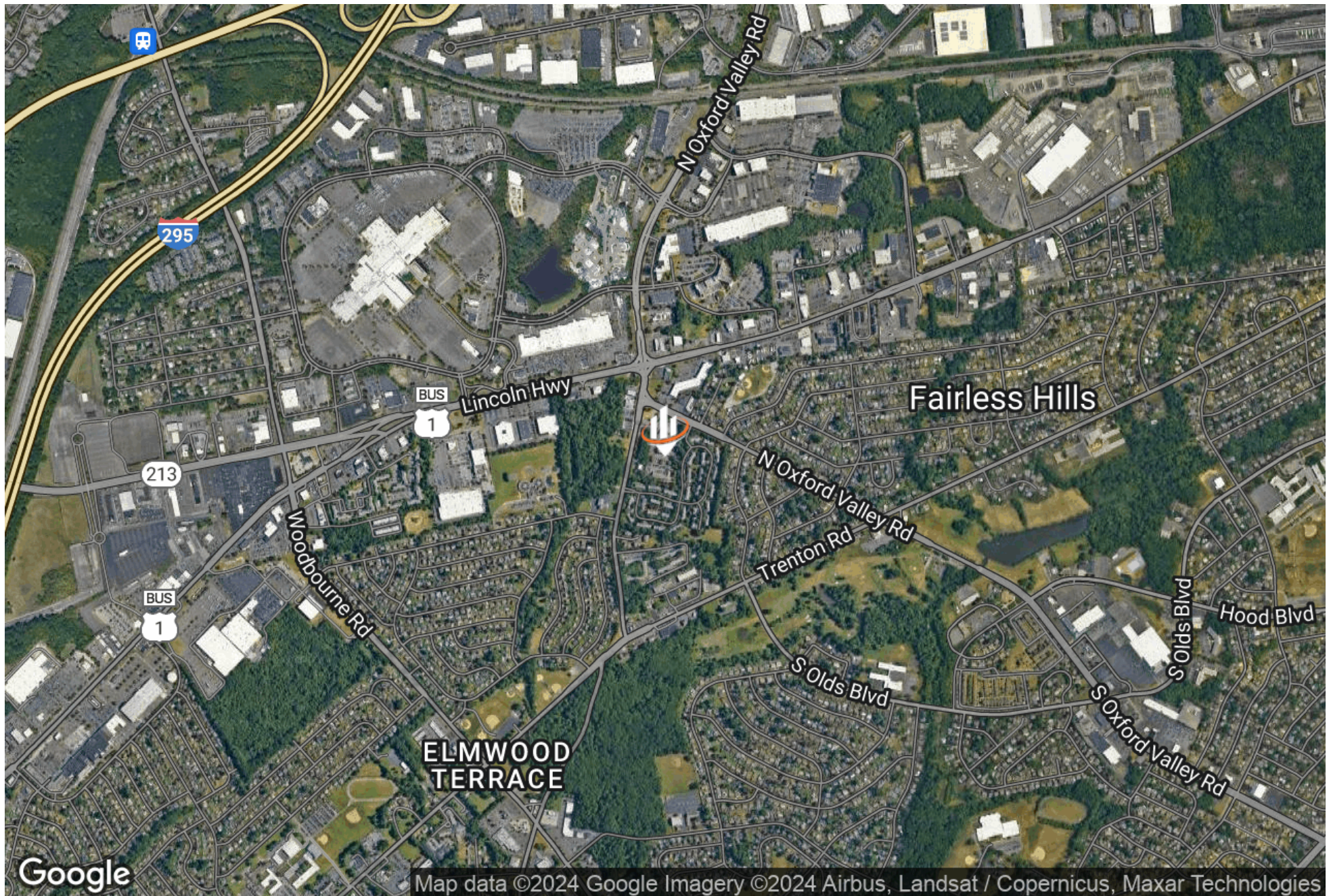


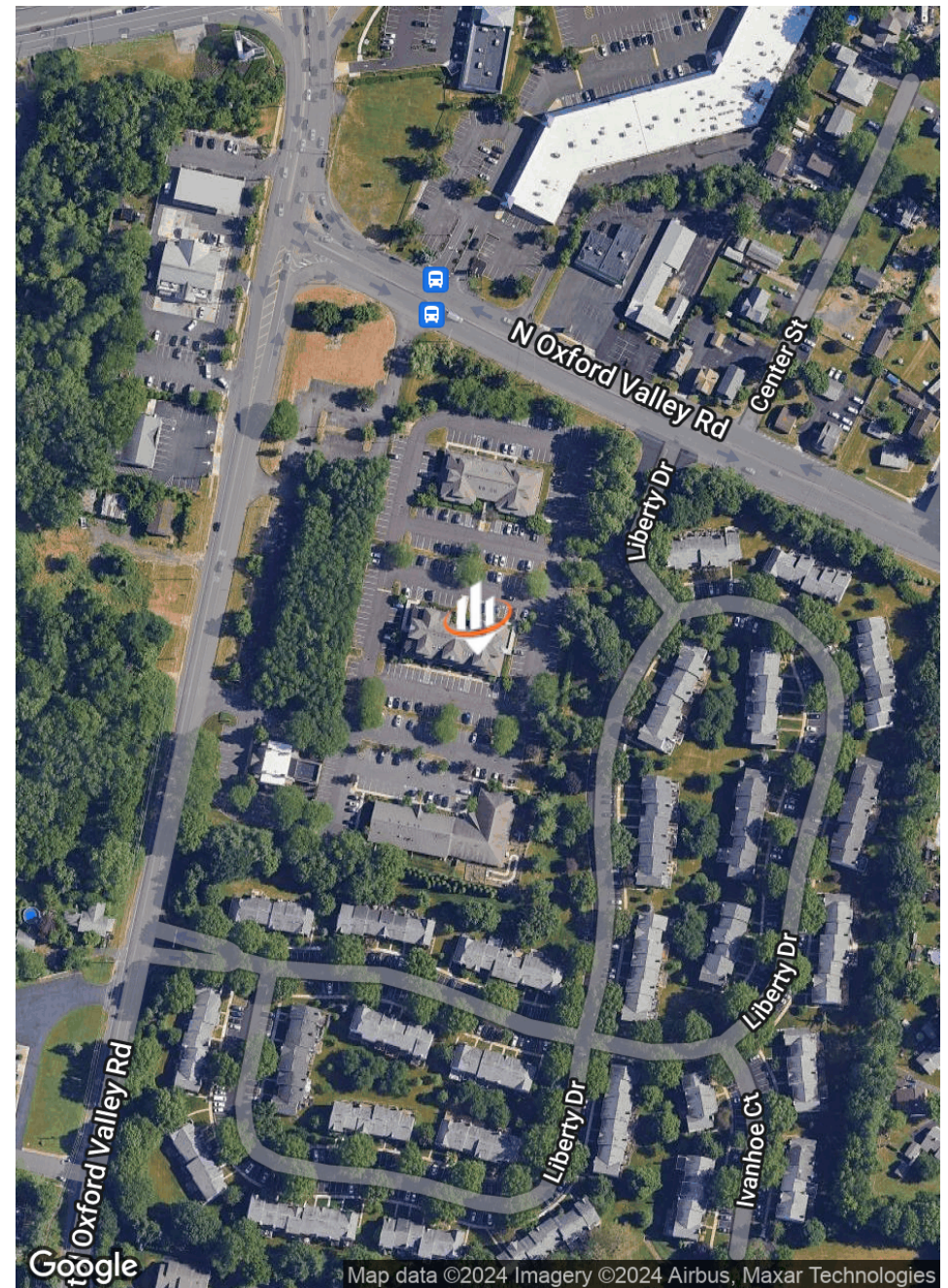
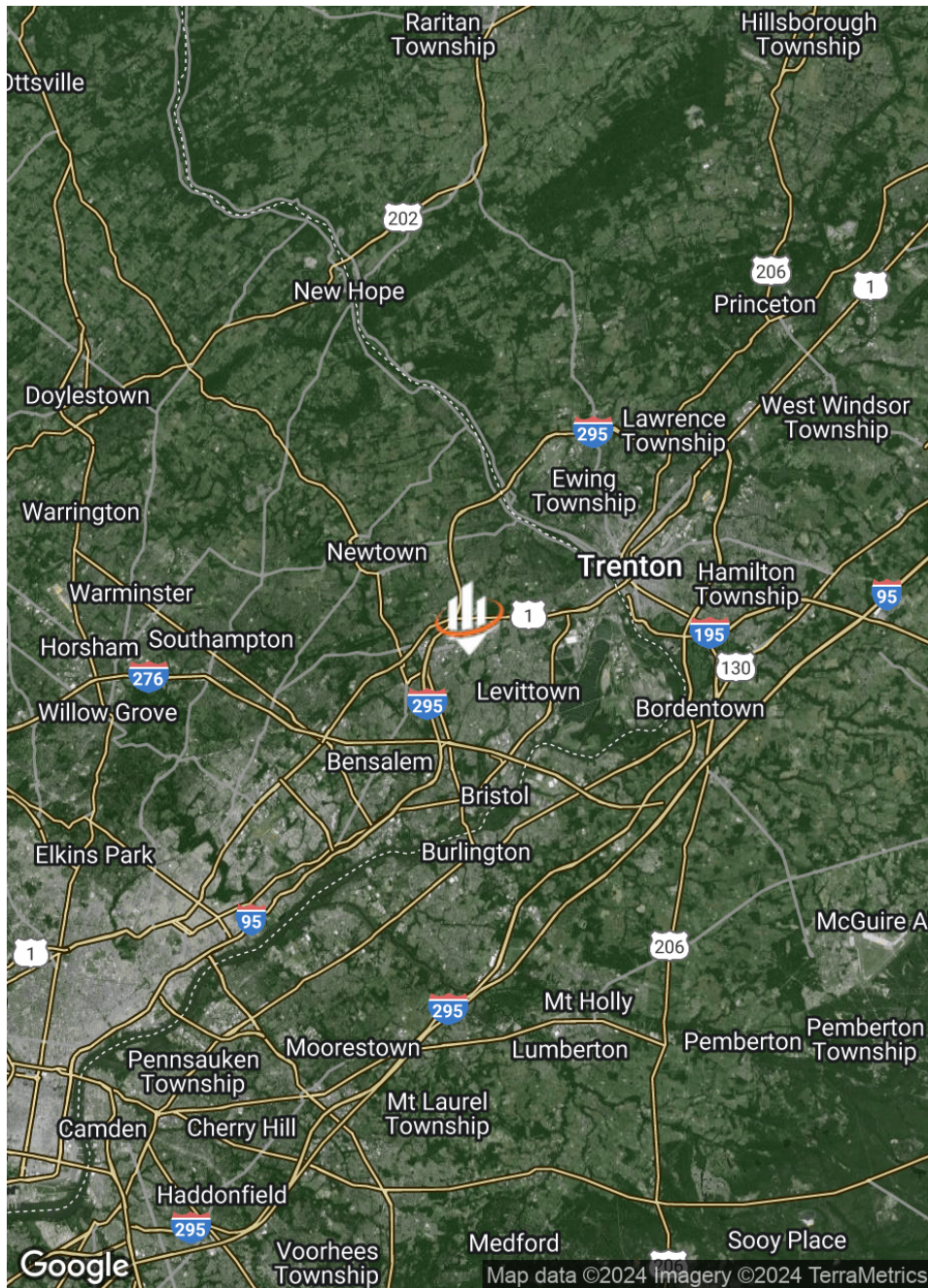
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SECTION 3

THE LOCATION









SECTION 4

DEMOGRAPHIC PROFILE



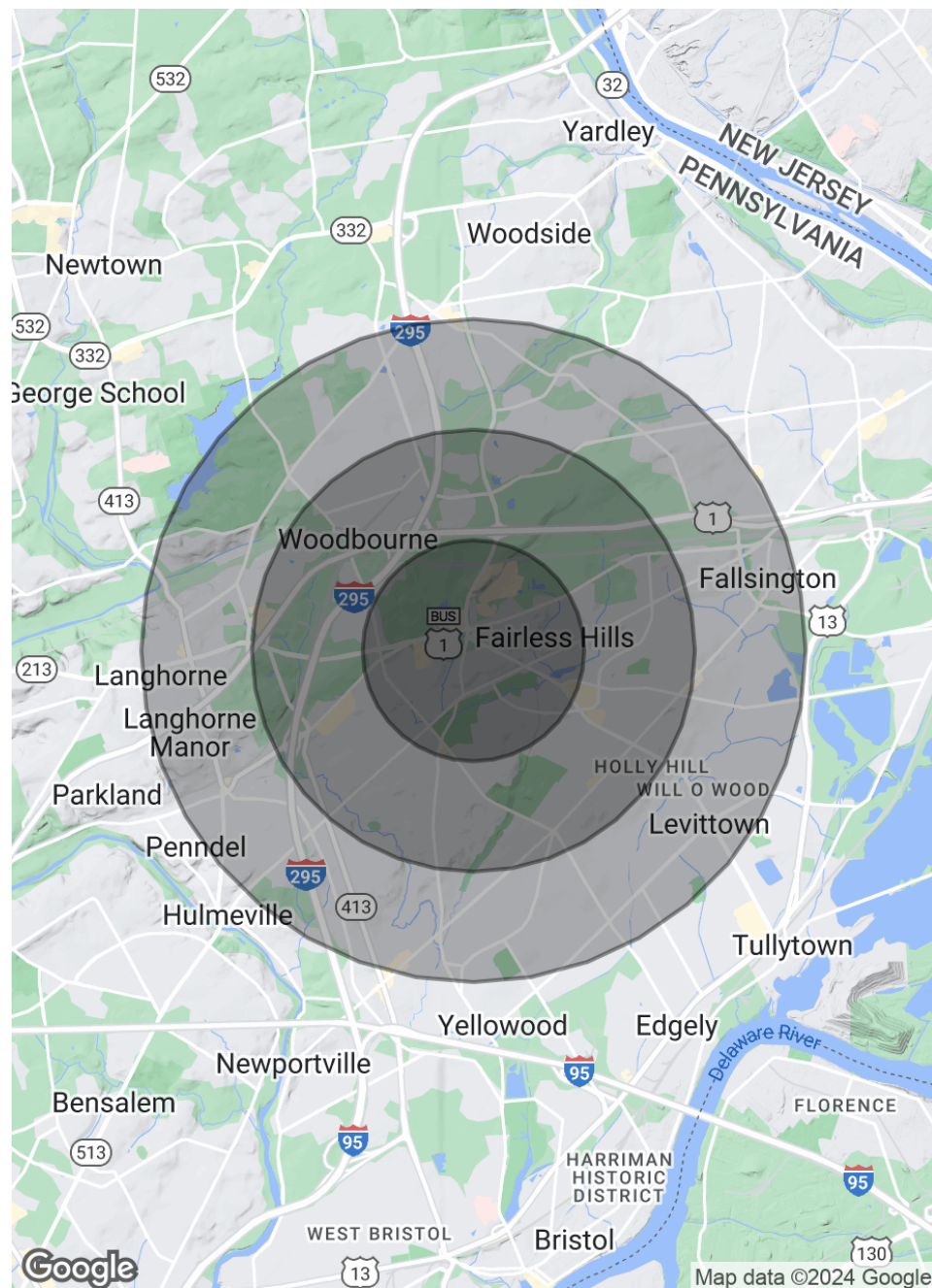
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,720	39,465	92,949
AVERAGE AGE	39.6	40.9	40.3
AVERAGE AGE (MALE)	37.9	38.6	38.2
AVERAGE AGE (FEMALE)	41.1	42.7	42.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,946	14,380	33,481
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$70,853	\$83,218	\$84,123
AVERAGE HOUSE VALUE	\$281,093	\$308,402	\$314,720

* Demographic data derived from 2020 ACS - US Census





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