OFFERING MEMORANDUM

Woodbourne North Office Center

668 WOODBOURNE ROAD

Langhorne, PA 19047

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Table of Contents

5 **THE PROPERTY**

Property Summary 6
Property Details 7
Property Highlights 8
Additional Photos 9
Floor Plan 10

11 **THE LOCATION**

Regional Map 12
Location Map 13

14 **THE DEMOGRAPHICS**

Demographics Map & Report 15

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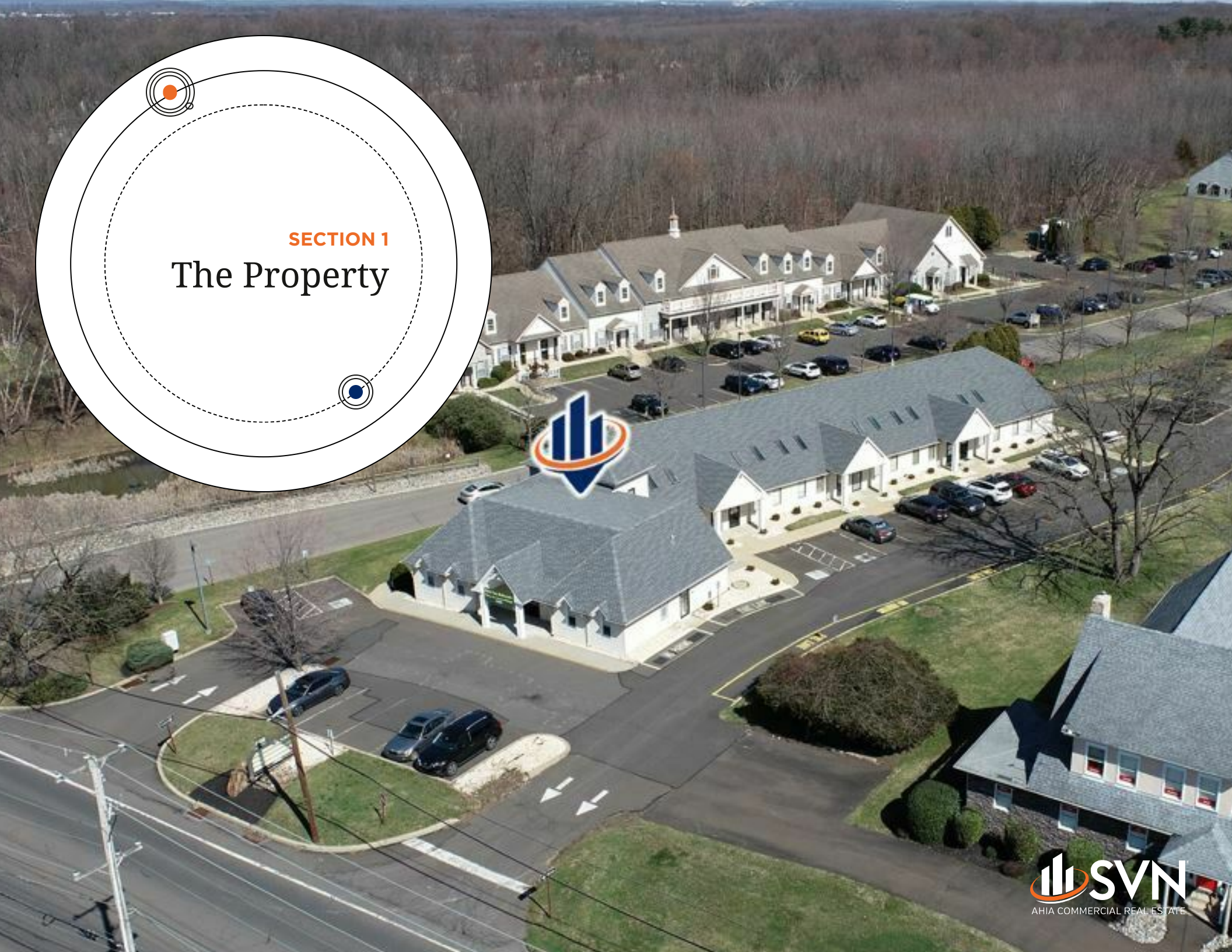
SECTION 1

The Property



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PROPERTY SUMMARY

OFFERING SUMMARY

PROPERTY TYPE:	Office
LEASE RATE:	$18.00/SF/YR (MG)
AVAILABLE SF:	1,457 SF±
BUILDING SIZE:	11,740 SF±
ZONING:	P (Professional)
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

SVN is pleased to present an exceptional office space opportunity in the Woodbourne North Office Center, in the heart of Langhorne, Middletown Township, Bucks County, Pennsylvania. This turn-key professional office suite has recently undergone thoughtful upgrades, offering an uncompromising environment of convenience and turn-key set up. The inviting floor plan boasts an abundance of natural light, creating a bright and welcoming atmosphere that can accommodate a wide range of professional uses. With a spacious 1,457 SF ± layout, the suite features two private offices, a generously sized open area, and a well-appointed conference room/lounge room complete with a kitchenette, providing an ideal setting for collaborations or private consultations. Visible and convenient location with ample parking.

LOCATION OVERVIEW

The Woodbourne North Office Center is strategically situated in the bustling commercial hub of Langhorne, offering a prime location for prospective office tenants. The property benefits from its convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey's dynamic markets. Situated within the Oxford Valley corridor in close proximity to Oxford Valley Mall and Sesame Place, the property is located within close proximity to several major medical systems (Aria-Jefferson Health, Bucks County - 2.4 miles and St. Mary's Medical Center, Newtown - 4.2 miles), as well as many other amenities. Easy access to US-1, I-95, PA & NJ Turnpikes.

PROPERTY DETAILS

LEASE RATE	$18.00 SF/YR (MG)

LOCATION INFORMATION

BUILDING NAME	Woodbourne North Office Center
STREET ADDRESS	668 Woodbourne Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks
CROSS-STREETS	Cornerstone Drive
TOWNSHIP	Middletown Township
MARKET TYPE	Medium
NEAREST HIGHWAY	US-1 - 0.8 Mi.
NEAREST AIRPORT	Trenton - Mercer (TTN) - 17 Mi.

PROPERTY INFORMATION

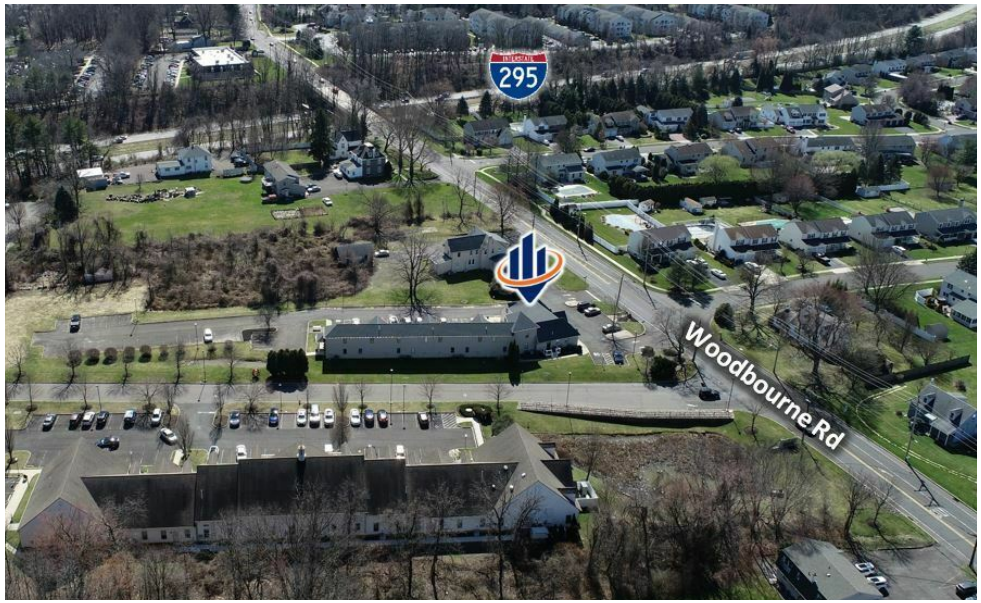
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	P (Professional)
LOT SIZE	1.49 AC±
APN #	22-057-003-001
YEAR BUILT	1982
TENANCY:	Multiple

PARKING & TRANSPORTATION

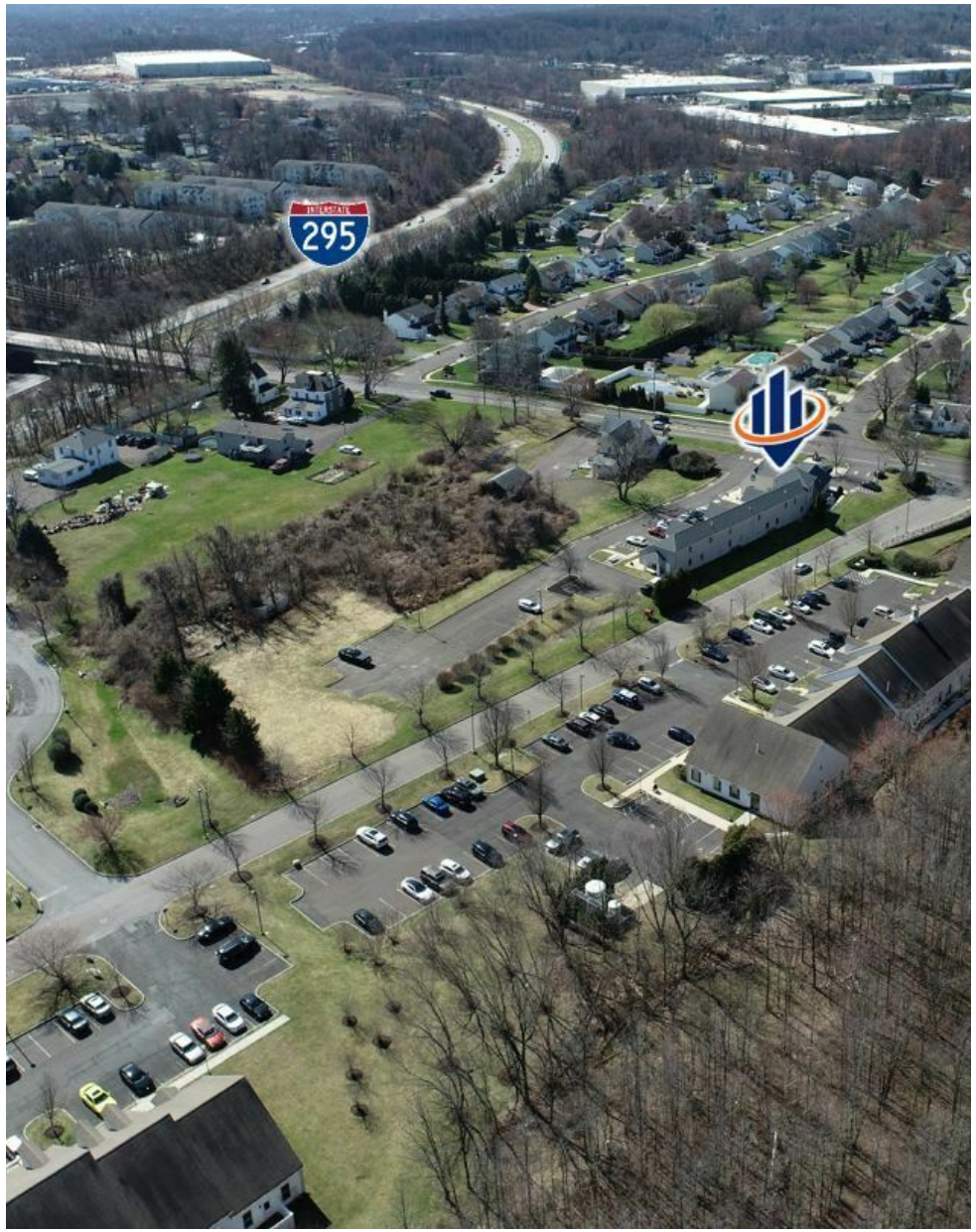
PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.4 / 1,000
NUMBER OF PARKING SPACES	40±

PROPERTY HIGHLIGHTS

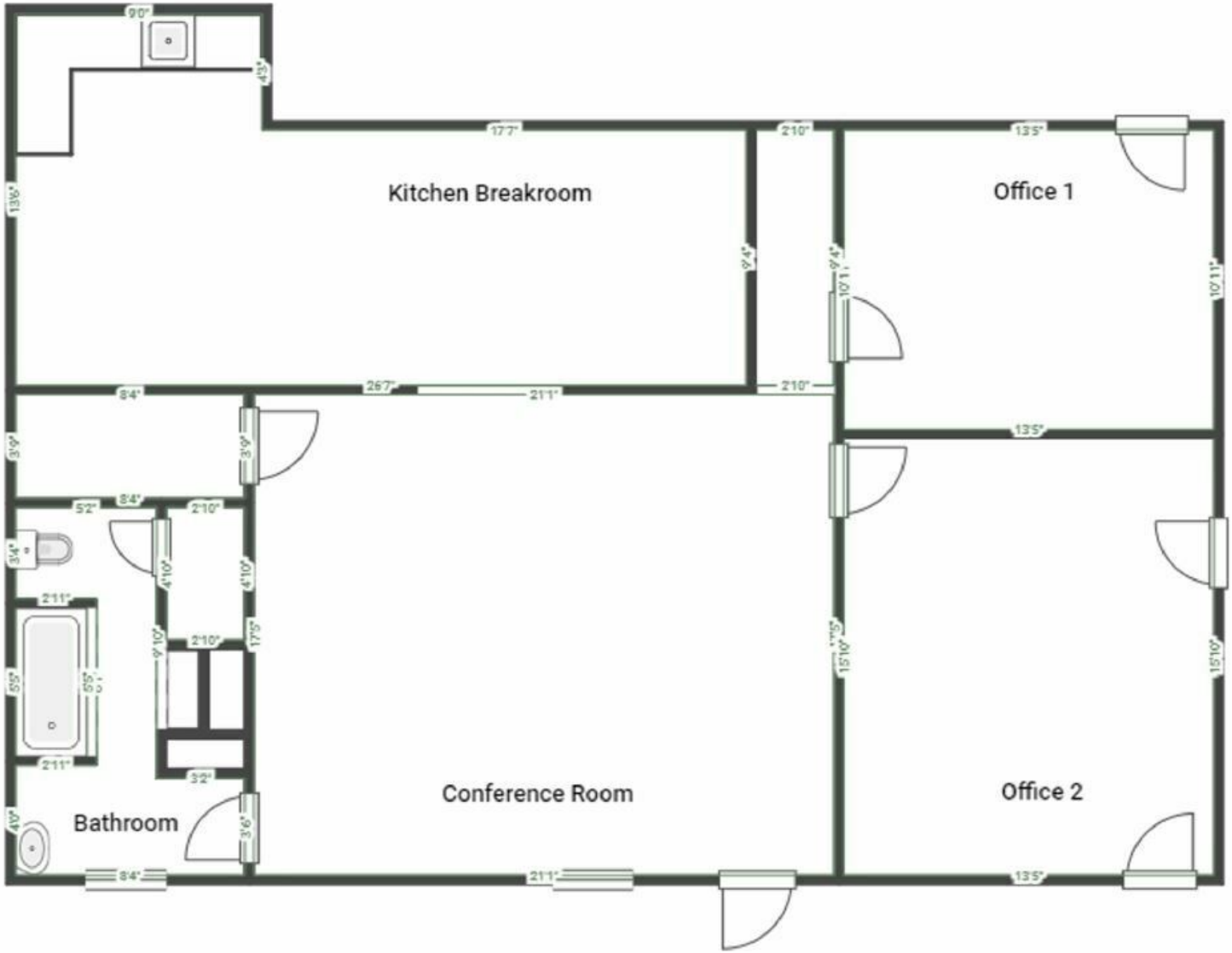
- Woodbourne North Office Center
- Located within Oxford Valley commercial corridor
- 1,457 SF± available
- 2nd floor location
- Open concept floor plan
- Available for immediate occupancy
- Ample parking
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes



ADDITIONAL PHOTOS



Suite 201 - Second Floor



SECTION 2

The Location

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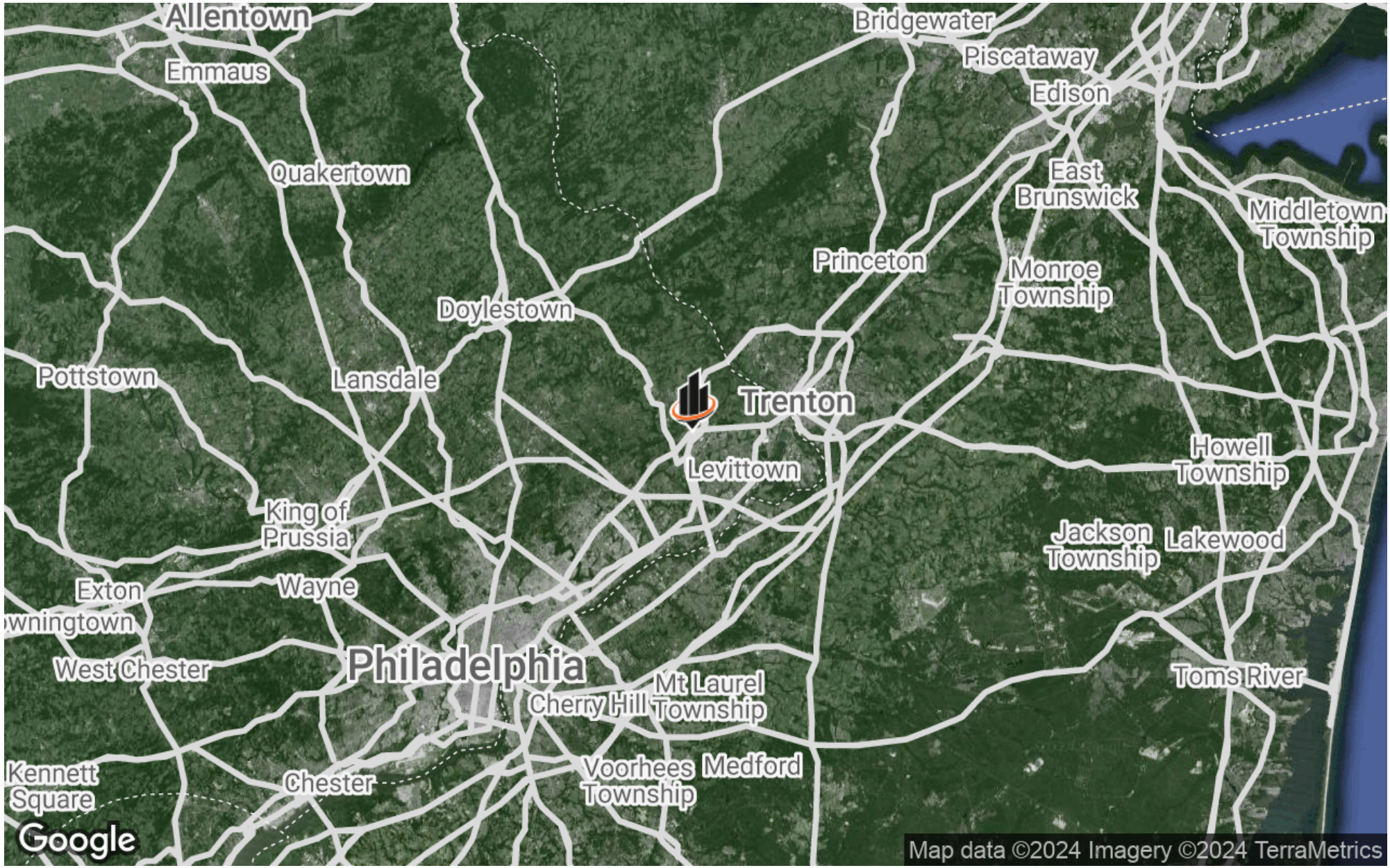
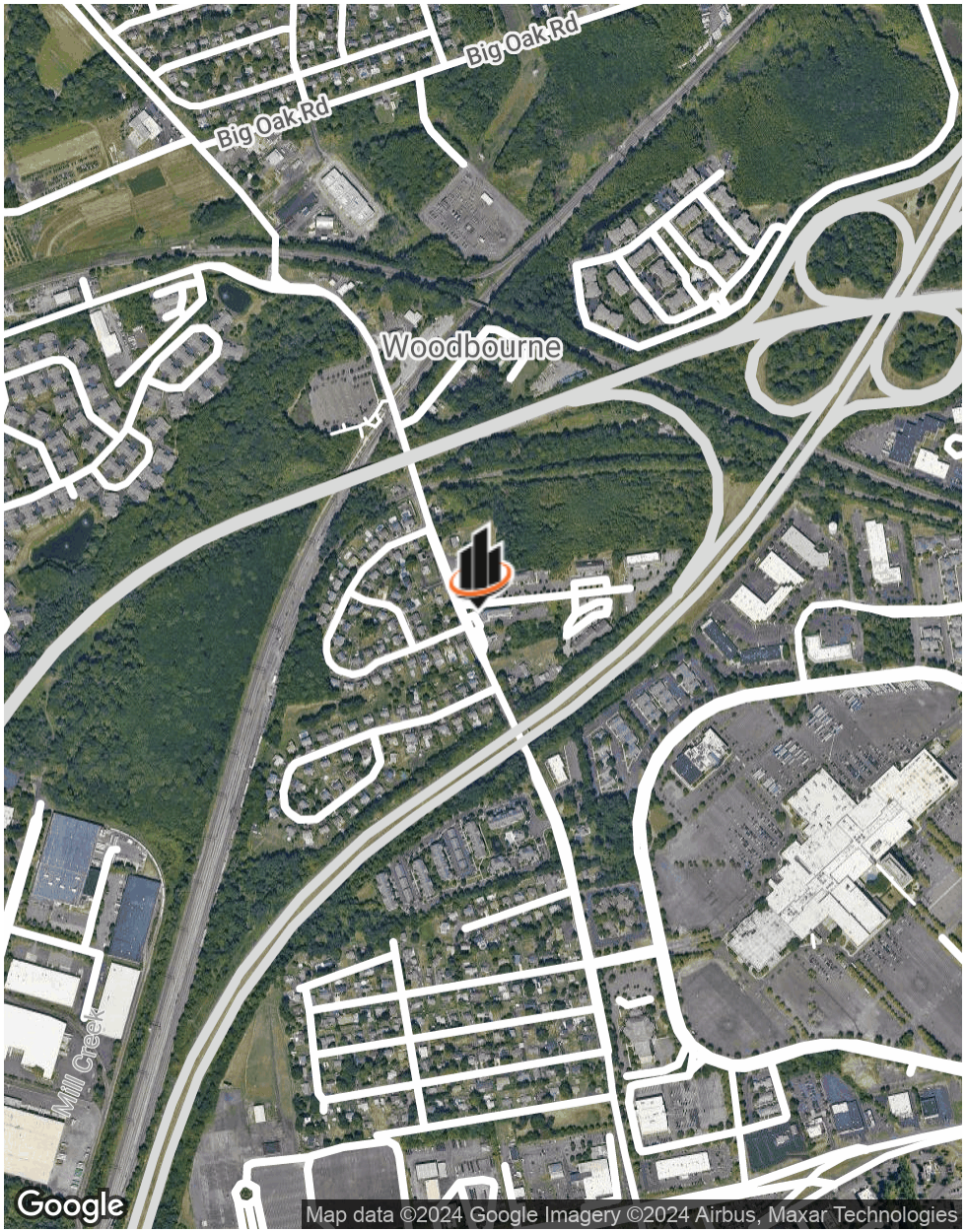
REGIONAL MAP



LOCATION MAP



SECTION 3

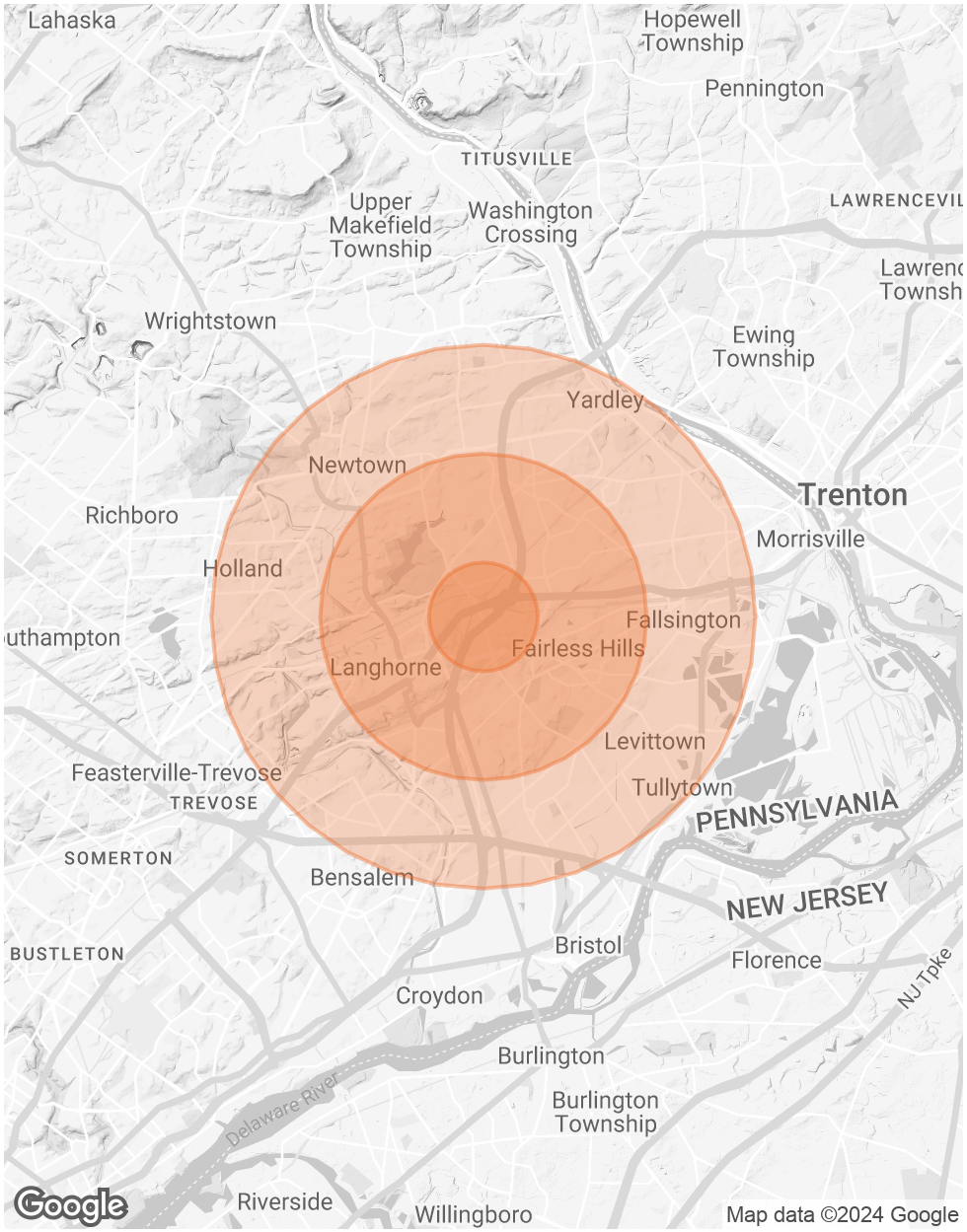
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,294	74,721	211,257
AVERAGE AGE	43.4	40.1	40.3
AVERAGE AGE (MALE)	39.3	38.2	38.8
AVERAGE AGE (FEMALE)	46.5	42.1	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,838	26,734	76,049
# OF PERSONS PER HH	3.4	2.8	2.8
AVERAGE HH INCOME	$101,813	$93,126	$93,270
AVERAGE HOUSE VALUE	$382,305	$339,046	$343,541

2020 American Community Survey (ACS)



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