

OFFERING MEMORANDUM

4,276 SF ± Prime Medical Office

1609 WOODBOURNE ROAD,
LEVITTOWN, PA 19057

Levittown, PA 19057

PRESENTED BY:

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PA #RM423727



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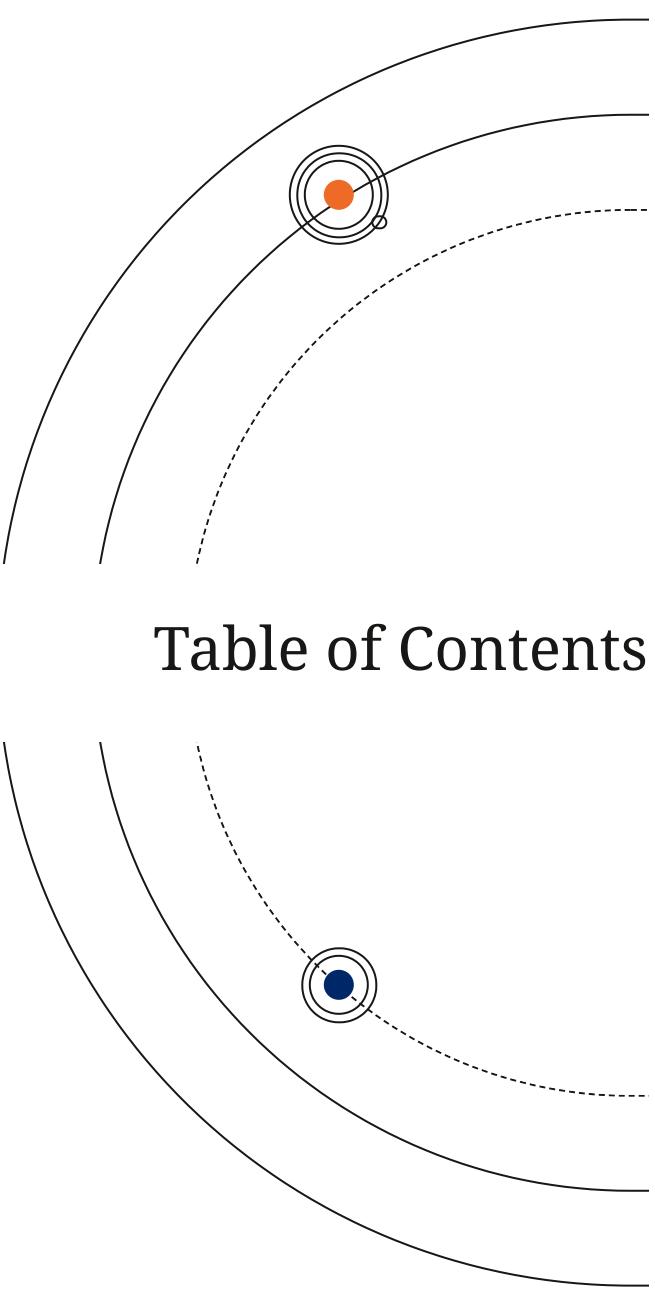


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DISCLAIMER

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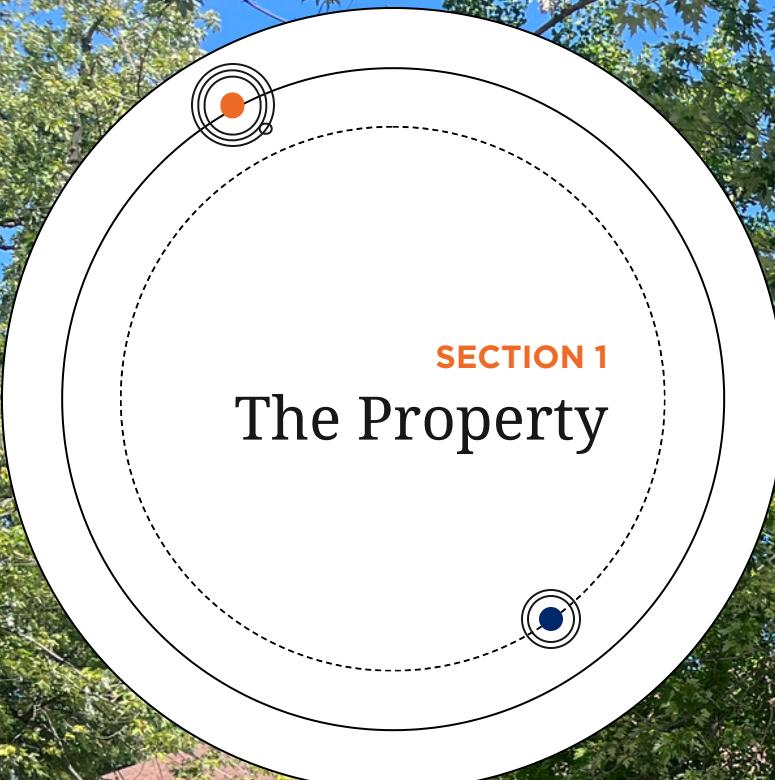
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person 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



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE	Office/Medical
AVAILABLE SF:	4,276 SF±
YEAR BUILT:	1996
ZONING:	P - Professional District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Bristol Oxford Valley Rd

PROPERTY OVERVIEW

Premier location within the highly desirable Woodbourne Professional Center in Middletown Township. This professional/medical office condominium offers a turn-key setup with a functional floor plan, featuring 4,276± SF of contiguous space across two floors. The current layout includes five exam offices with existing plumbing, doctor offices and consultation areas, a large waiting room with reception area, a lab, a conference room, and multiple storage rooms. This double corner unit is situated in one of the area's most recognized office parks, home to a variety of medical and professional practices. The property benefits from excellent accessibility, abundant amenities, and a strong surrounding demographic profile.

LOCATION OVERVIEW

Nestled in Levittown, PA, the area surrounding the property offers proximity to an array of corporate attractions and resources. The property is located in Middletown Township, in Lower Bucks County, Philadelphia Market. Convenient access to major routes including Trenton Road, Lincoln Highway (Business Route 1), Route 413, U.S. Route 1, Interstate 95 and Pennsylvania Turnpike. Easy access to Philadelphia and New Jersey.

PROPERTY DETAILS

LEASE RATE	\$12.00 SF/YR (MG)
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LOCATION INFORMATION

COMPLEX NAME	Woodbourne Professional Center
ADDRESS	1609 Woodbourne Rd
UNITS:	303 A/B & 304 A/B
TOWNSHIP	Middletown Twp.
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Rd
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy.
NEAREST AIRPORT	Trenton Mercer (TTN) - 13 Mi Philadelphia Int'l (PHL) - 32 Mi

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
WATER/SEWER	Public
RESTROOMS	3

PROPERTY INFORMATION

PROPERTY TYPE	Office Condominium
PROPERTY SUBTYPE	Medical
OWNERSHIP:	Condo-Fee
ZONING	P - Professional District
RE TAXES - COMBINED (2024)	\$15,268
CONDO FEE - COMBINED	\$12,864 / yr
LOT SIZE	3.97 AC±
TRAFFIC COUNT	18,696 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Bristol Oxford Valley Rd
APN #	22-055-223303A, 22-055-223303B, 22-055-223304A, 22-055-223304B

BUILDING INFORMATION

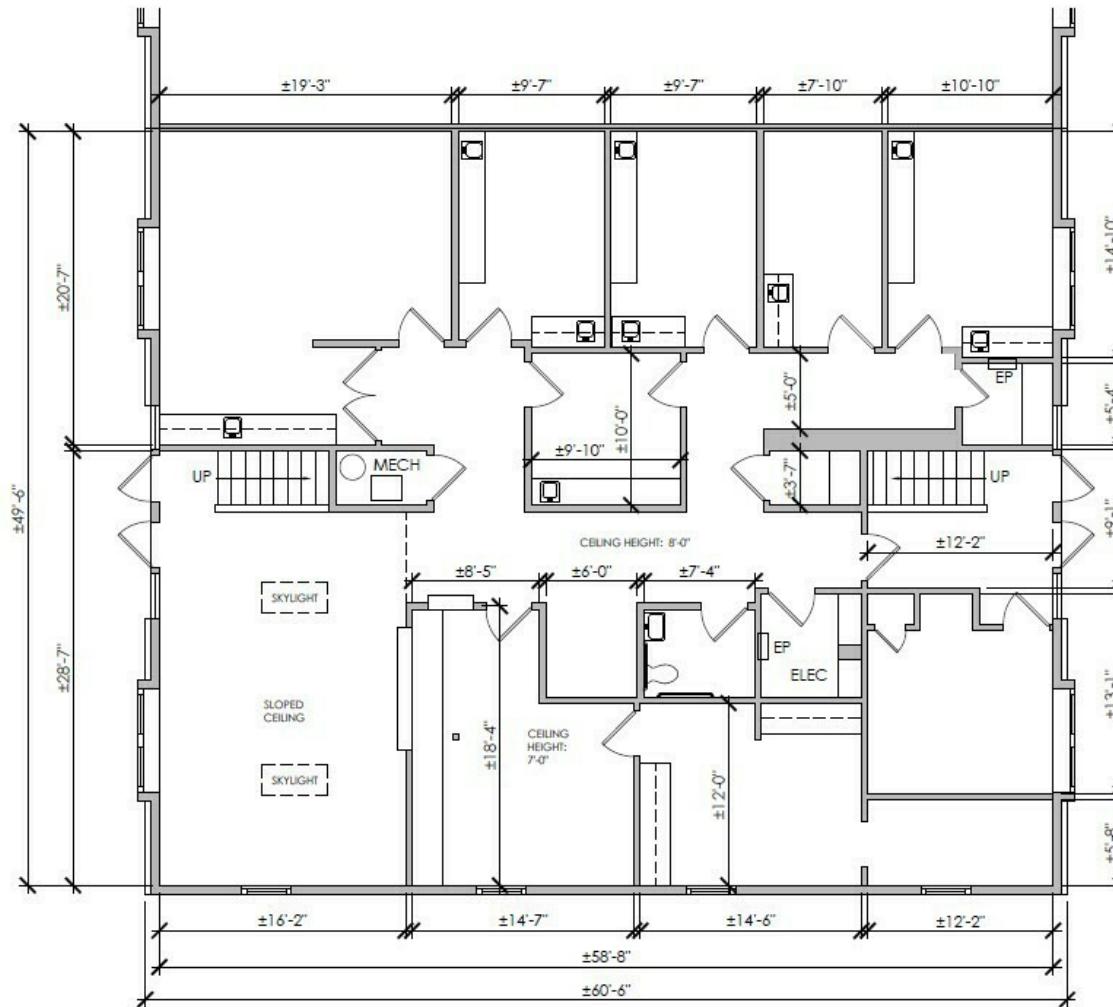
NUMBER OF FLOORS	2
YEAR BUILT	1996
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Medical office condominium
- Former ophthalmology clinic
- Ideal for medical, professional or personal service uses
- 4,276± RSF (divisible)
- 1st floor: 3,052 RSF
- 2nd floor: 1,224 RSF
- Turn-key layout with functional floor plan
- 5 exam offices with plumbing
- Double corner unit
- Highly accessible
- Amenity-rich location
- Strong demographics



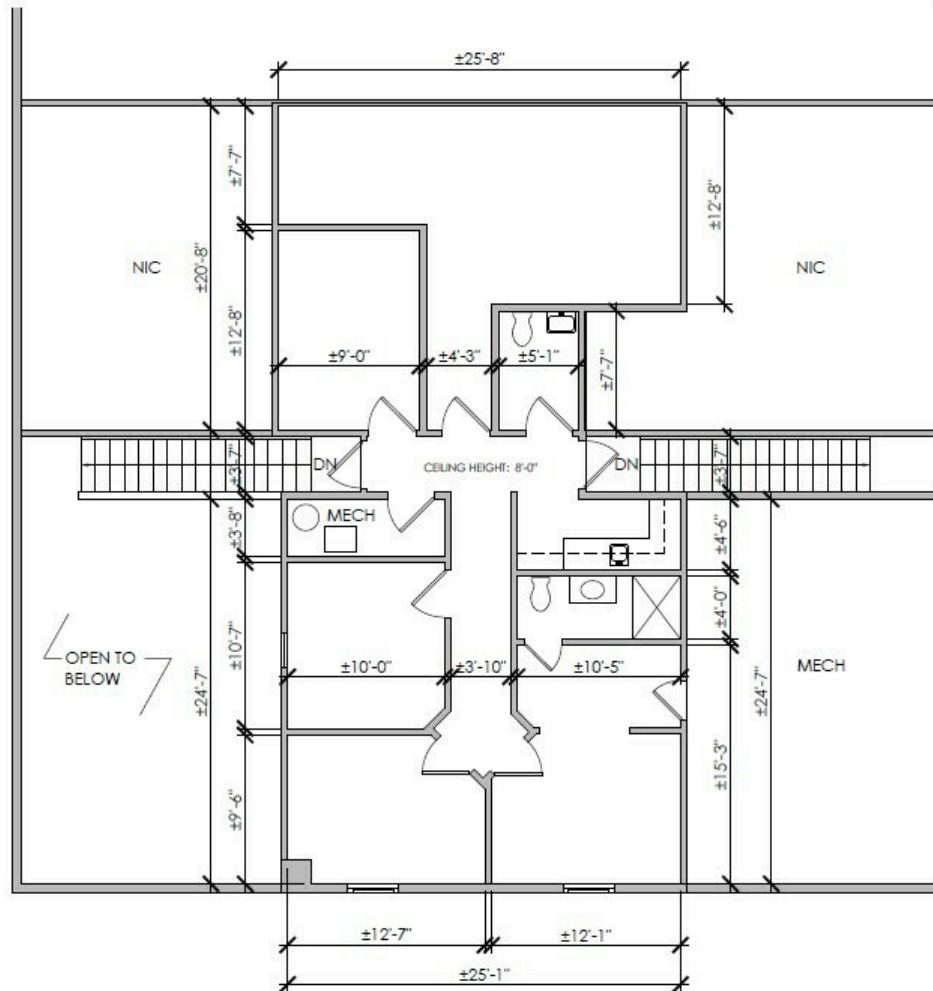
FIRST FLOOR PLANS



1st FLOOR AREA: ±3,052 SF

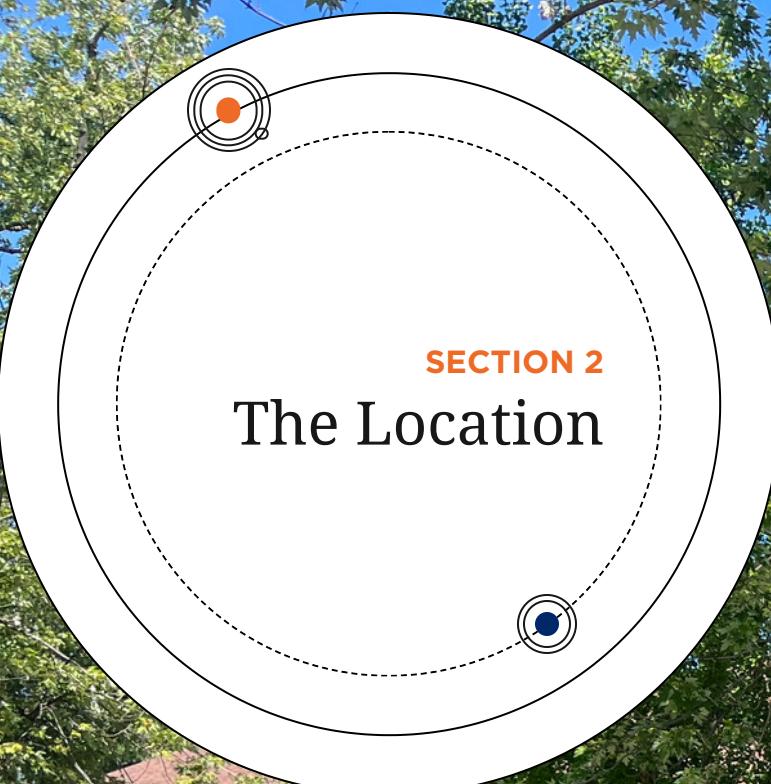
1 | FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLANS



2nd FLOOR AREA: ±1,224 SF

2 | SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

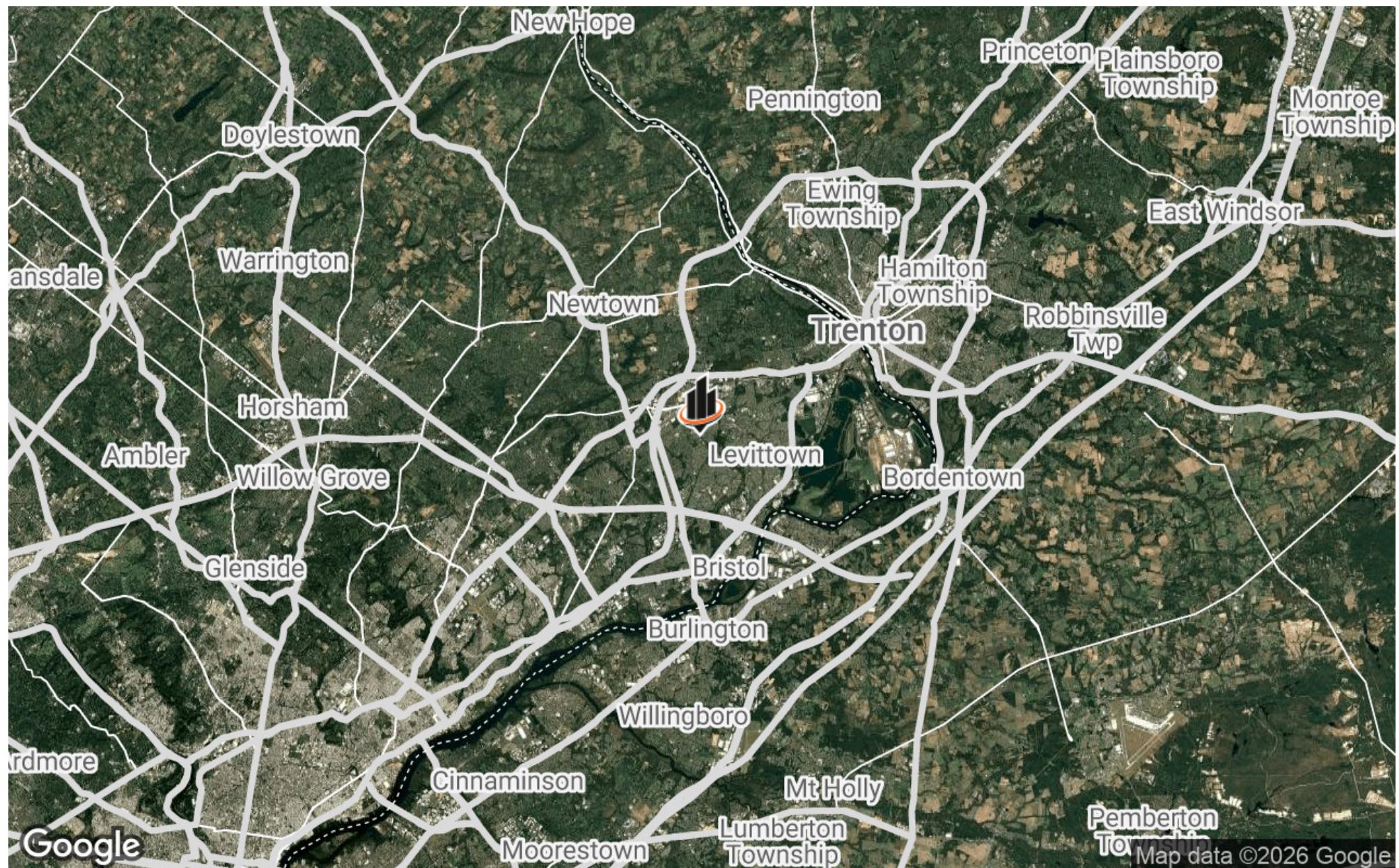


SECTION 2

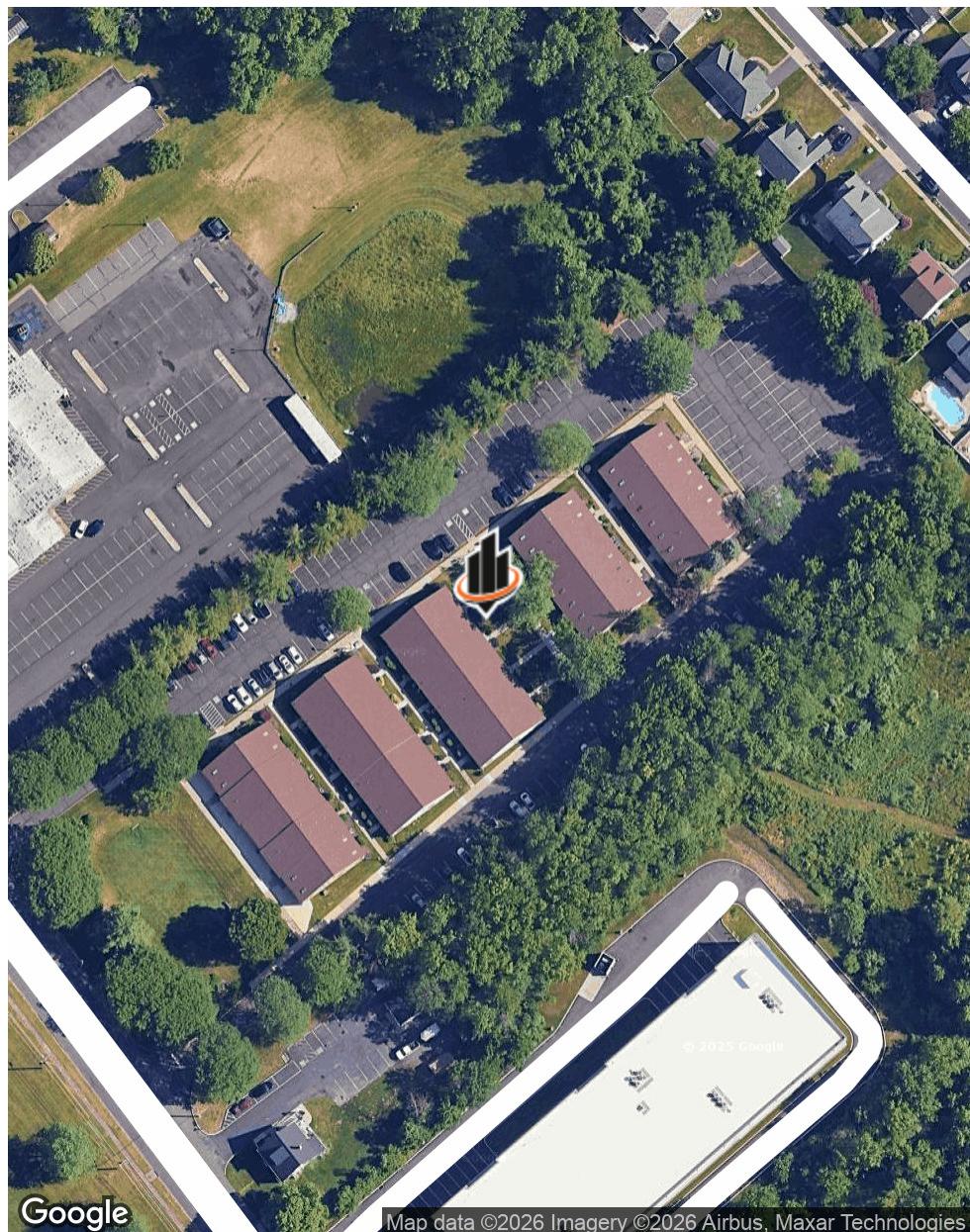
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3

The Zoning



*Township of Middletown, PA
Monday, April 7, 2025*

Chapter 500. Zoning

Article XVIII. P Professional District

§ 500-1801. Purpose and intent.

The purpose of the Professional District is to provide reasonable standards for the harmonious development of offices, medical facilities and educational, religious and philanthropic institutions and other related uses where, because of the nature of the undeveloped land, intensive development is not appropriate. The construction of single-family detached dwellings will not be precluded from this district.

§ 500-1802. Use regulations.

[Amended 10-2-2001 by Ord. No. 01-13]

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Professional, business or government offices other than medical offices. Such uses shall not involve the actual storage, exchange or delivery of merchandise on the premises.
- B. Medical office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto. Such uses shall have a minimum lot area of 20,000 square feet.
- C. Financial institutions on a minimum lot area of 20,000 square feet.
- D. Mortuaries.
- E. Government or public buildings.
- F. Educational institutions, including dormitories, day-care centers and driving schools.
- G. Buildings for public worship.
- H. Philanthropic and other nonprofit institutions which are noncommercial in nature.
- I. Museums and libraries.
- J. Club, lodge or fraternal institutions on a minimum lot area of 20,000 square feet.
- K. Single-family detached dwelling, subject to the area and dimensional requirements of the R-2 Residence District (**§ 500-903**). Section **500-1803** shall not be applicable to this use.
- L. Transient dwelling.

[Added 6-6-2016 by Ord. No. 16-01^[1]]

[1] *Editor's Note: This ordinance also provided for the redesignation of former Subsections L through O as Subsections M through P, respectively.*

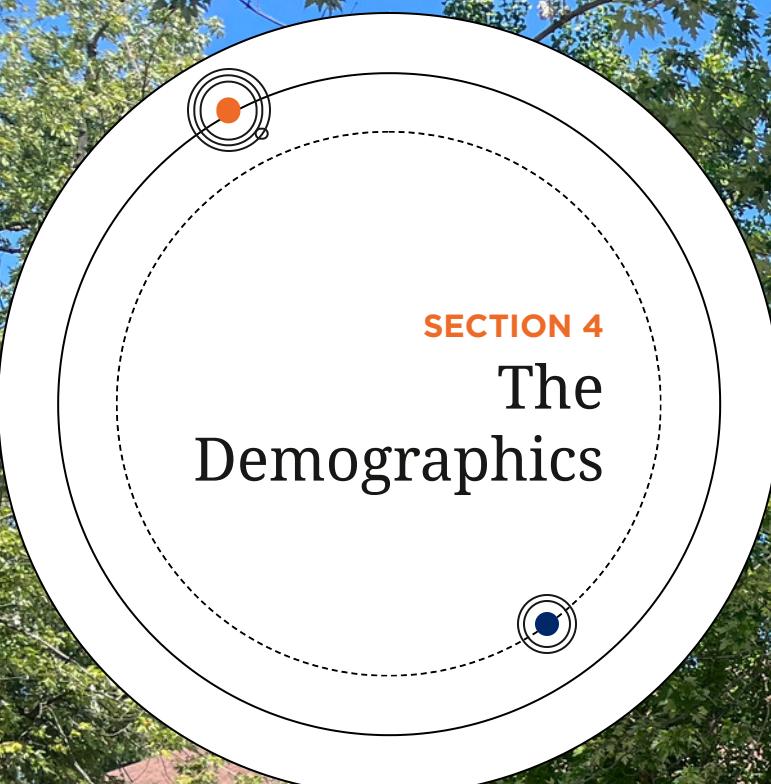
- M. Telephone central office, electric substation.

- N. Accessory use on the same lot with and customarily incidental to any permitted use in this district.
- O. Signs when erected and maintained in accordance with the provisions of Article **XXVIII**.
- P. Forestry/timber harvesting, pursuant to the regulations set forth in § **500-402M** of this chapter.

§ 500-1803. Area, dimensional and design requirements.

Unless a greater area or dimensional regulation is stated in § **500-1802**, Use regulations, for a specific use, all uses in the P District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 80 feet.
- C. Maximum building coverage: 20%.
- D. Maximum impervious surface ratio: 50%.
- E. Maximum building height: 35 feet.
- F. Minimum yards.
 - (1) Front: 50 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 25 feet.
- G. Buffer yard. Along any adjacent land zoned for or in residential or agricultural use, a buffer yard shall be provided which shall be not less than 75 feet in width, measured from the property line or the street line. The buffer yard shall be in accordance with the provisions of § **500-2605**.
- H. Parking. Off-street parking shall be provided in accordance with the provisions of Article **XXVII**.
- I. Each use shall be served by adequate public water and public sewage disposal facilities.



SECTION 4

The Demographics



DEMOGRAPHICS MAP & REPORT

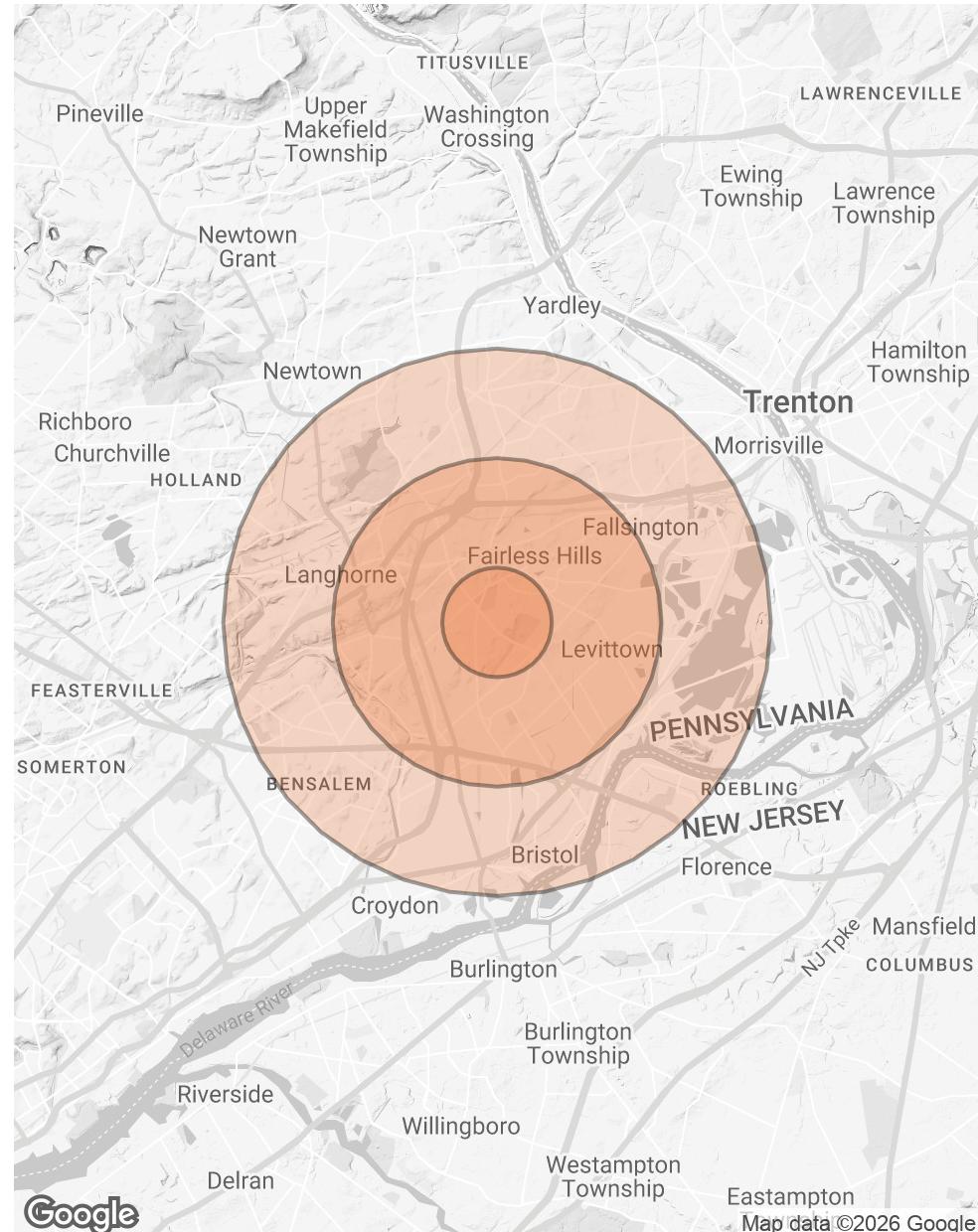
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,630	97,084	215,326
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,923	36,484	82,103
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$125,338	\$116,818	\$127,243
AVERAGE HOUSE VALUE	\$364,878	\$358,560	\$391,628

Demographics data derived from AlphaMap





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