

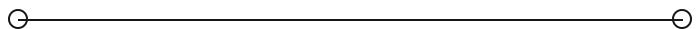


OFFERING MEMORANDUM

Turnkey Office Suite

760 WOODBOURNE ROAD

Langhorne, PA 19047



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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

PROPERTY TYPE:	Office
BUILDING SIZE:	4,157 SF±
AVAILABLE SF:	294 SF±
ZONING:	P - Professional District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	12,669 VPD

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease 294 SF± of turnkey office space. This multi-tenant office building is located in immediate proximity to the Woodbourne Train Station. The building houses numerous personal service businesses and can accommodate various potential uses. The property is situated in a densely populated residential area with a diverse tenant mix nearby. It boasts a superior location with easy access to the region's highway systems and major commuter routes.

LOCATION OVERVIEW

The property is located on the heavily traveled Woodbourne Road in Langhorne, Middletown Township, PA. This visible and central location offers convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey's. It is just minutes away from the Woodbourne Train Station, Newtown, Langhorne Borough, and Yardley.

PROPERTY DETAILS

LEASE RATE	\$795/MO (FS)
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LOCATION INFORMATION

STREET ADDRESS	760 Woodbourne Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Wood Lane
TOWNSHIP	Middletown Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy - 0.9 Mi.
NEAREST AIRPORT	Philadelphia Int'l Airport (PHL) - 34 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	P - Professional District
LOT SIZE	1.8 AC±
APN #	22-057-004-001
LOT FRONTAGE	166 ft
TRAFFIC COUNT	12,669 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Butternut Ln

PARKING & TRANSPORTATION

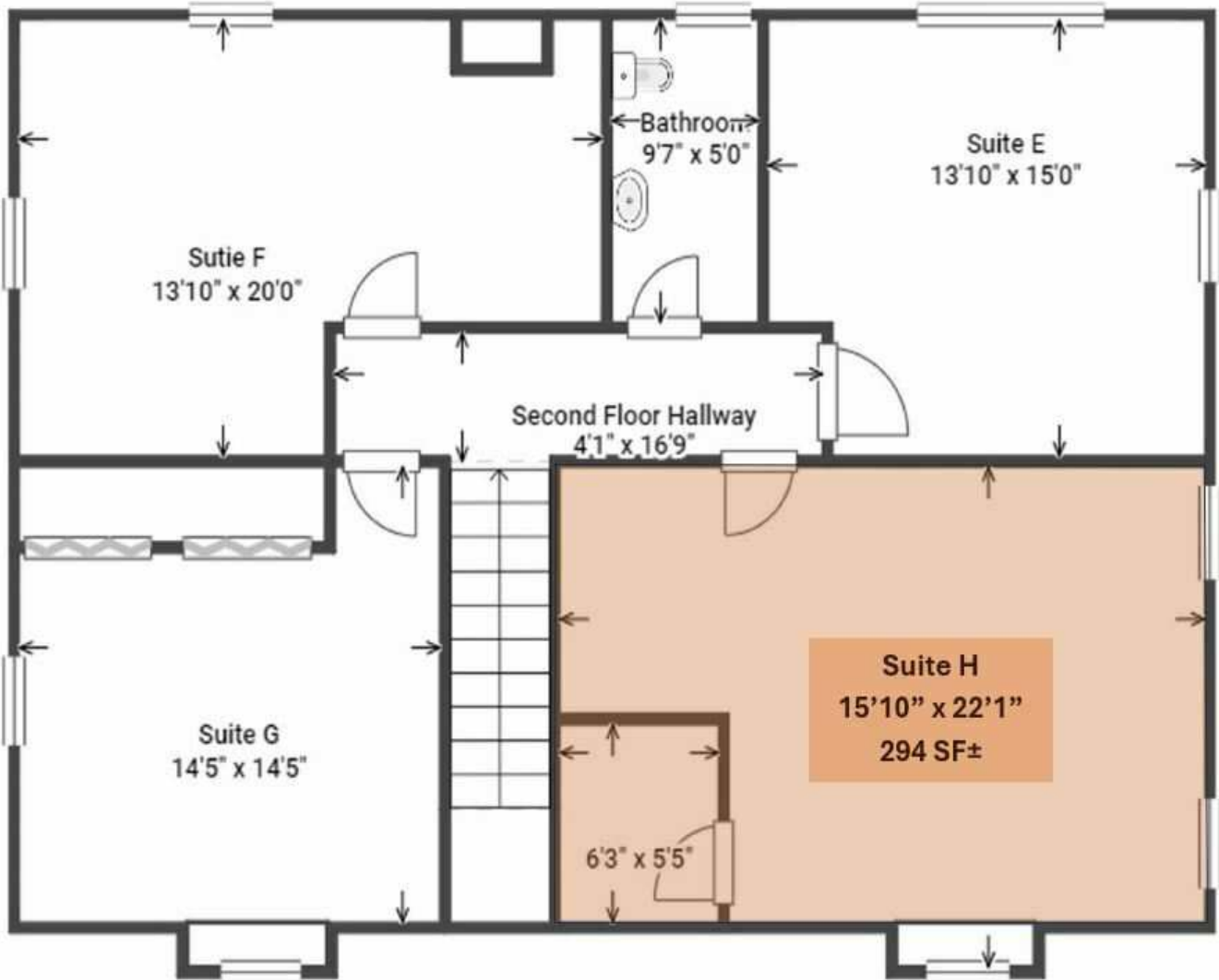
PARKING TYPE	Surface Paved Lot
PARKING SPACES	21
PARKING RATIO	5.0

PROPERTY HIGHLIGHTS

- Turnkey office space
- Full service lease structure
- 2nd floor location
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Woodbourne Train Station and Oxford Valley Mall
- Minutes to Newtown, Yardley and Langhorne Borough
- Amenities rich neighborhood
- Diverse platform of national, regional and local tenants in the area
- Convenient access to/from Lincoln Hwy, Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



FLOOR PLAN - 2ND FLOOR



ADDITIONAL PHOTOS



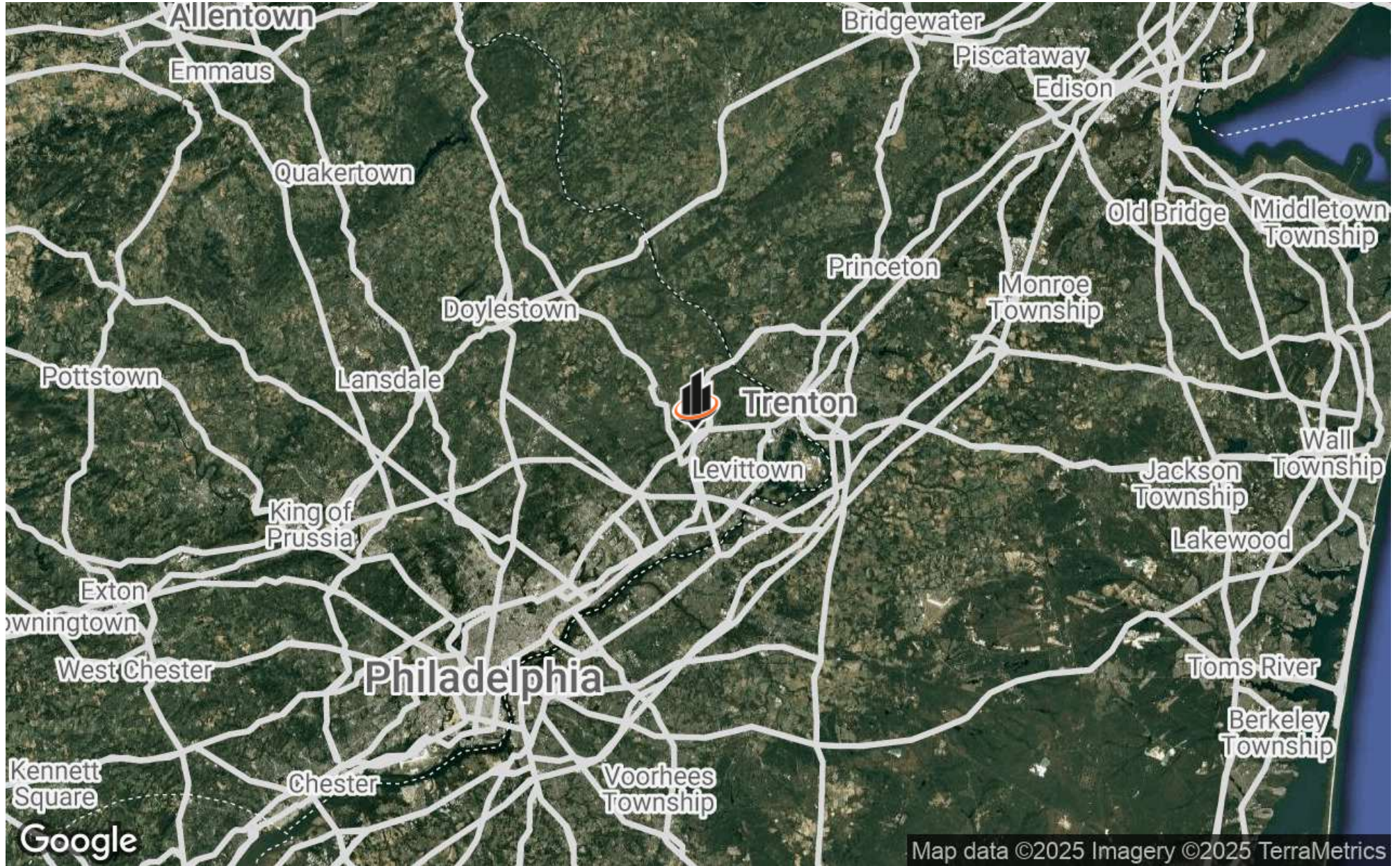


SECTION 2

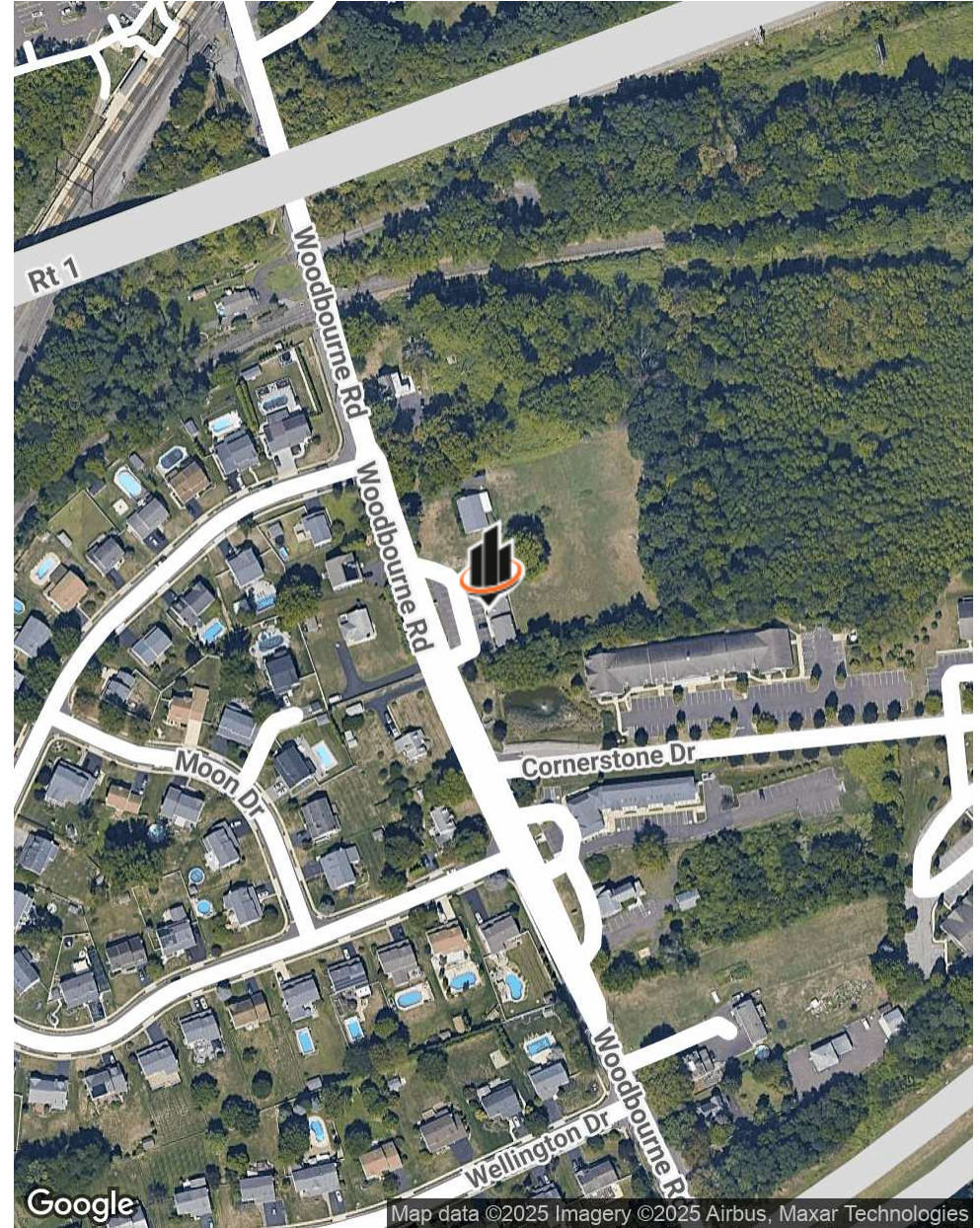
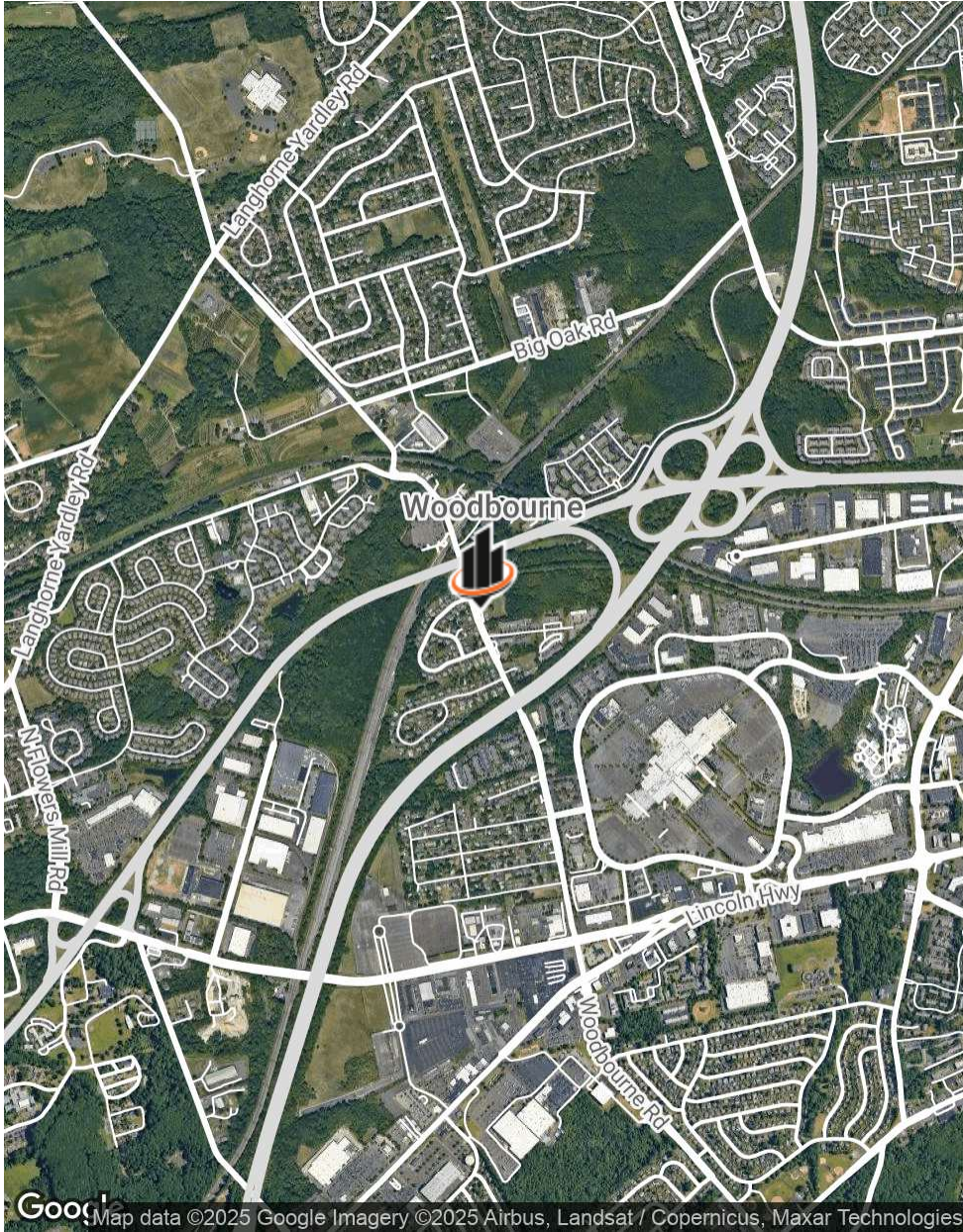
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

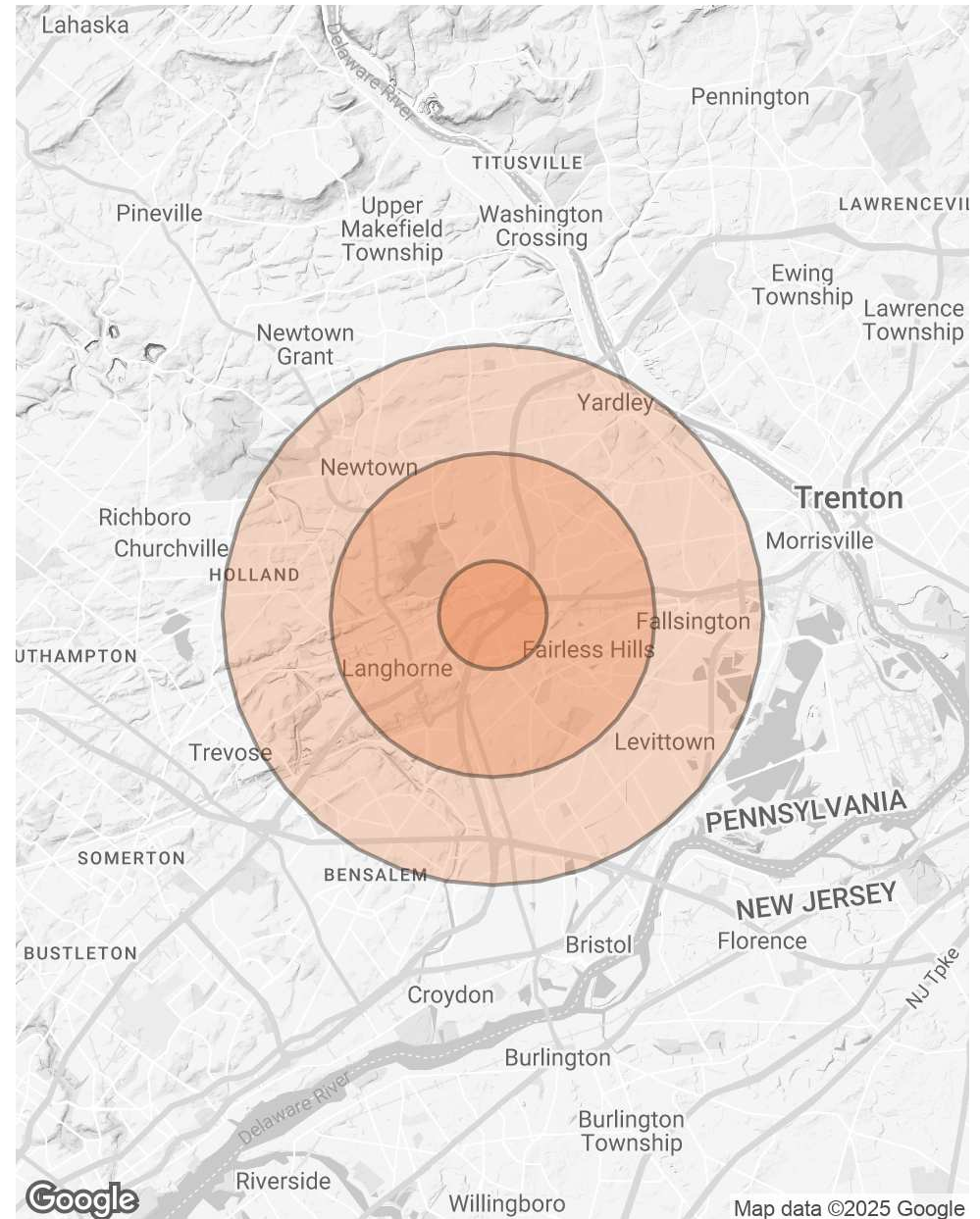
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,177	73,852	210,316
AVERAGE AGE	43.5	40.1	40.3
AVERAGE AGE (MALE)	39.4	38.2	38.8
AVERAGE AGE (FEMALE)	46.7	42.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,801	26,435	75,636
# OF PERSONS PER HH	3.4	2.8	2.8
AVERAGE HH INCOME	\$104,386	\$93,684	\$93,696
AVERAGE HOUSE VALUE	\$392,292	\$340,573	\$344,957

2020 American Community Survey (ACS)





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