

**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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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

<b>SALE PRICE:</b>	\$625,000
<b>LEASE RATE:</b>	\$12.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	4,276 SF± (divisible)
<b>ZONING:</b>	P
<b>YEAR BUILT:</b>	1996
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>CROSS STREET:</b>	Bristol Oxford Valley Rd

### PROPERTY DESCRIPTION

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 DESCRIPTION

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

<b>SALE PRICE</b>	<b>\$625,000</b>
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<b>LEASE RATE</b>	<b>\$12.00 SF/YR (MG)</b>
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## LOCATION INFORMATION

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

## UTILITIES & AMENITIES

<b>CENTRAL HVAC</b>	Yes
<b>WATER/SEWER</b>	Public
<b>RESTROOMS</b>	3

## PROPERTY INFORMATION

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

## BUILDING INFORMATION

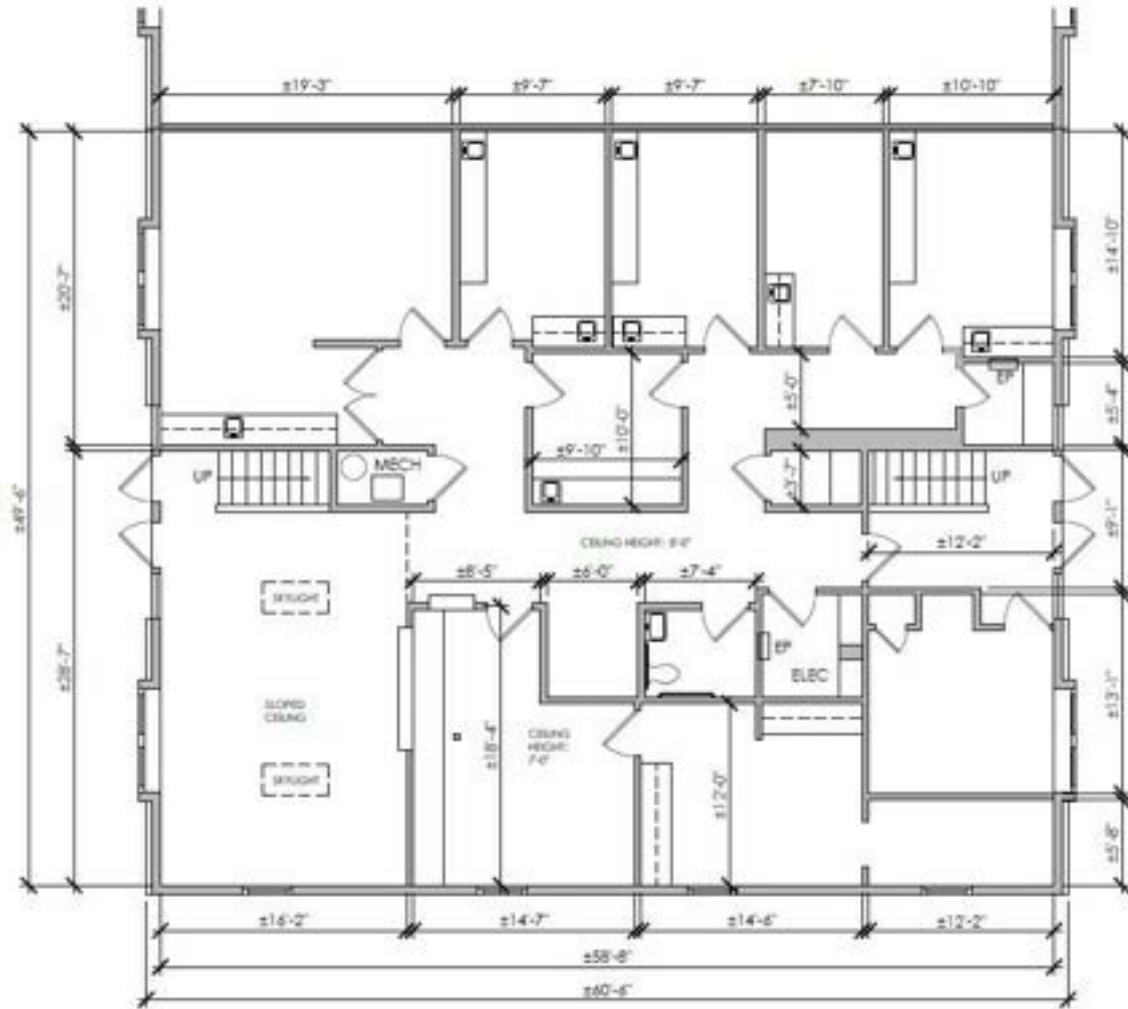
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1996
<b>CONSTRUCTION STATUS</b>	Existing

## PROPERTY HIGHLIGHTS

- Sale or Lease
- 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



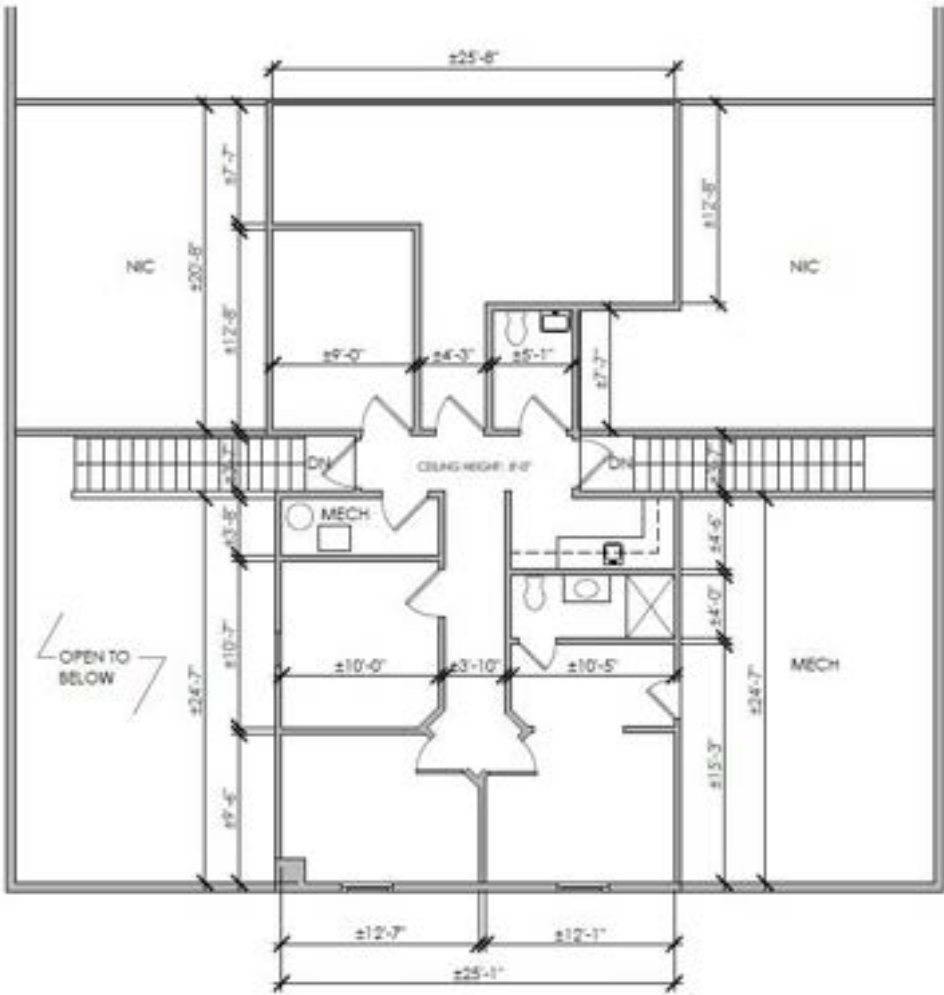
# FIRST FLOOR PLANS



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"

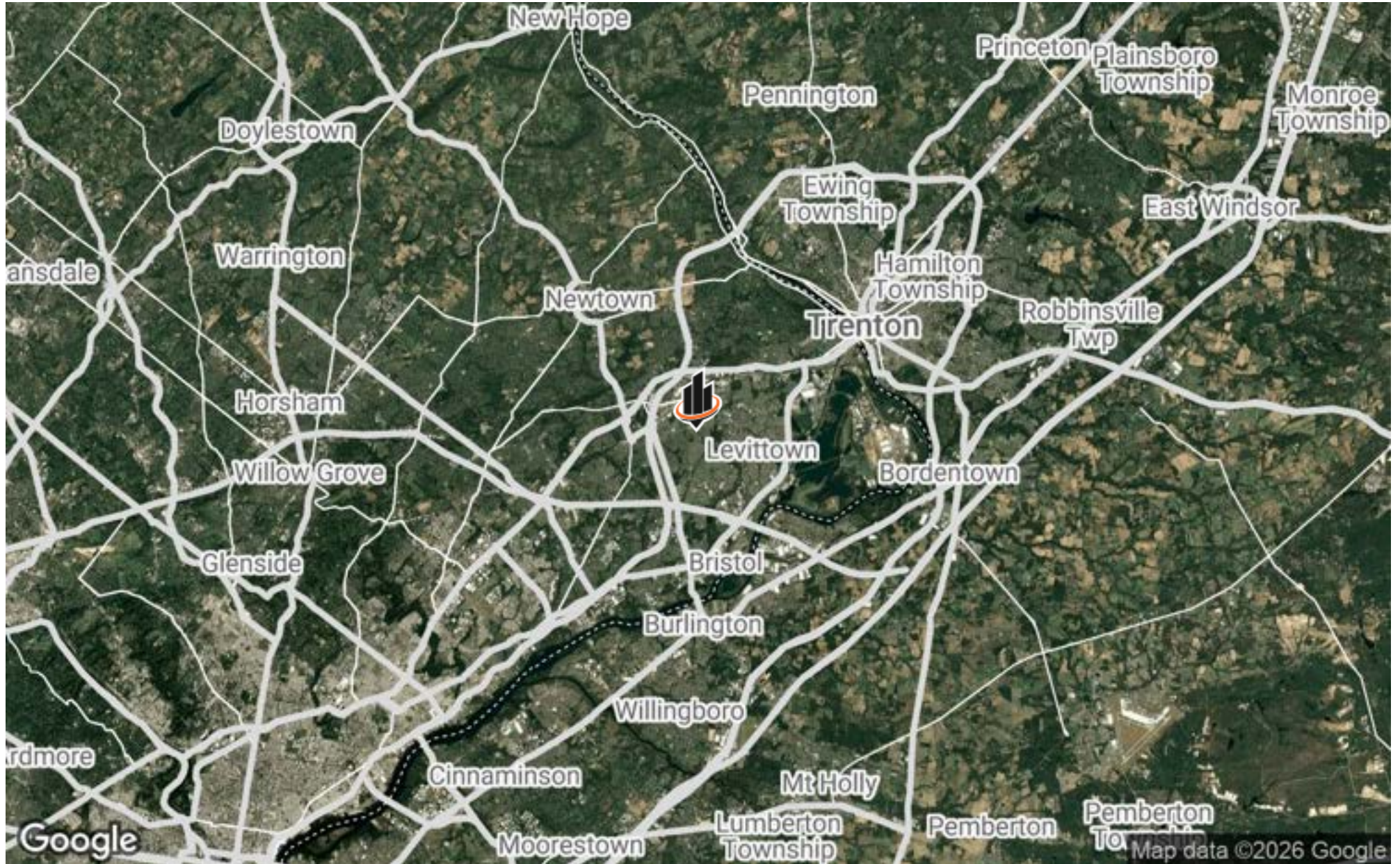


**SECTION 2**

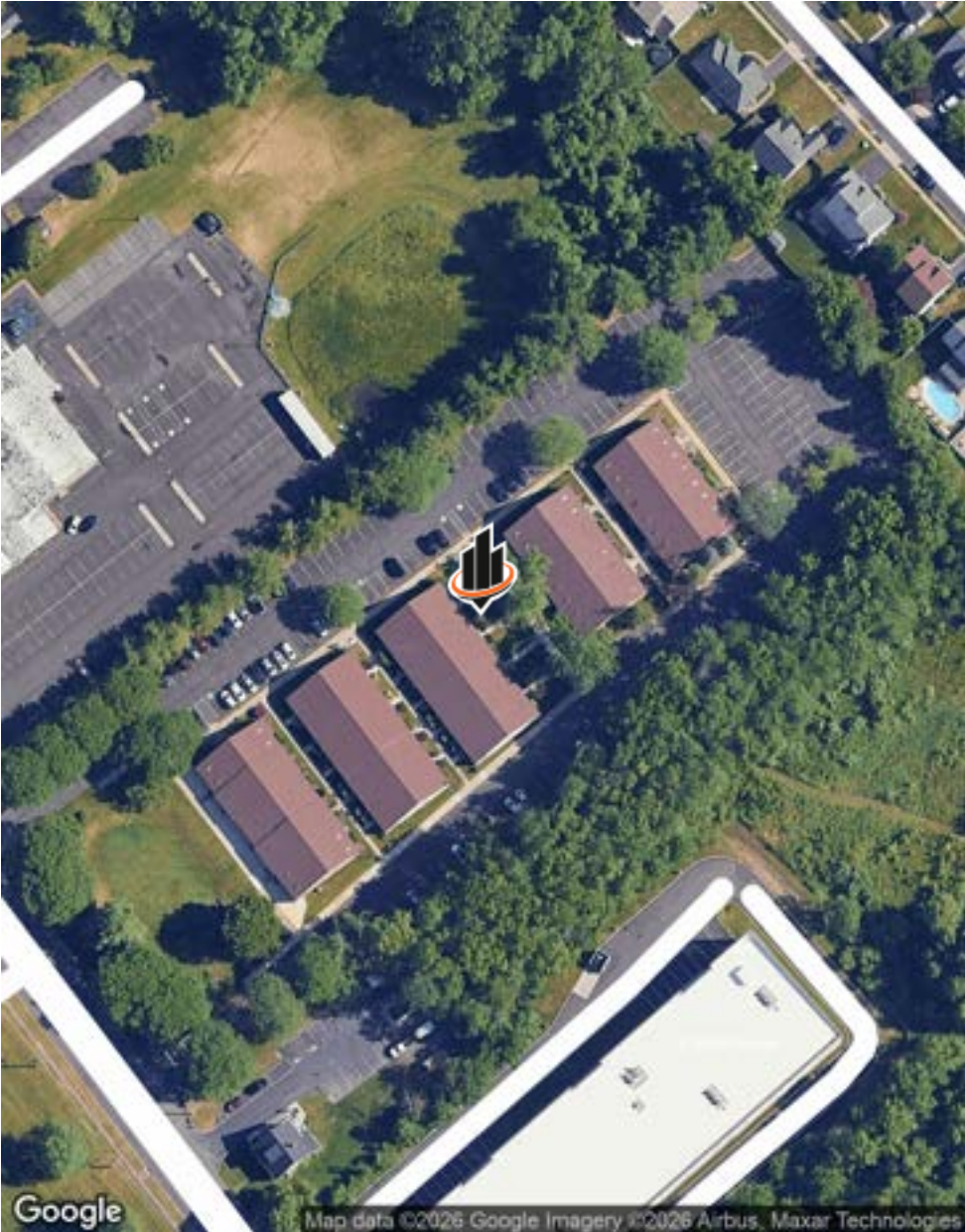
**The Location**



# 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<sup>[1]</sup>]

[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

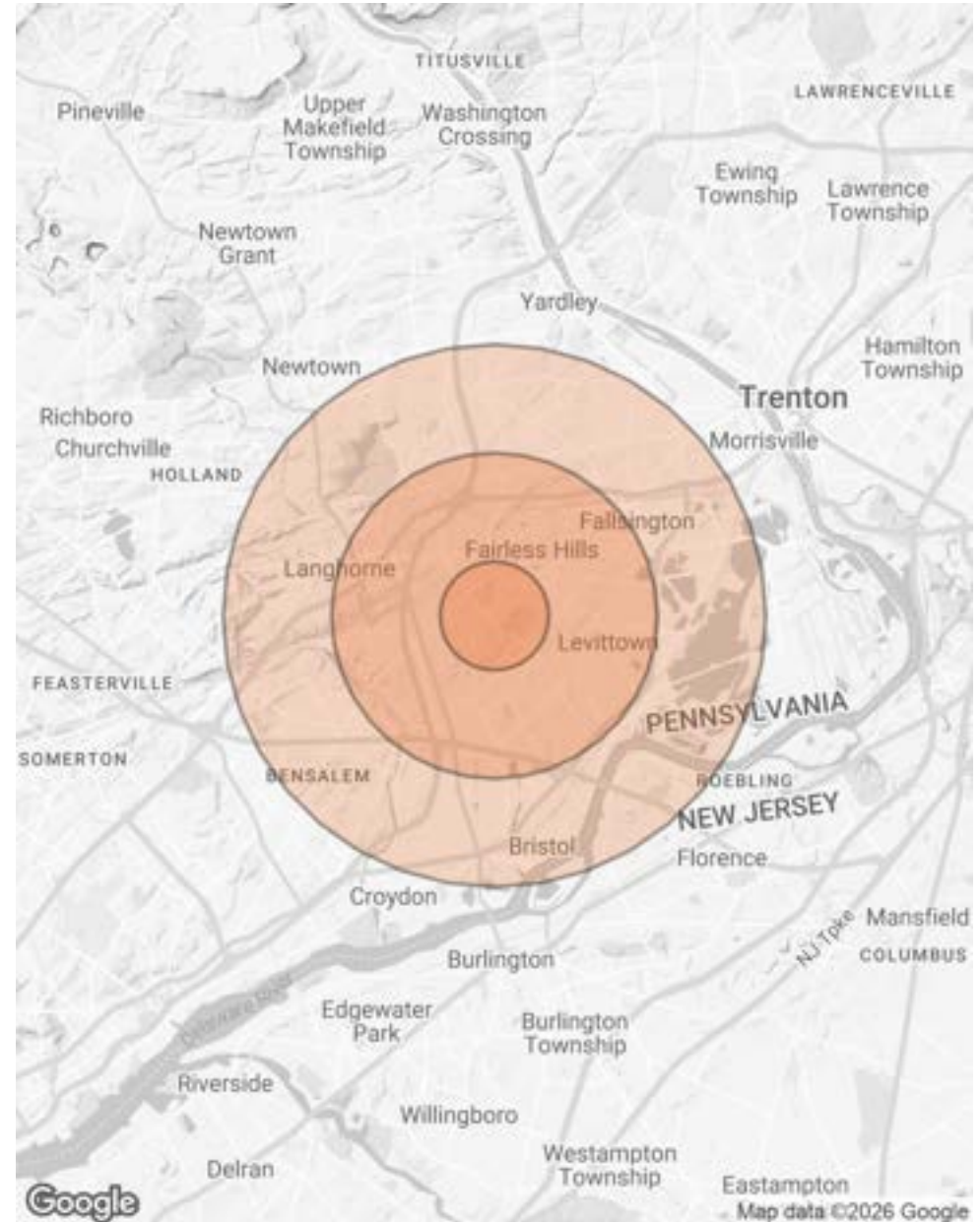
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap





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