

OFFERING MEMORANDUM

OXFORD CROSSING PROFESSIONAL OFFICE CONDO

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

PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

MONIKA POLAKEVIC, CCIM

O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807





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SECTION 1

THE
PROPERTY





OFFERING SUMMARY

PROPERTY TYPE:	Office
LEASE RATE:	\$18.00 SF/YR(MG)
AVAILABLE SF:	1,454 SF±
YEAR BUILT:	1988
ZONING:	NCR
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
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 offers spacious waiting room, reception room, exams rooms, etc. 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**\$18.00 SF/YR (MG)****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

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

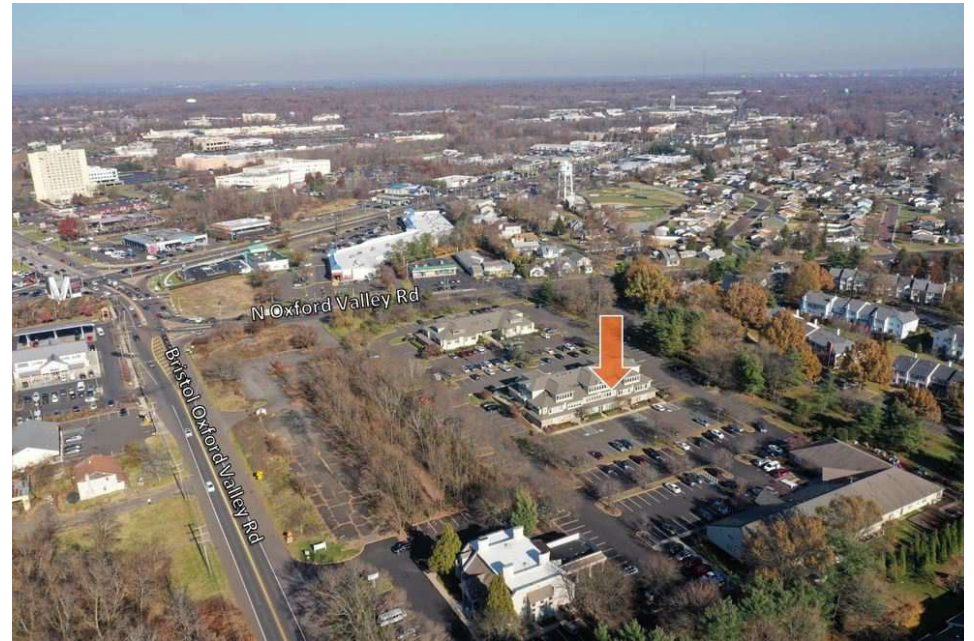
UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	Yes

PROPERTY HIGHLIGHTS

- Professional office/medical condominium
- 1,454 SF± 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





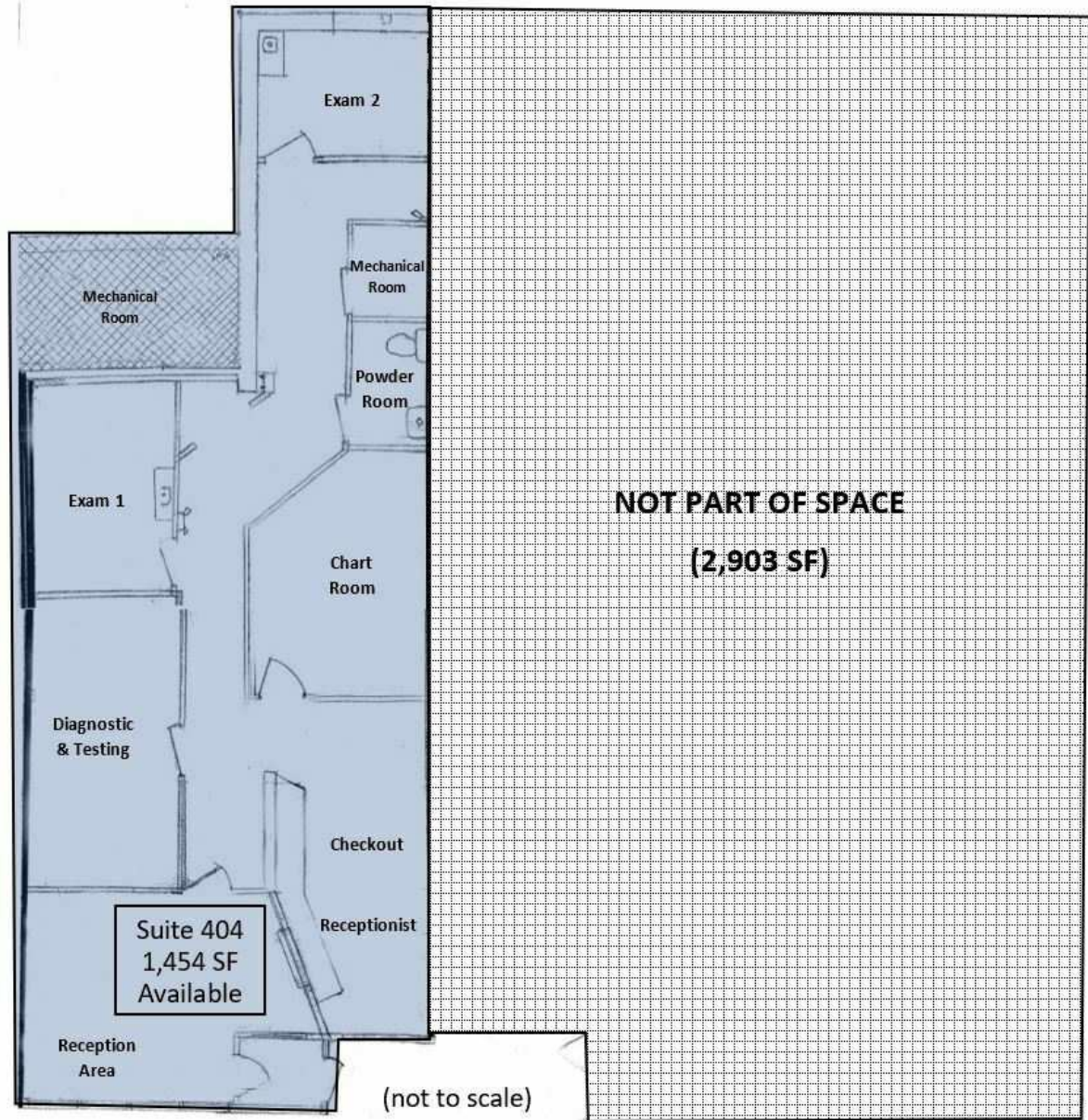




SECTION 2

THE FLOOR PLANS

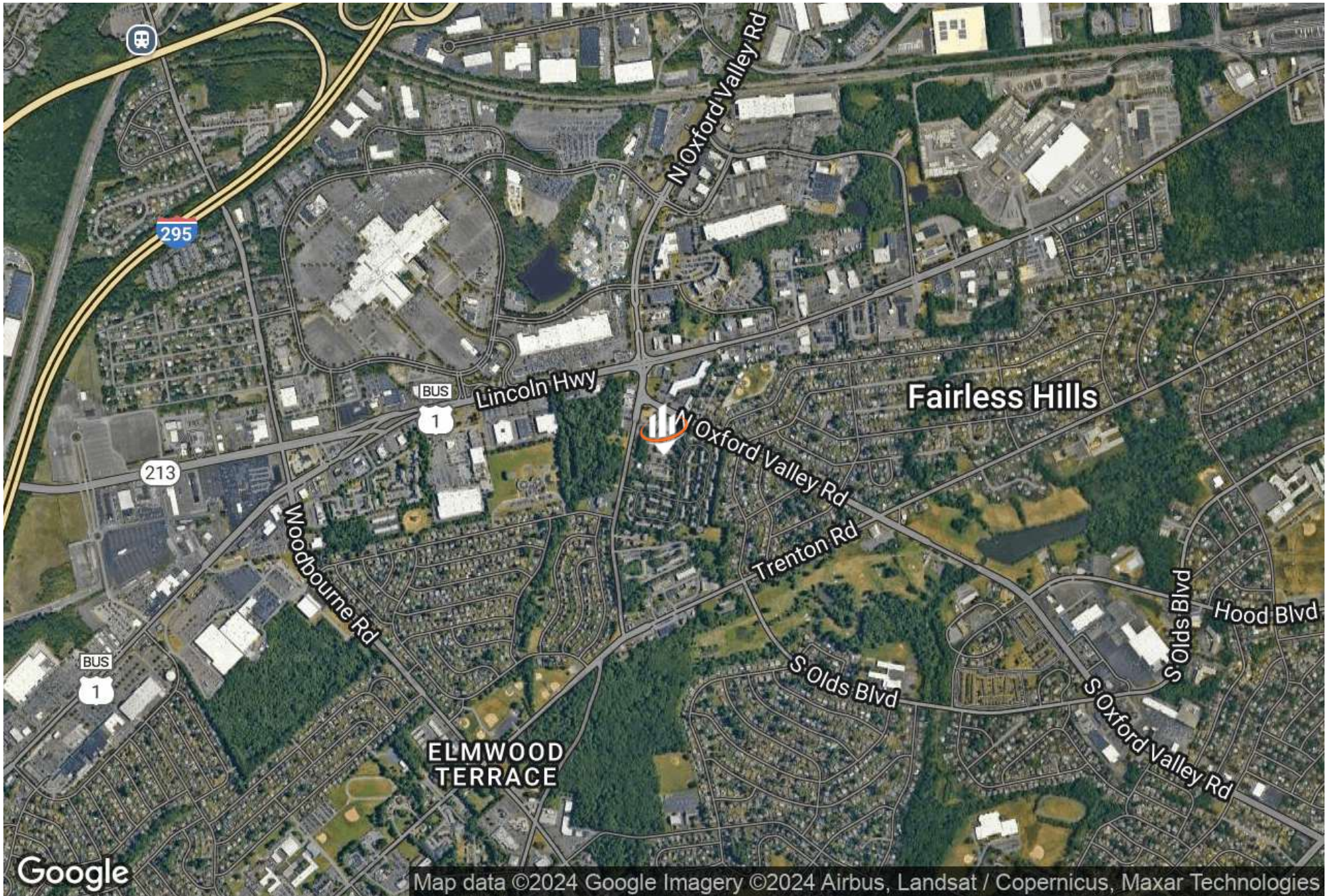


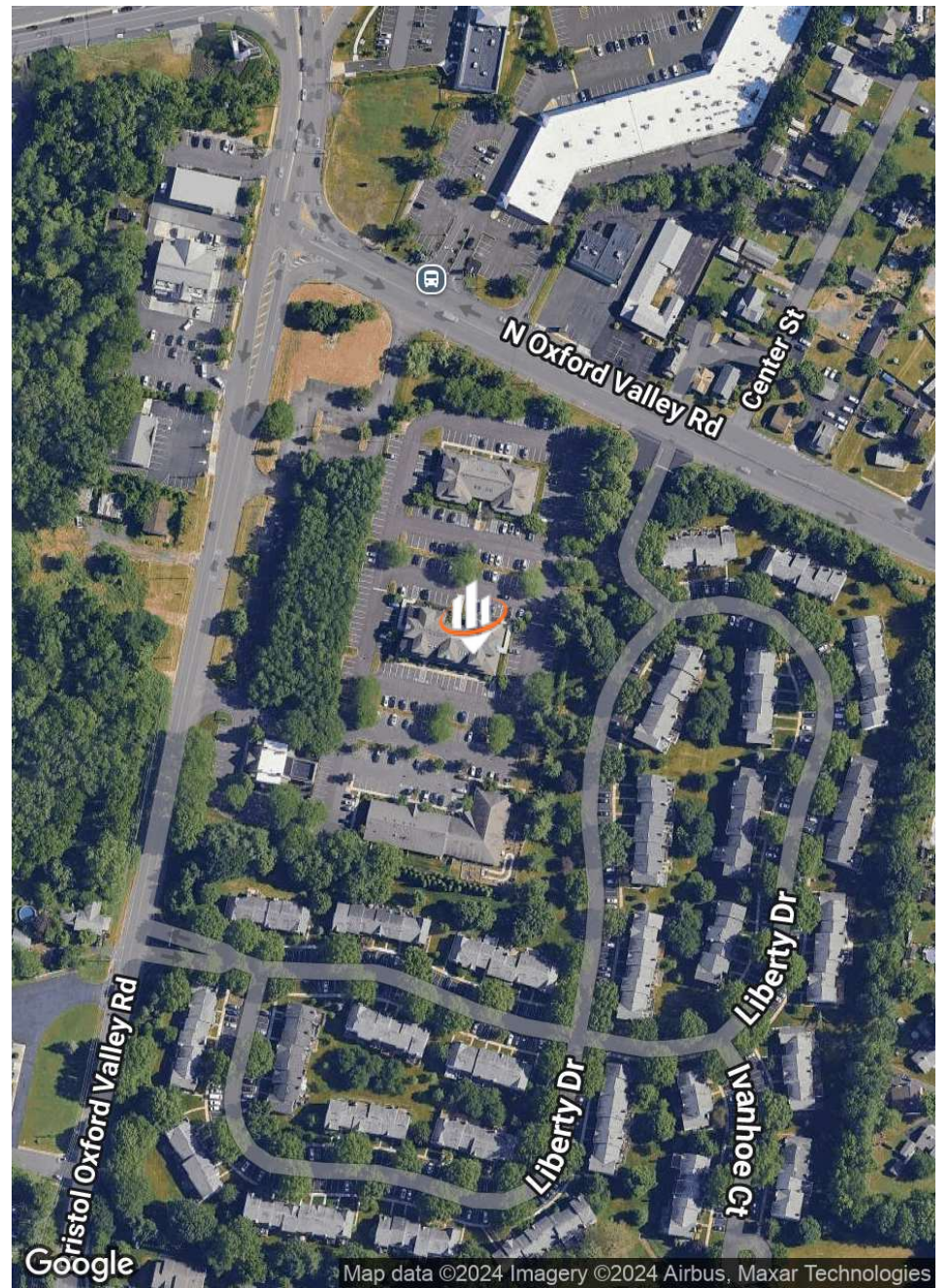
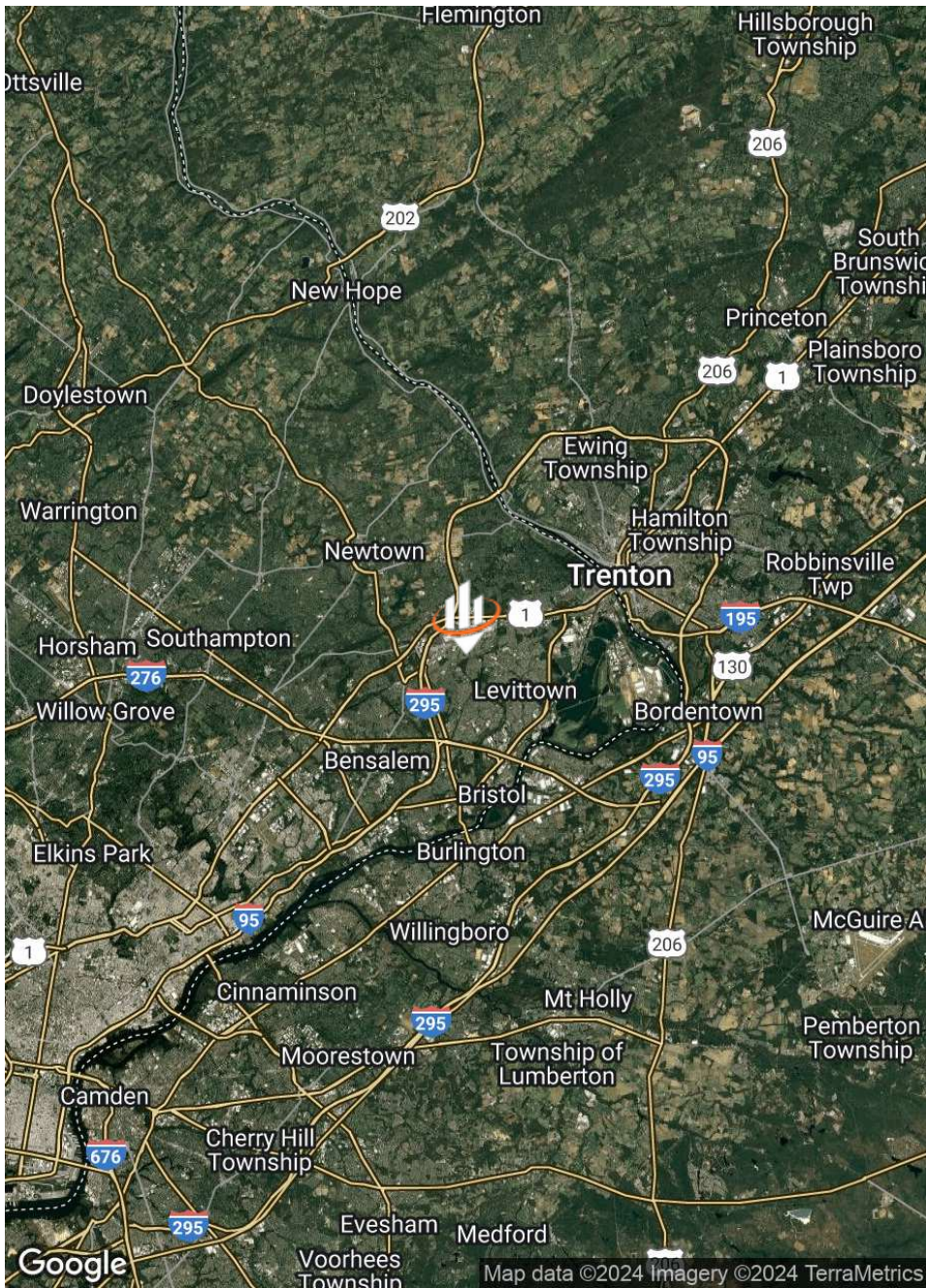


SECTION 3

THE LOCATION









SECTION 4

DEMOGRAPHIC PROFILE



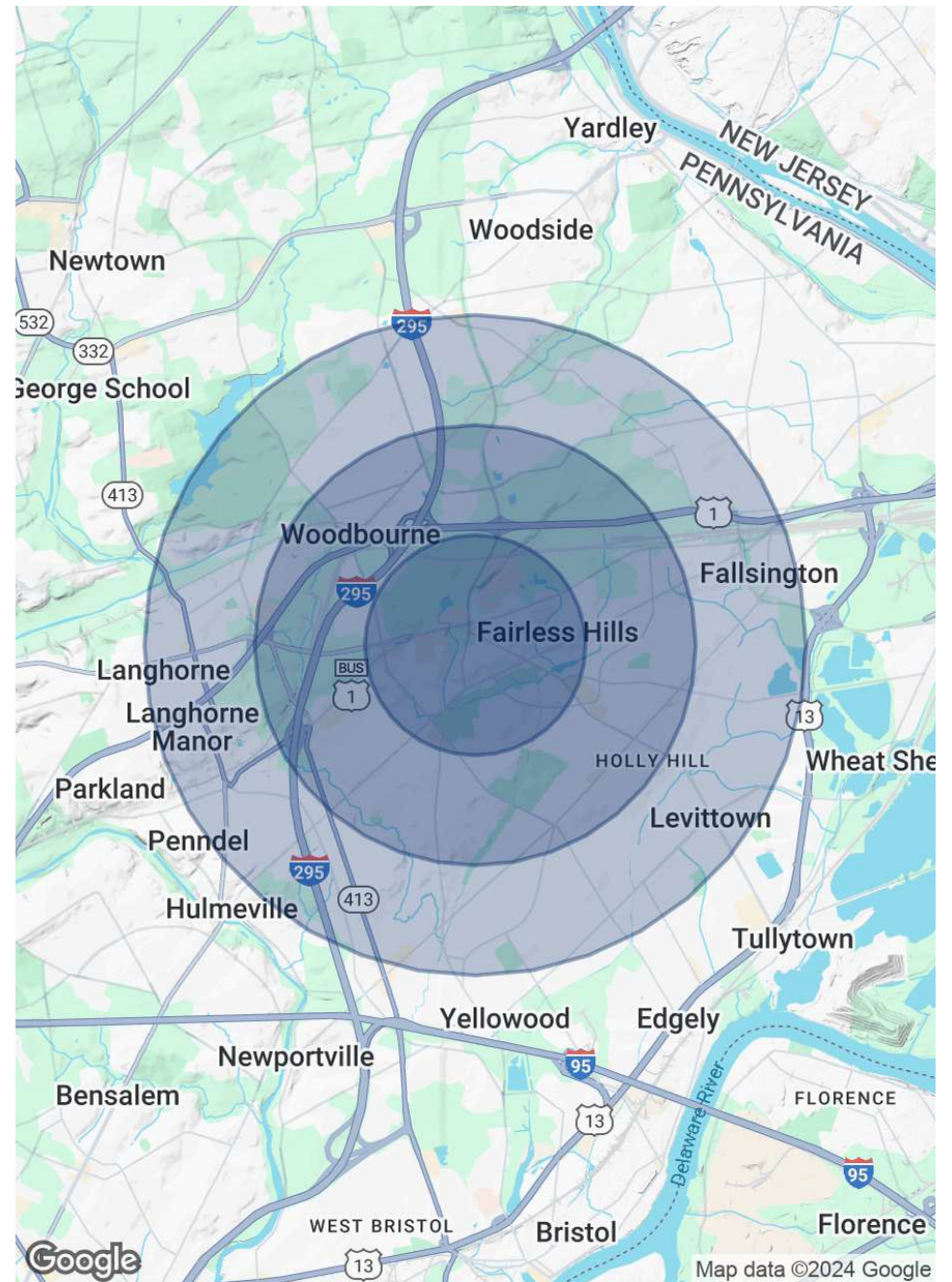
POPULATION

	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





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com