



Bristol Oxford Valley Rd

N Oxford Valley Rd



OFFERING MEMORANDUM

Oxford Crossing Investment Portfolio

333 N. OXFORD VALLEY ROAD

Fairless Hills, PA 19030

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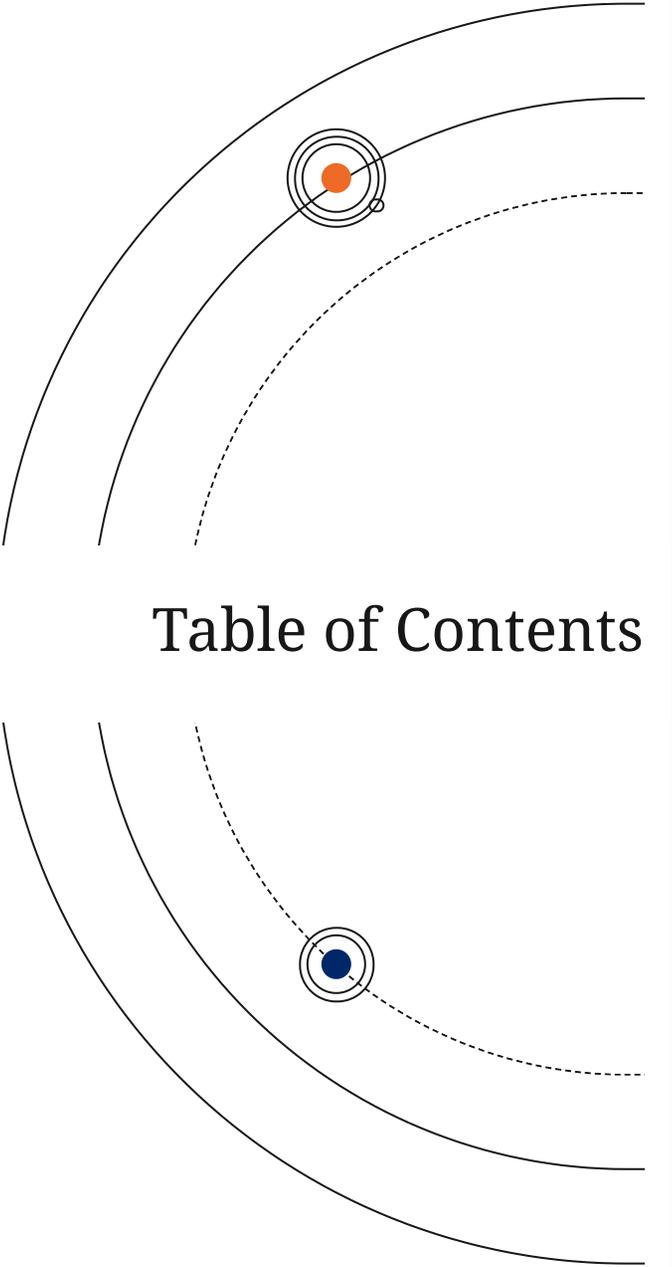


Table of Contents

5

THE PROPERTY

Property Summary
Property Details
Property Highlights

6

7

8

9

THE LOCATION

Regional Map
Location Map
Parcel Map

10

11

12

13

THE DEMOGRAPHICS

Demographics Map & Report

14

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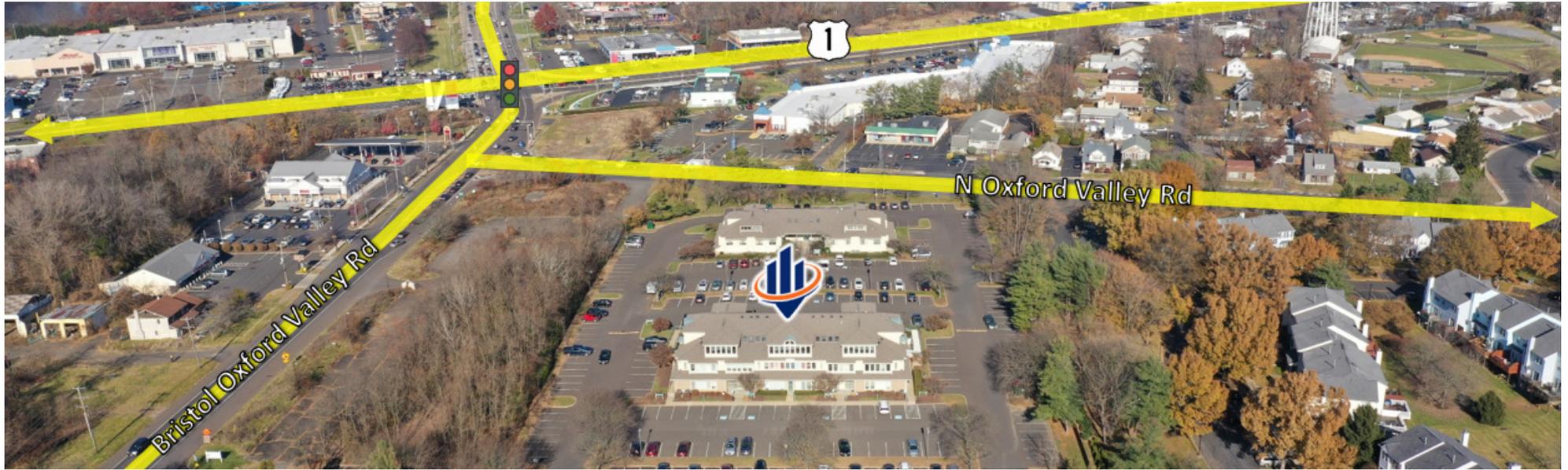


SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,475,000
COMBINED GLA:	10,335 SF±
CAP RATE:	7.14%
NOI:	\$105,359
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	22,821 VPD

PROPERTY OVERVIEW

SVN is pleased to present an exceptional and rare multi-unit condominium office investment opportunity located at 333 Oxford Valley Road in Fairless Hills, Pennsylvania, within the well recognized Oxford Crossing Professional Park. The offering consists of six (6) income producing office units, totaling 10,335 square feet of gross rentable area. The portfolio is occupied by quality tenants with a strong rental history, providing investors with immediate in-place cash flow and stability.

LOCATION OVERVIEW

The property is centrally located near the area's major intersection of Lincoln Highway and Oxford Valley Road, providing direct access to Route 1, I-95, and the PA Turnpike. The site is in close proximity to major regional destinations including Oxford Valley Mall, Sesame Place, Aria-Jefferson Health, as well as numerous hotels, national retailers, and chain restaurants.

PROPERTY DETAILS

SALE PRICE	\$1,475,000
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LOCATION INFORMATION

BUILDING NAME	Oxford Crossing Investment Portfolio
STREET ADDRESS	333 N. Oxford Valley Road
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Road
TOWNSHIP	Falls Township
NEAREST HIGHWAY	Lincoln Hwy (Route 1) - 0.2 Mi.
NEAREST AIRPORT	Trenton-Mercer (TTN) - 11.7 Mi. Philadelphia Int'l (PHL) - 35.2 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
OWNERSHIP	Condo- fee
ZONING	NCR
LOT SIZE	0.14 Acres
TRAFFIC COUNT	22,821 VPD
TRAFFIC COUNT STREET	Bristol Oxford Valley Rd

BUILDING INFORMATION

COMBINED GLA	10,335 SF+
TENANCY	Multiple
YEAR BUILT	1991
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Office investment opportunity
- Multi-unit portfolio
- Condo-fee simple ownership
- Maintenance-free exterior
- Dominant medical and professional office complex
- 7% in-place CAP rate
- 10,335 SF gross leasable area
- Quality tenant mix, primarily medical and governmental tenants
- Amenities-rich location
- \$136,840 average household income within a 5-mile radius
- Close proximity to major highways and commuter routes
- Convenient to Philadelphia, New Jersey, and New York





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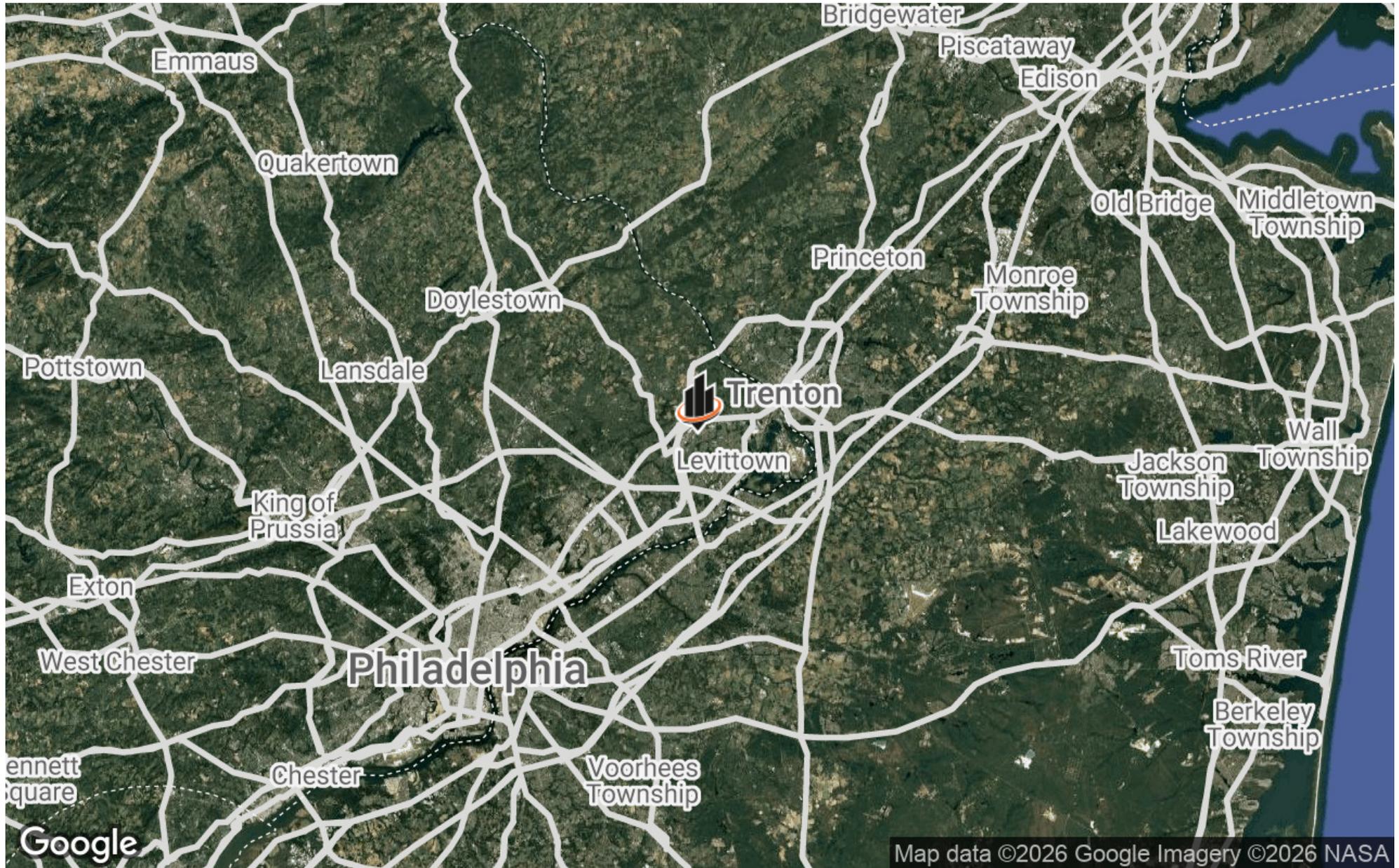
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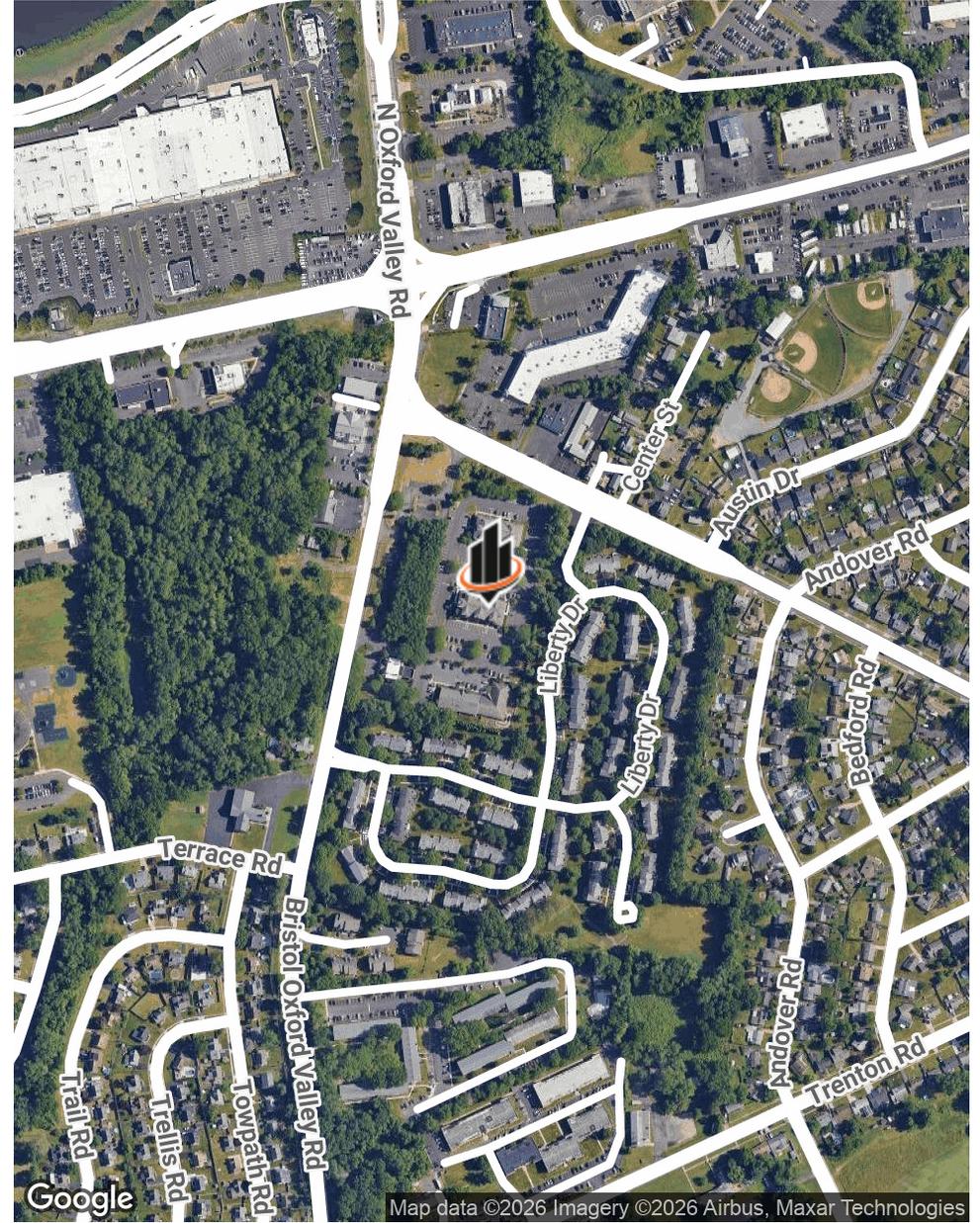
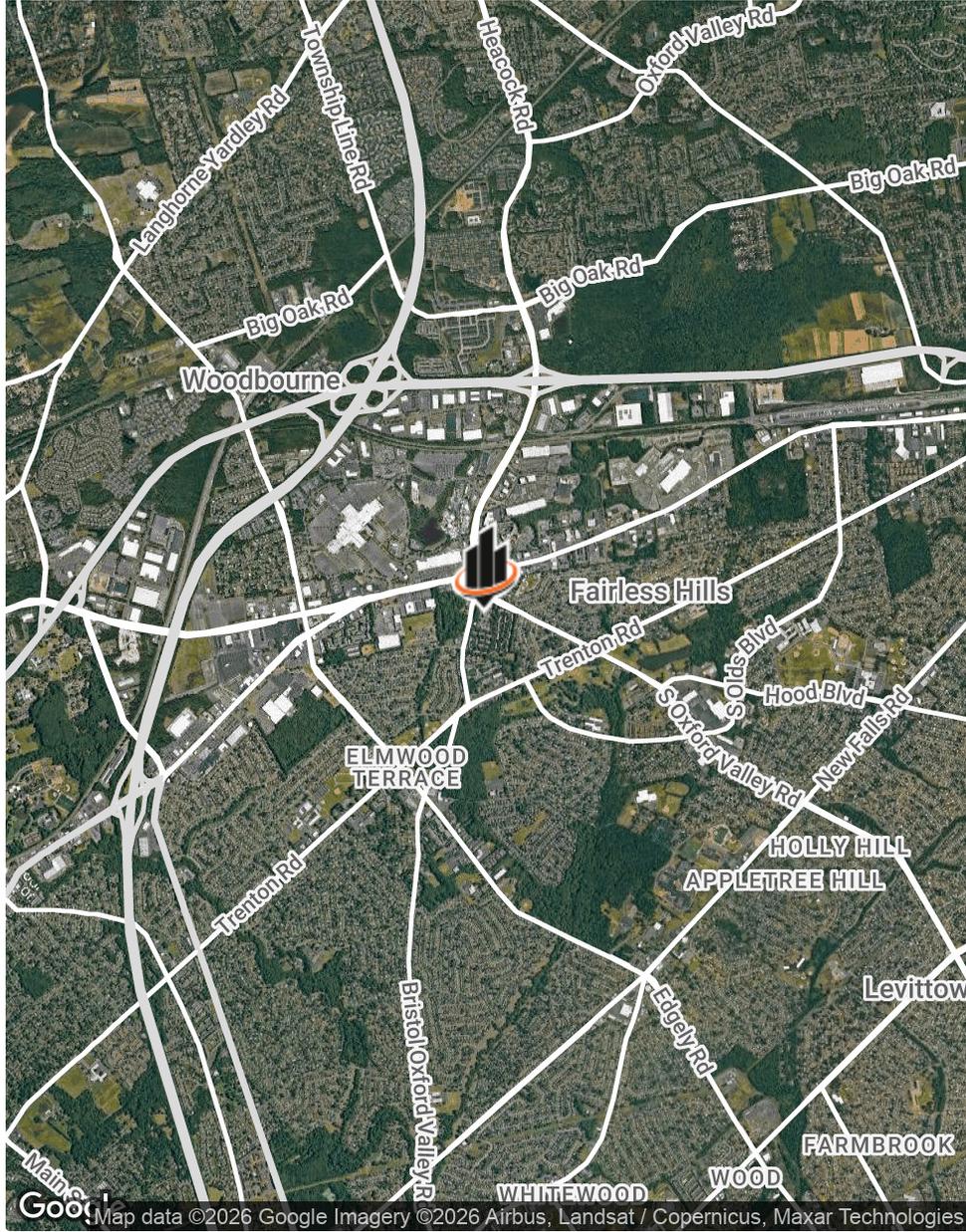
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



PARCEL MAP





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SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

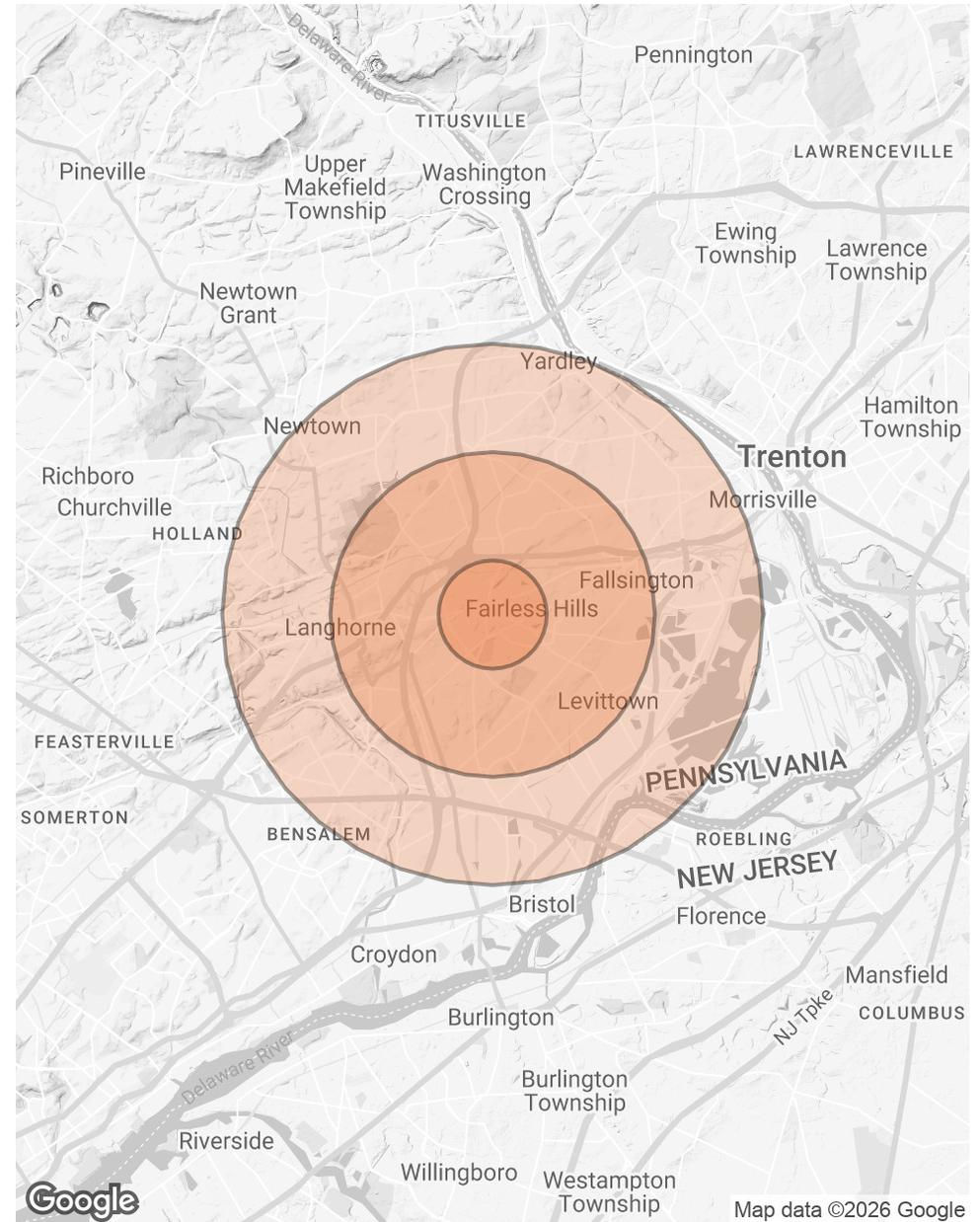
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,626	92,673	198,879
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,464	34,741	75,574
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$113,697	\$129,757	\$136,840
AVERAGE HOUSE VALUE	\$360,722	\$397,617	\$415,761

Demographics data derived from AlphaMap





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