



OFFERING MEMORANDUM

**Makefield Executive Quarters
Office Condominium**

301 OXFORD VALLEY RD, 504B

Yardley, PA 19067



PRESENTED BY:

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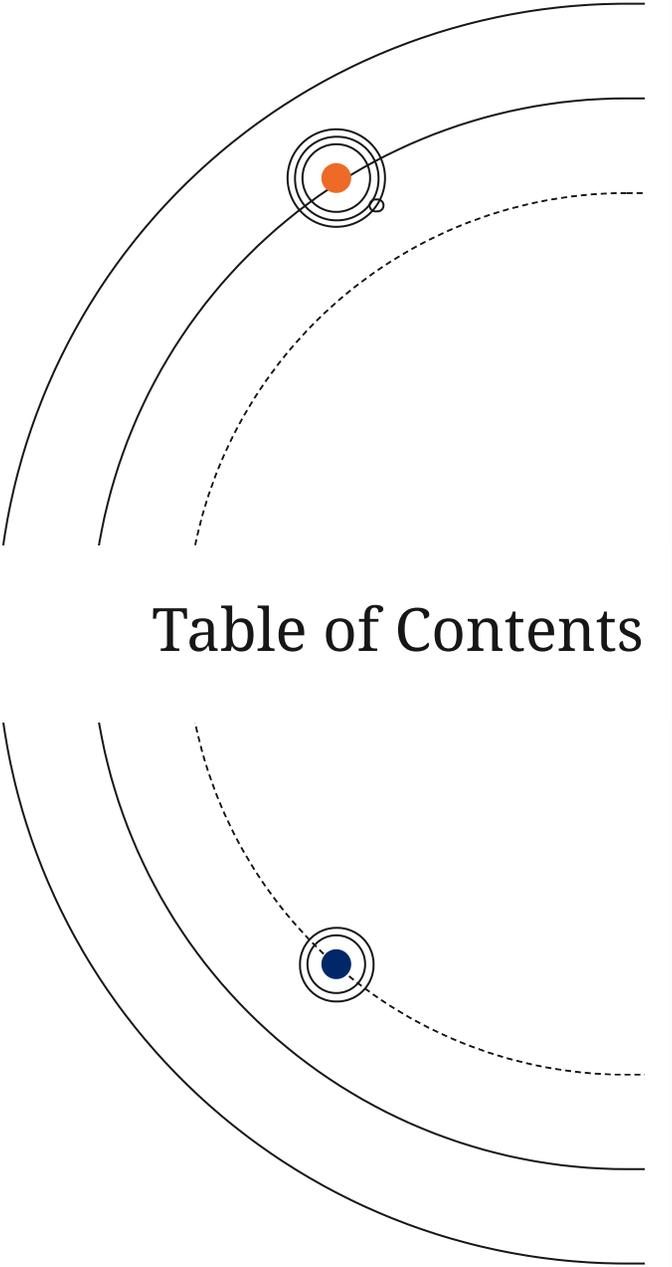


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A large white circular graphic overlay is positioned in the lower right quadrant of the image. It features a solid outer border, a dashed inner border, and two decorative circular icons: one with an orange dot at the top left and one with a blue dot at the bottom right.

SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$285,000
BUILDING SIZE:	1,132 SF±
CAP RATE:	8.08%
NOI:	\$23,041
YEAR BUILT:	1996
ZONING:	C-3
SUBMARKET:	Lower Bucks County
APN:	20-033-2391401-00A

PROPERTY OVERVIEW

SVN® is pleased to present a prime opportunity to acquire an excellent office condominium in Makefield Executive Quarters in Yardley, Pennsylvania. The 1,132 SF office is very well-maintained and its floor plan is ideally suited for a variety of professional uses. Constructed in 1996, the property features a single unit, offering a versatile space for a range of business needs. Zoned C-3, the property is strategically positioned to capitalize on its proximity to key amenities and commercial infrastructure in the Yardley area. With a location that provides ease of access and visibility, this property represents a valuable investment opportunity in the thriving commercial landscape of Yardley.

LOCATION OVERVIEW

The property is conveniently located in Makefield Executive Quarters in Yardley, Lower Makefield Twp., PA. The complex is well known as a vibrant hub for businesses seeking a prime, convenient location. Situated within close proximity to major transportation routes, including I-95 and Route 1, the location offers excellent connectivity to the entire region, making it an attractive prospect for medical and office users, tenants and investors. Additionally, the property benefits from its close proximity to diverse dining options, retail centers, and recreational facilities, ensuring that the work-life balance of employees is optimally supported.

PROPERTY DETAILS

SALE PRICE	\$285,000
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LOCATION INFORMATION

STREET ADDRESS	301 Oxford Valley Rd, 504B
CITY, STATE, ZIP	Yardley, PA 19067
COUNTY	Bucks
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Road and Willow Pond Drive
TOWNSHIP	Lower Makefield
SECTION	Makefield Executive Quarters
SIDE OF THE STREET	West
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US-1
NEAREST AIRPORTS	Trenton-Mercer Regional (TTN) Philadelphia International (PHL)

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	C-3
APN #	20-033-2391401-00A

BUILDING INFORMATION

BUILDING SIZE	1,132 SF±
NOI	\$23,041.00
CAP RATE	8.08
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1996
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

- Makefield Executive Quarters - a premier Bucks County office park
- 1,132 SF well-maintained office
- Space includes restroom, kitchenette and loft
- Existing furniture available (negotiable)
- Constructed in 1996
- Zoned C-3 for various commercial uses
- Prime location in Yardley, PA
- Ample parking
- Close proximity to dining, shopping and numerous area amenities
- Quality demographic profile
- Convenient access to Route 1, I-95, PA/NJ Turnpikes



ADDITIONAL PHOTOS



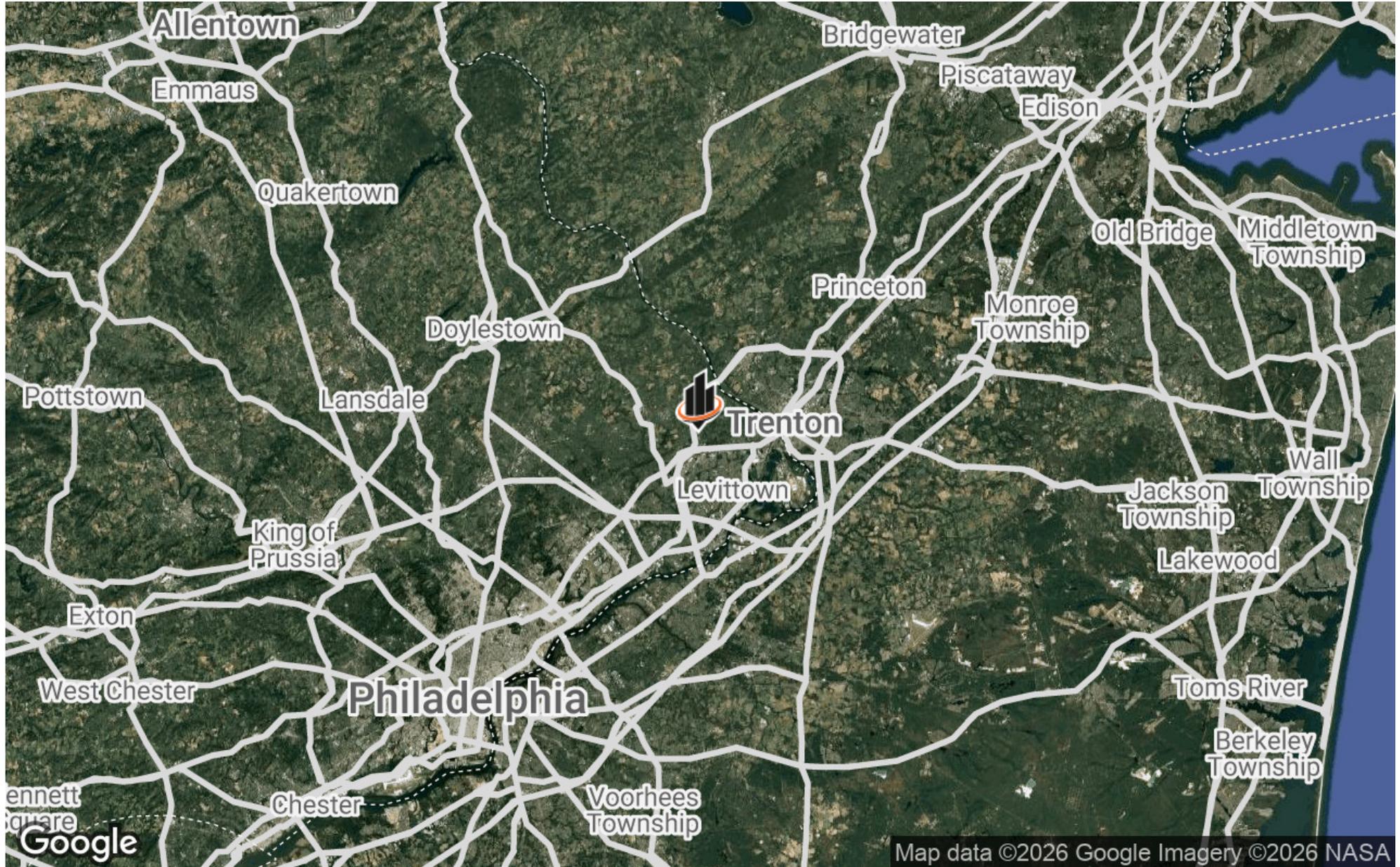


504B
LAW OFFICES
of
RANDALL W. H...

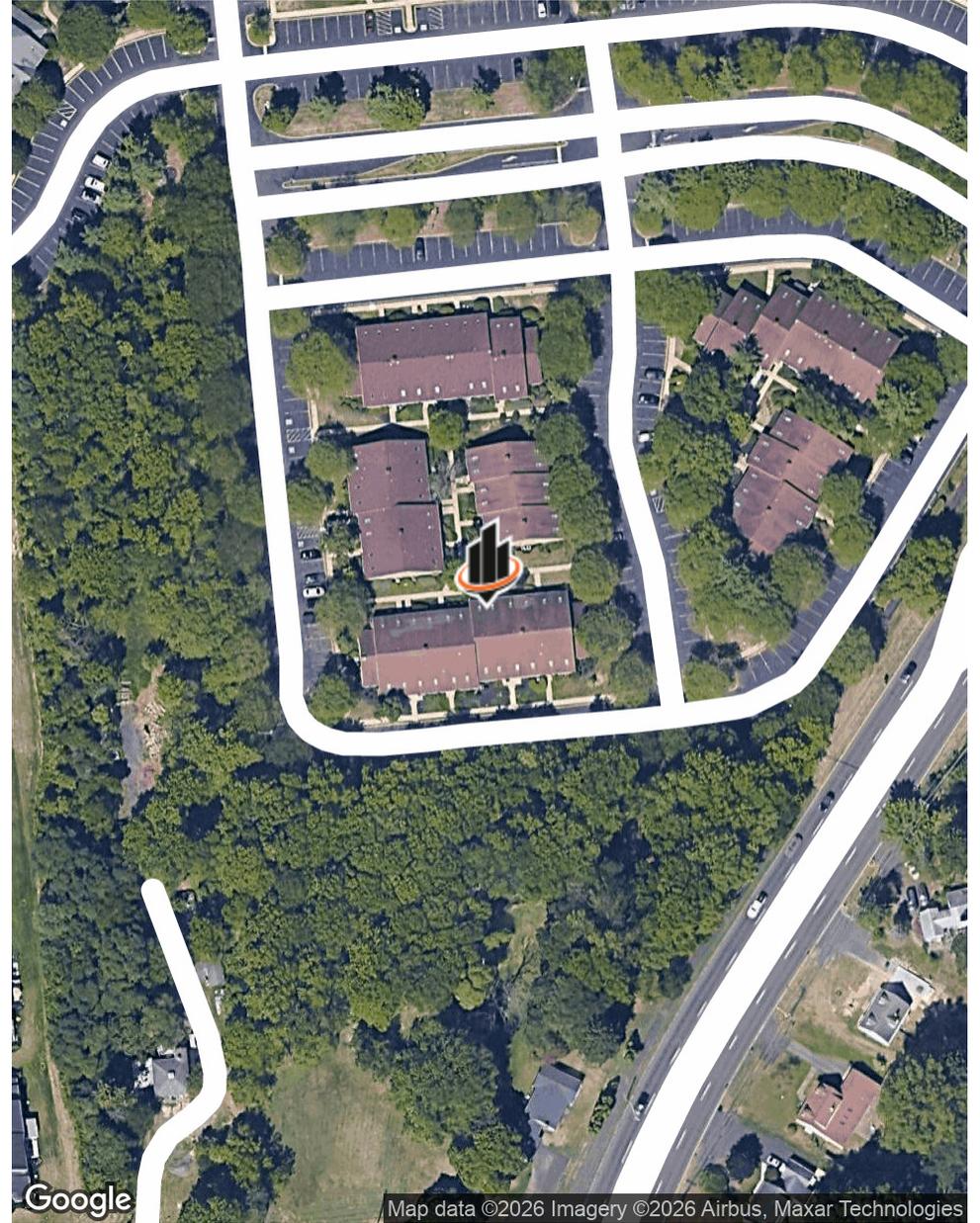
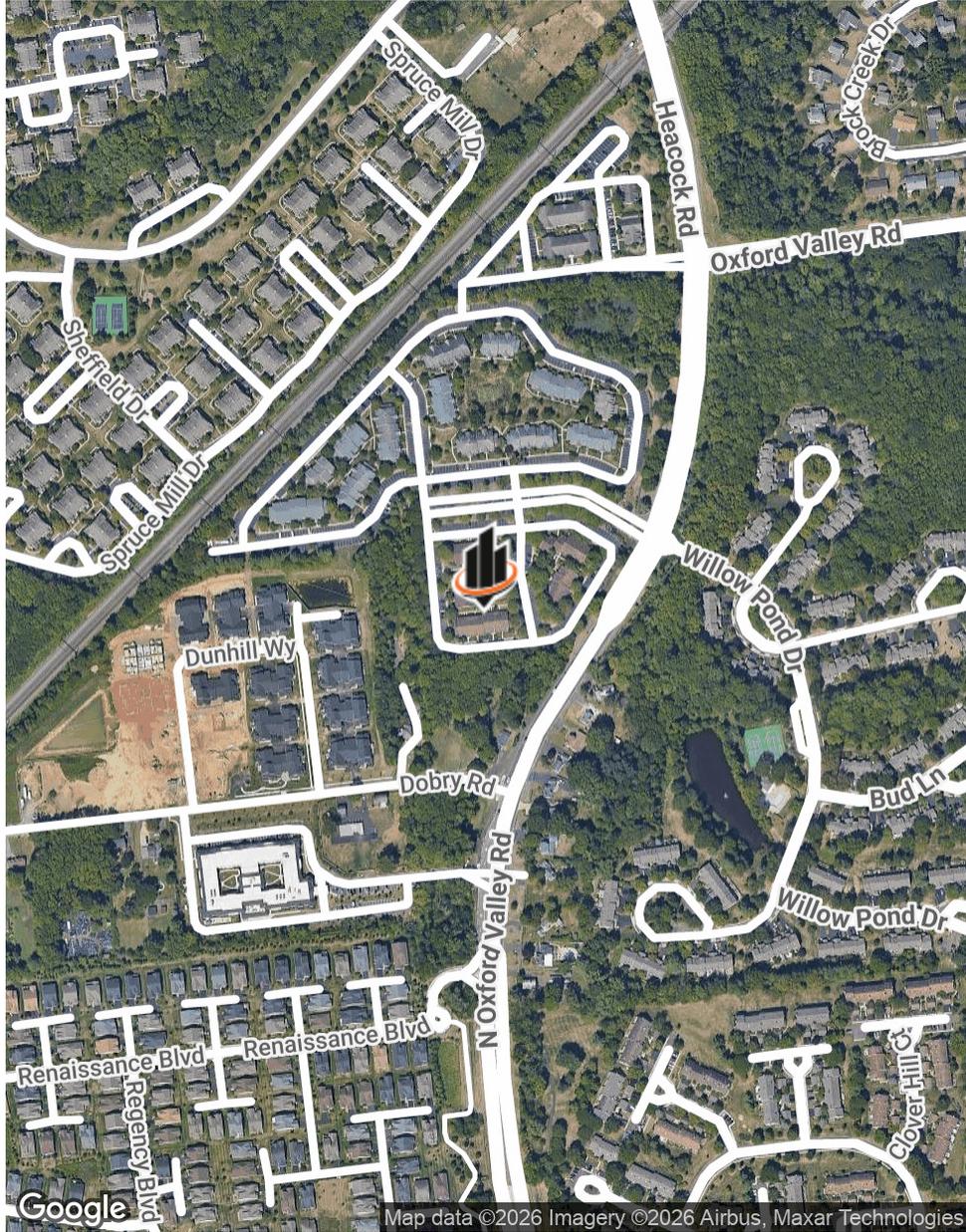


SECTION 2
The Location

REGIONAL MAP

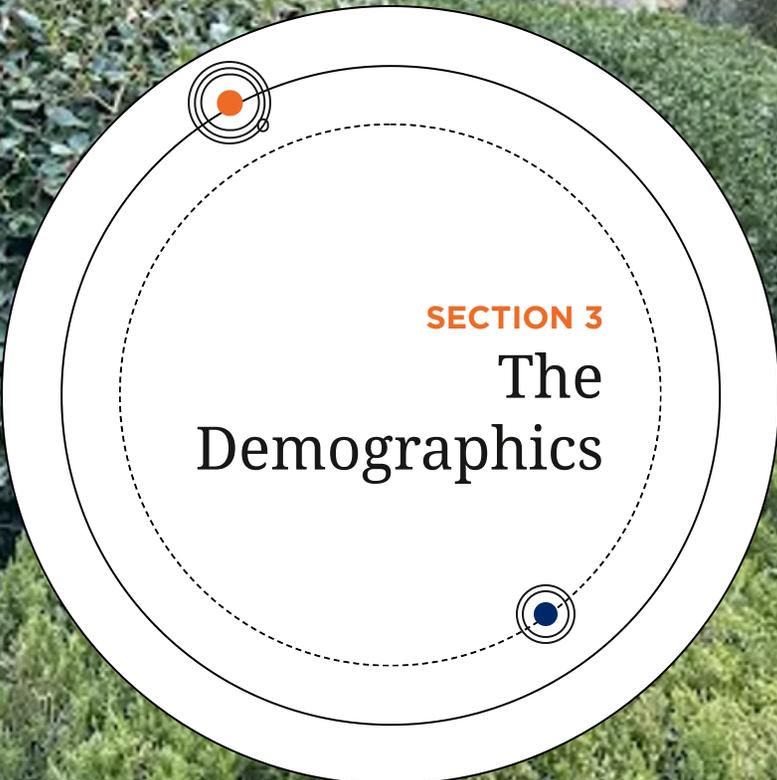


LOCATION MAP





504B
LAW OFFICES
of
RANDALL W. H...



SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

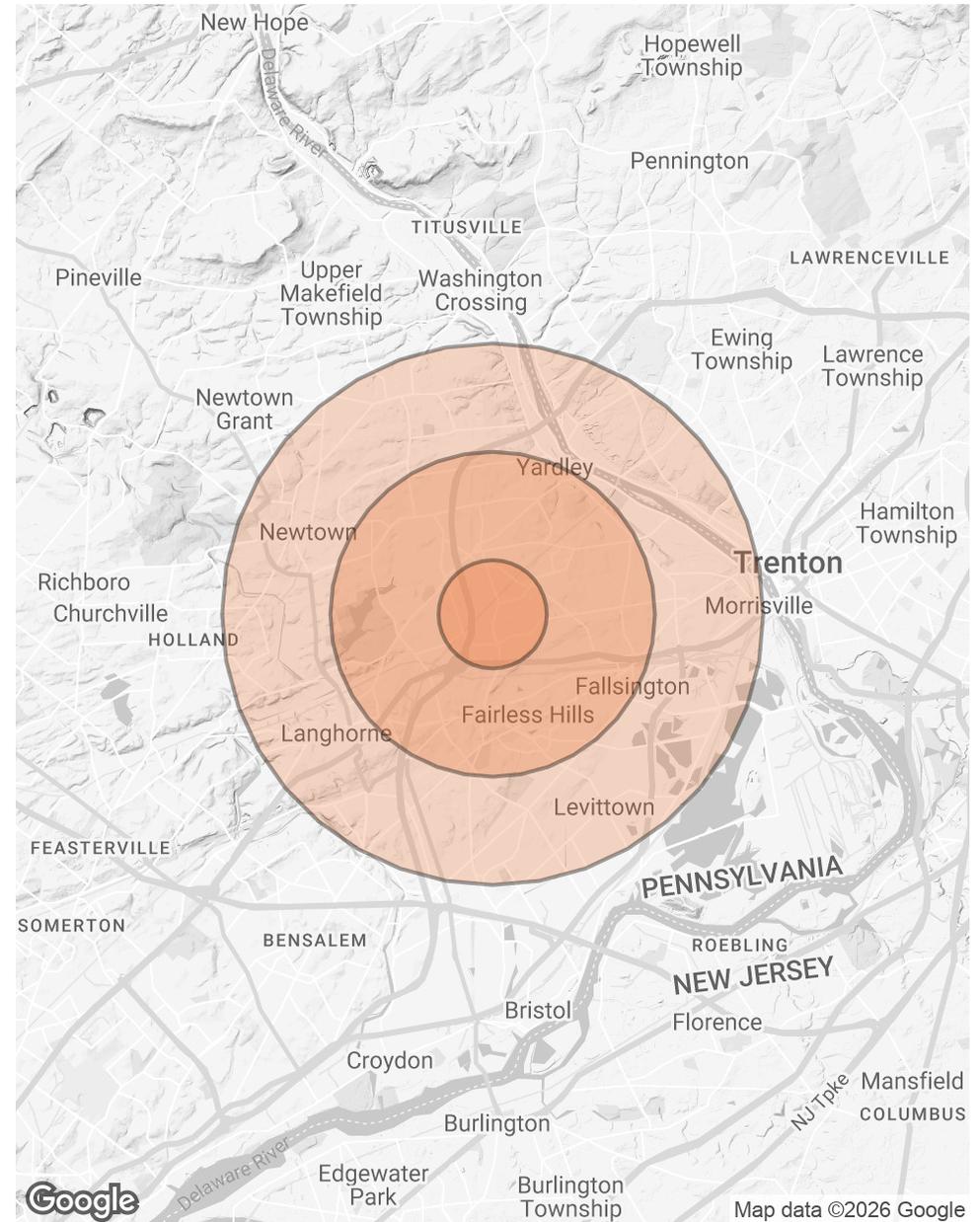
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,990	60,392	195,510
AVERAGE AGE	47	45	43
AVERAGE AGE (MALE)	46	43	42
AVERAGE AGE (FEMALE)	49	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,384	23,475	74,794
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$181,881	\$167,016	\$144,455
AVERAGE HOUSE VALUE	\$520,814	\$507,377	\$445,574

Demographics data derived from AlphaMap





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