

**SUITES AVAILABLE FROM 1,048 — 10,864 RSF**



# Oxford Valley Medical Plaza | 240 Middletown Boulevard Langhorne, PA 19047

## Available Space

- **1st floor** - Suite 105  
1,048 RSF
- **2nd floor** - Suite 200, 202, 206  
9,542 RSF  
*Can be demised to 2,000 RSF*
- **2nd floor** - Suite 205  
10,864 RSF  
*Available 5/1/25*

## Property Highlights

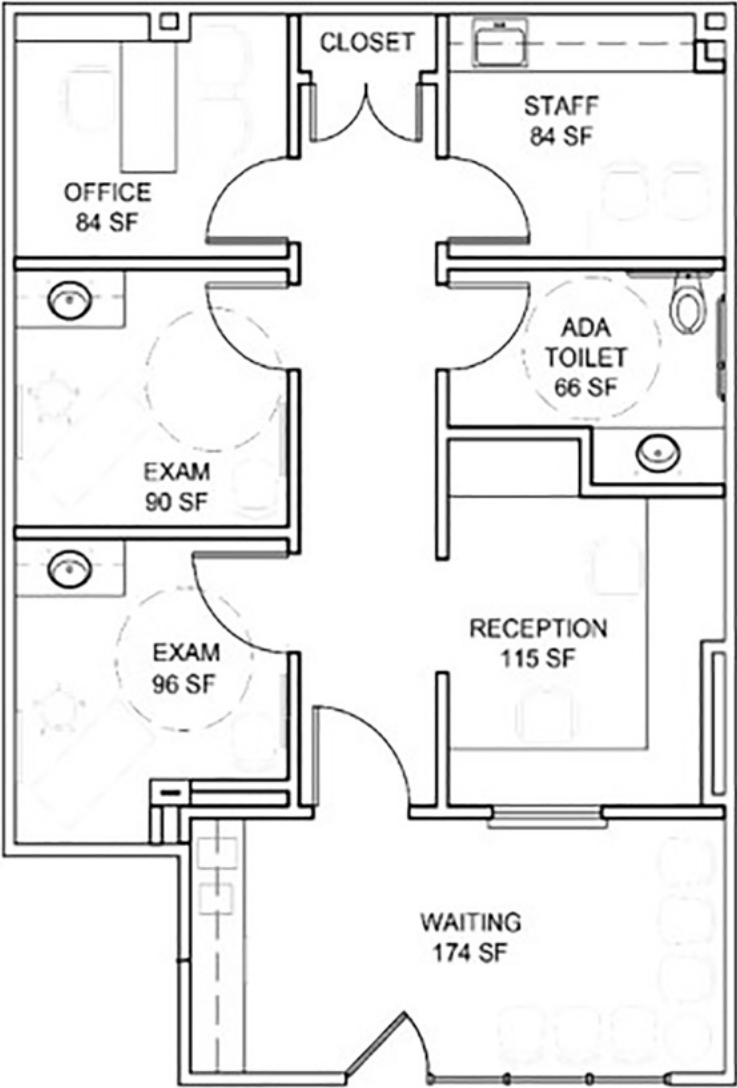
- Class A medical office space for lease
- Medical office building with beautiful common area & foyer finishes
- Warm shell space available on first and second floors
- ADA compliant and elevator served building
- First floor shell space is  $\pm$  1,048 RSF
- Suite 200, 202, 206 is  $\pm$  9,542 RSF in shell condition.  
*Can be demised to 2,000 RSF.*
- Suite 205 is built-out for a Hematology/Oncology practice.
- Parking ratio of 5 per 1,000 SF
- Prime location within minutes of Route 1 Bypass, I-95, and PA Turnpike
- Brand new luxury apartment development across the street



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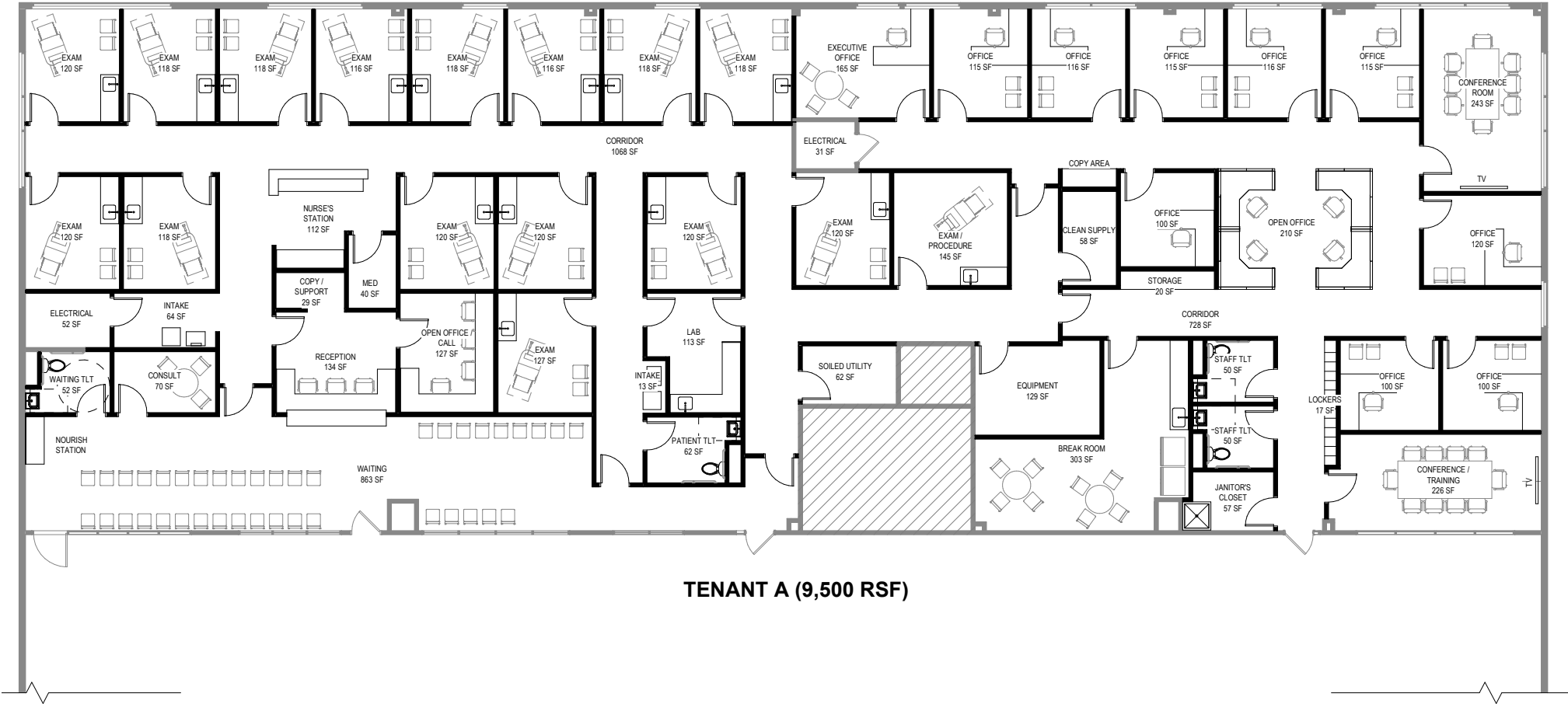
Suite 105, test fit



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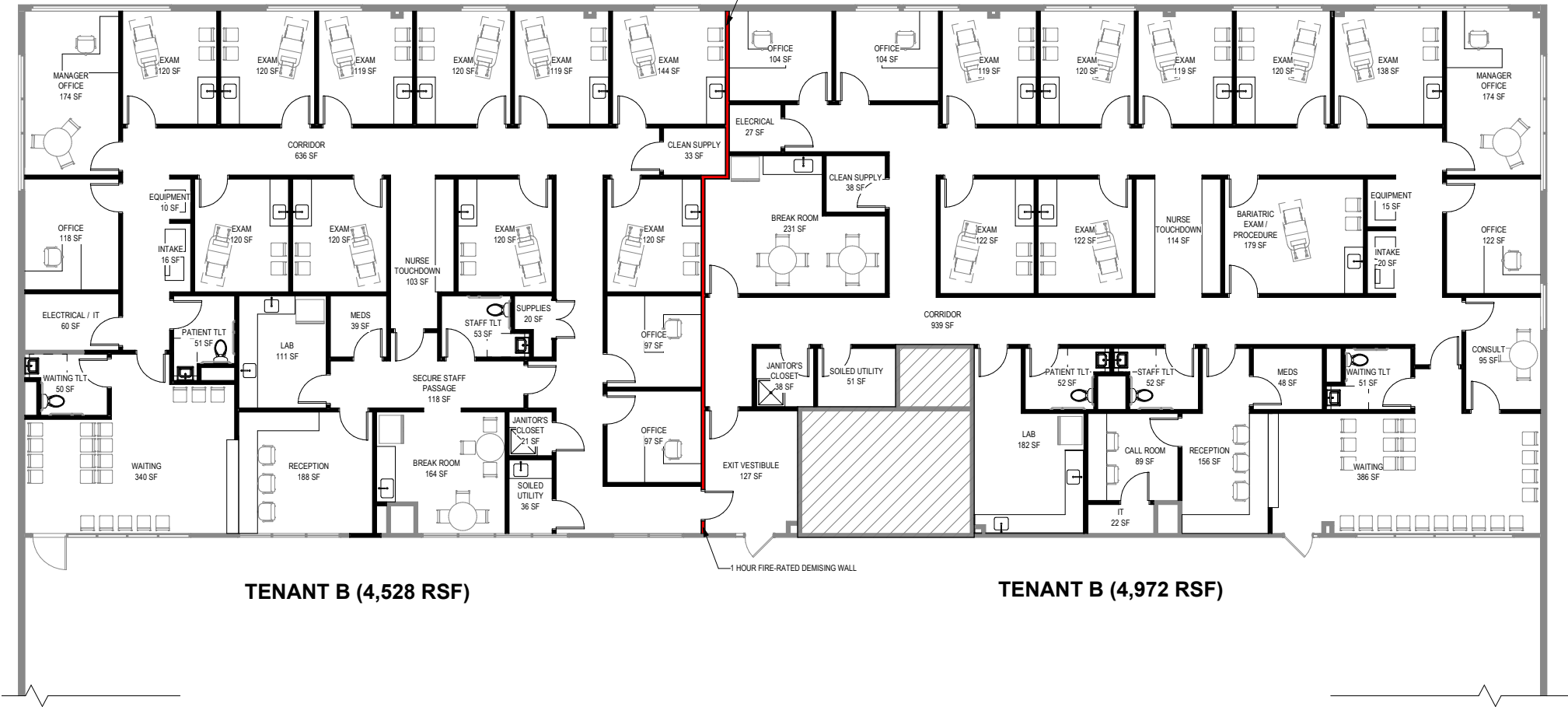
Suite 200, 202, 206, test fit, single tenant



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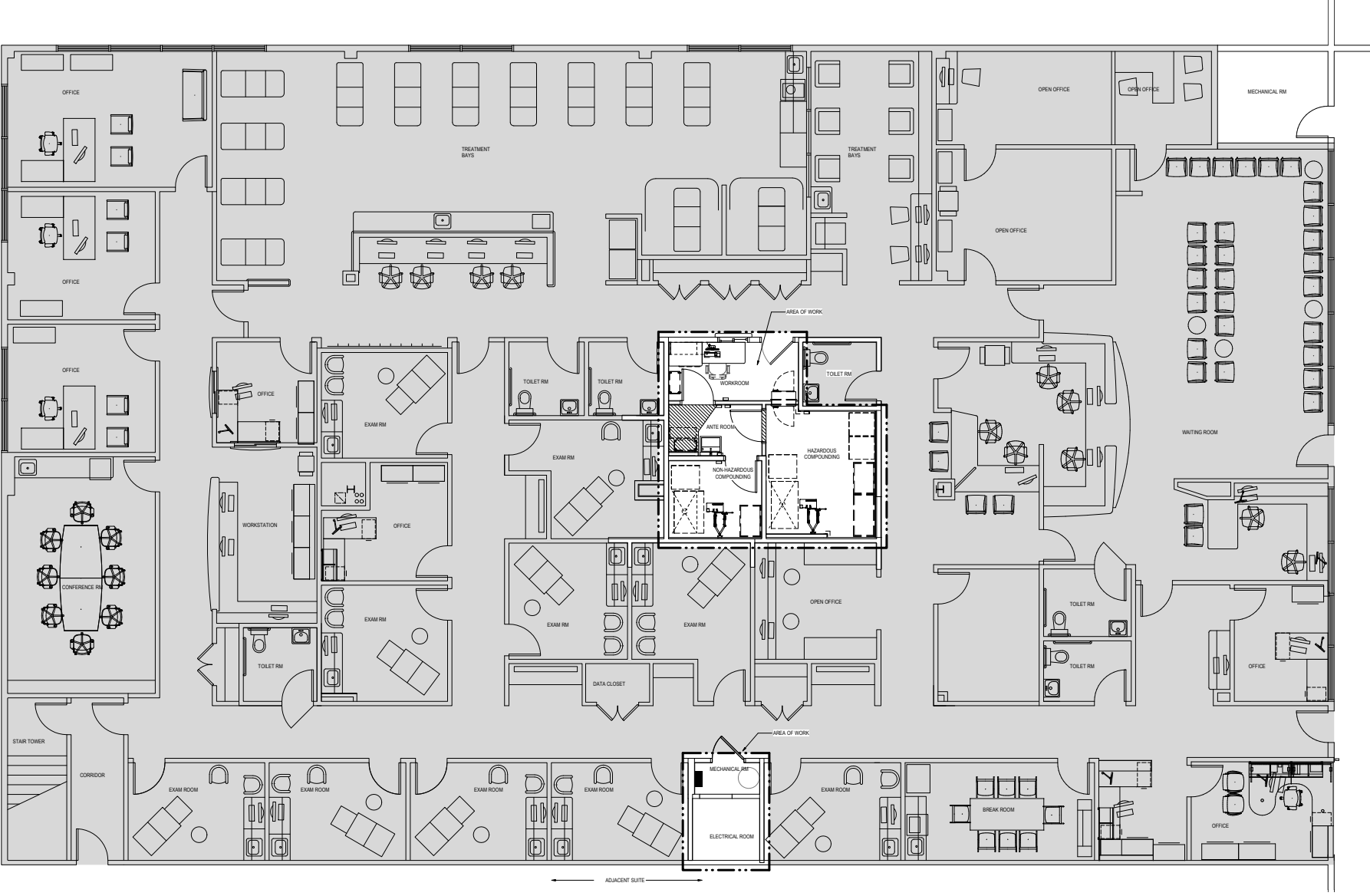
Suite 200, 202, 206, test fit, multi-tenant



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Suite 205 - As Built



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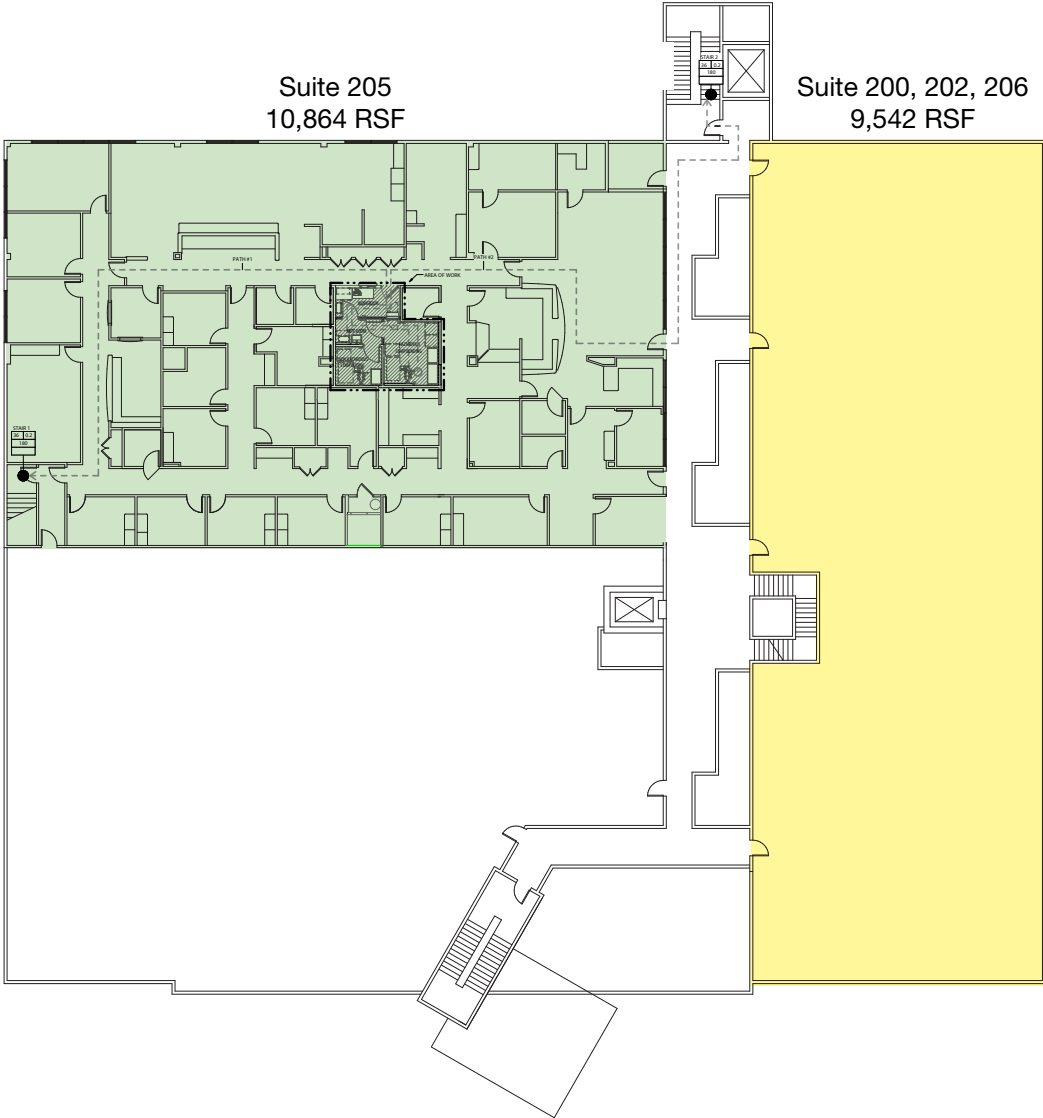
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2nd Floor availability  
Total of 20,406 RSF



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Population	1 Mile	3 Miles	5 Miles
Total Population	7,887	84,012	219,128
Average Age	41.7	39.6	40.1
Average Age (Male)	39.0	37.9	38.6
Average Age (Female)	44.0	41.3	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,475	30,249	78,968
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$82,578	\$86,374	\$89,464
Average House Value	\$298,124	\$325,272	\$330,037

