

OFFERING MEMORANDUM

Luxembourg Corporate Center Condominium

607 CORPORATE DRIVE WEST

Langhorne, PA 19047

PRESENTED BY:

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 **SVN**[®]
AHIA COMMERCIAL REAL ESTATE

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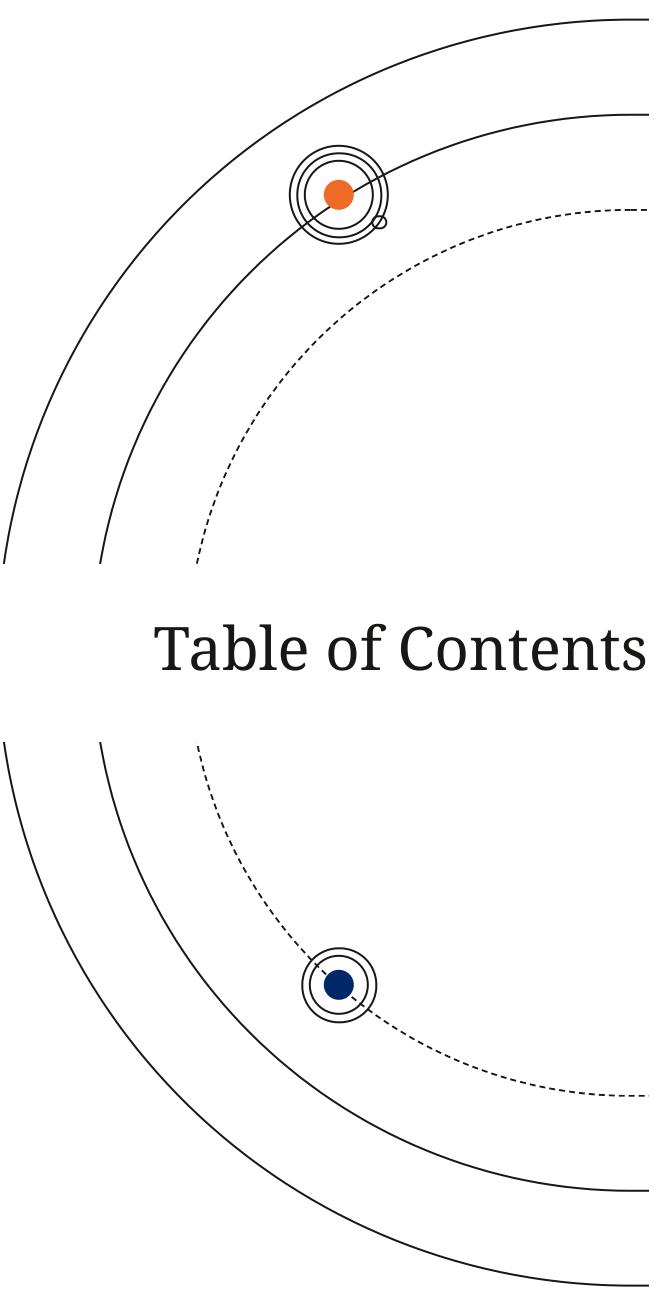


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SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000
LEASE RATE:	\$18.50 SF/YR (MG)
BUILDING SIZE:	1,500 SF±
BUILT/RENOVATED:	2000/2019
ZONING:	OC- Office Condo District
MARKET:	Philadelphia
SUBMARKET:	Langhorne

PROPERTY OVERVIEW

This turn-key corner office condominium in the prestigious Luxembourg Corporate Center is available for sale or lease, offering an excellent opportunity for owner-users seeking a high-quality office condominium in Lower Bucks County. The well-maintained suite features ±1,500 SF across two levels, filled with natural light and designed for functionality with two private offices, open work areas, reception space, and a kitchenette. Ideally positioned near the main entrance with ample parking, the property benefits from Office Campus zoning, allowing a wide range of professional uses.

LOCATION OVERVIEW

The property is located in the highly sought after Luxembourg Corporate Center in Middletown Township, Lower Bucks County, Pennsylvania. The highly desirable professional complex is situated just off of Route 332 (Newtown Bypass) and Woodbourne Road in Langhorne. The campus enjoys convenient access to major routes including US-1 & Route 413, I-95/295, and the PA Turnpike, accommodating convenient access from/to Philadelphia as well as Central and Southern New Jersey.

PROPERTY DETAILS

SALE PRICE	\$295,000
LEASE RATE	\$18.50 SF/YR/MG

LOCATION INFORMATION

BUILDING NAME	Luxembourg Corporate Center Condominium
STREET ADDRESS	607 Corporate Drive West
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks County
MARKET	Philadelphia
SUB-MARKET	Langhorne
CROSS-STREETS	Woodbourne Rd & Swift Rd
TOWNSHIP	Middletown
NEAREST HIGHWAY	I-95/295
NEAREST AIRPORT	Trenton Mercer (TTN) - 7.8 Mi. Philadelphia Int'l (PHL) - 39.8 Mi

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes
RESTROOMS	1

PROPERTY INFORMATION

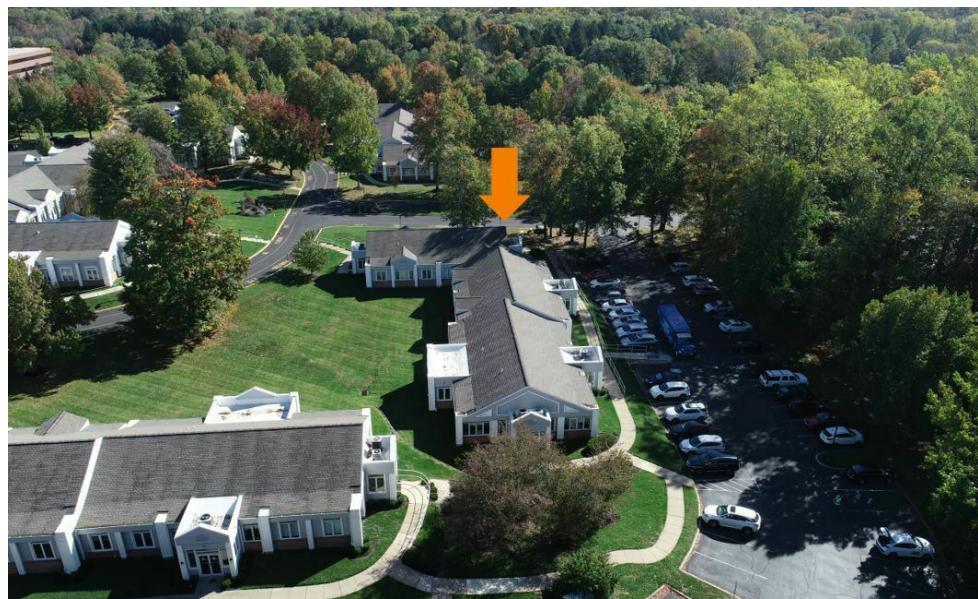
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OC- Office Condo District
APN #	22-078-009-607
CORNER PROPERTY	Yes
TRAFFIC COUNT	10,480 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Swift Rd
POWER	Yes

BUILDING INFORMATION

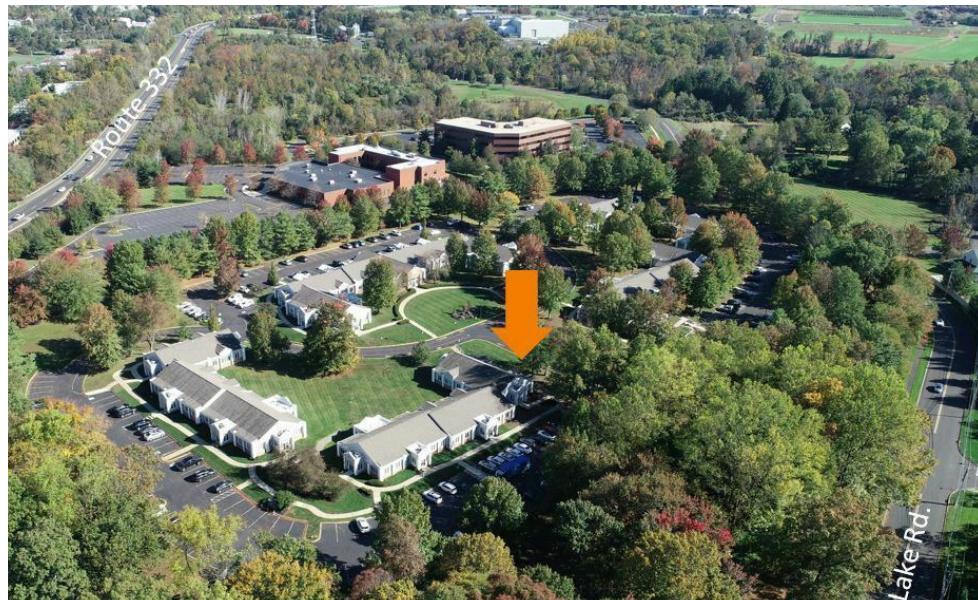
BUILDING SIZE	1,500 SF±
BUILDING CLASS	B
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	750 SF
YEAR BUILT	2000
YEAR LAST RENOVATED	2019
GROSS LEASABLE AREA	1,500 SF±
CONSTRUCTION STATUS	Existing
ROOF	New
FREE STANDING	No

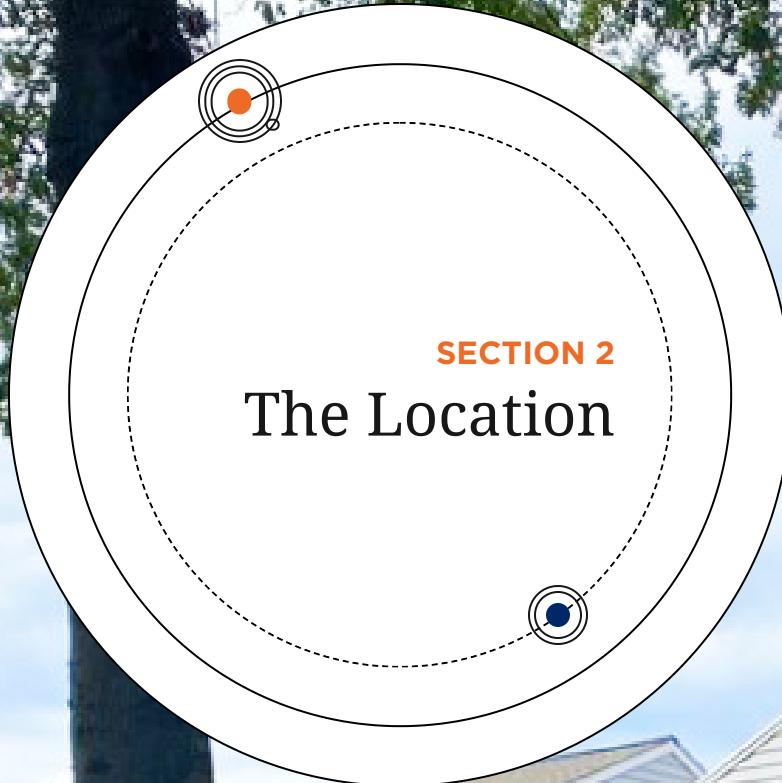
PROPERTY HIGHLIGHTS

- Turn-key professional office space
- Zoned - Office Campus District
- Bucks County Office Park location
- 1500 SF ± available on two levels
- Well maintained, excellent condition
- Corner condo w/ an abundance of natural light
- Kitchenette
- Two private offices
- Ample parking
- Association responsible for exterior maintenance
- Diverse platform of national, regional and local retailers in the area
- Convenient and accessible location
- Minutes to SEPTA Woodbourne & Yardley Train Stations



ADDITIONAL PHOTOS



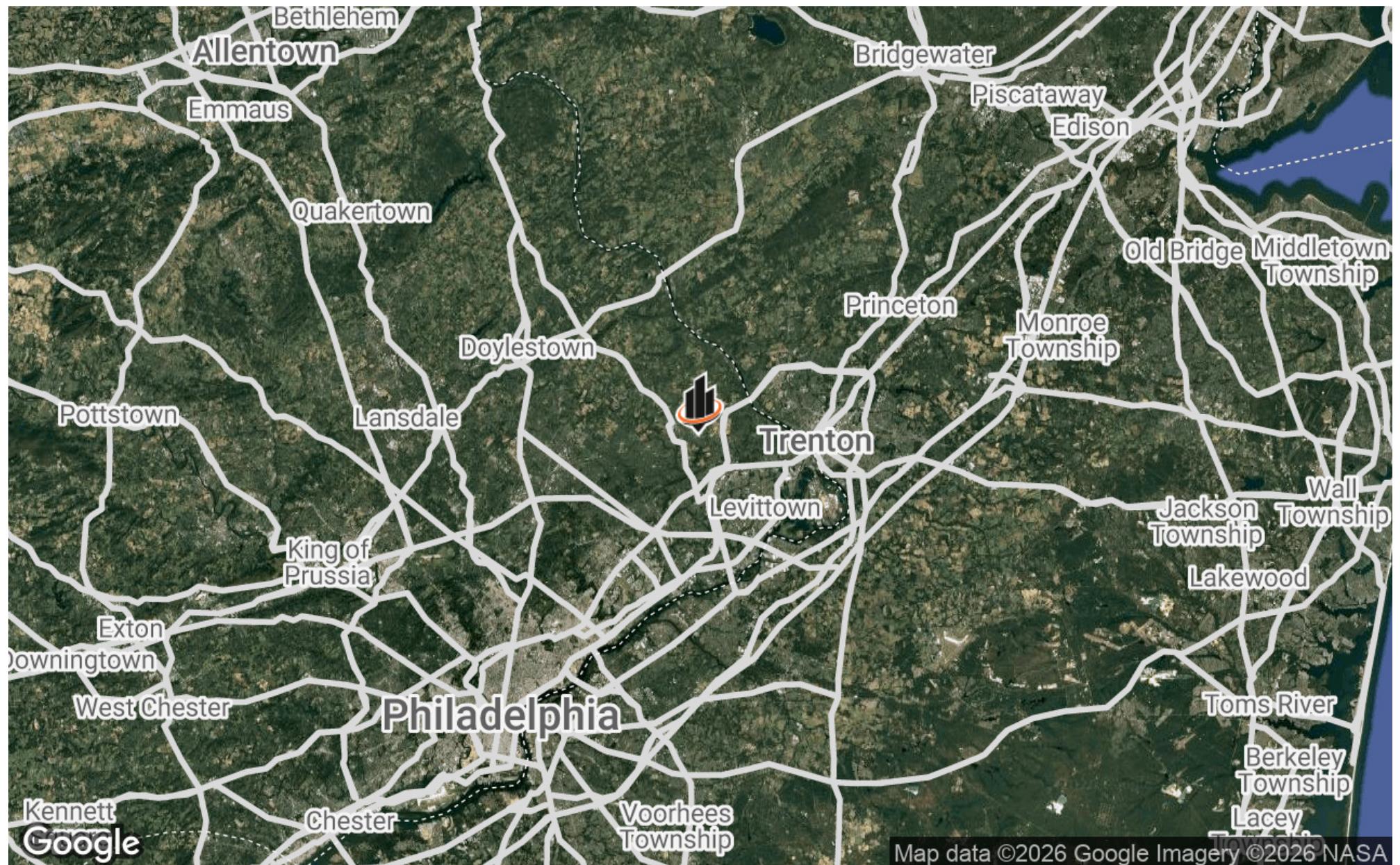


SECTION 2

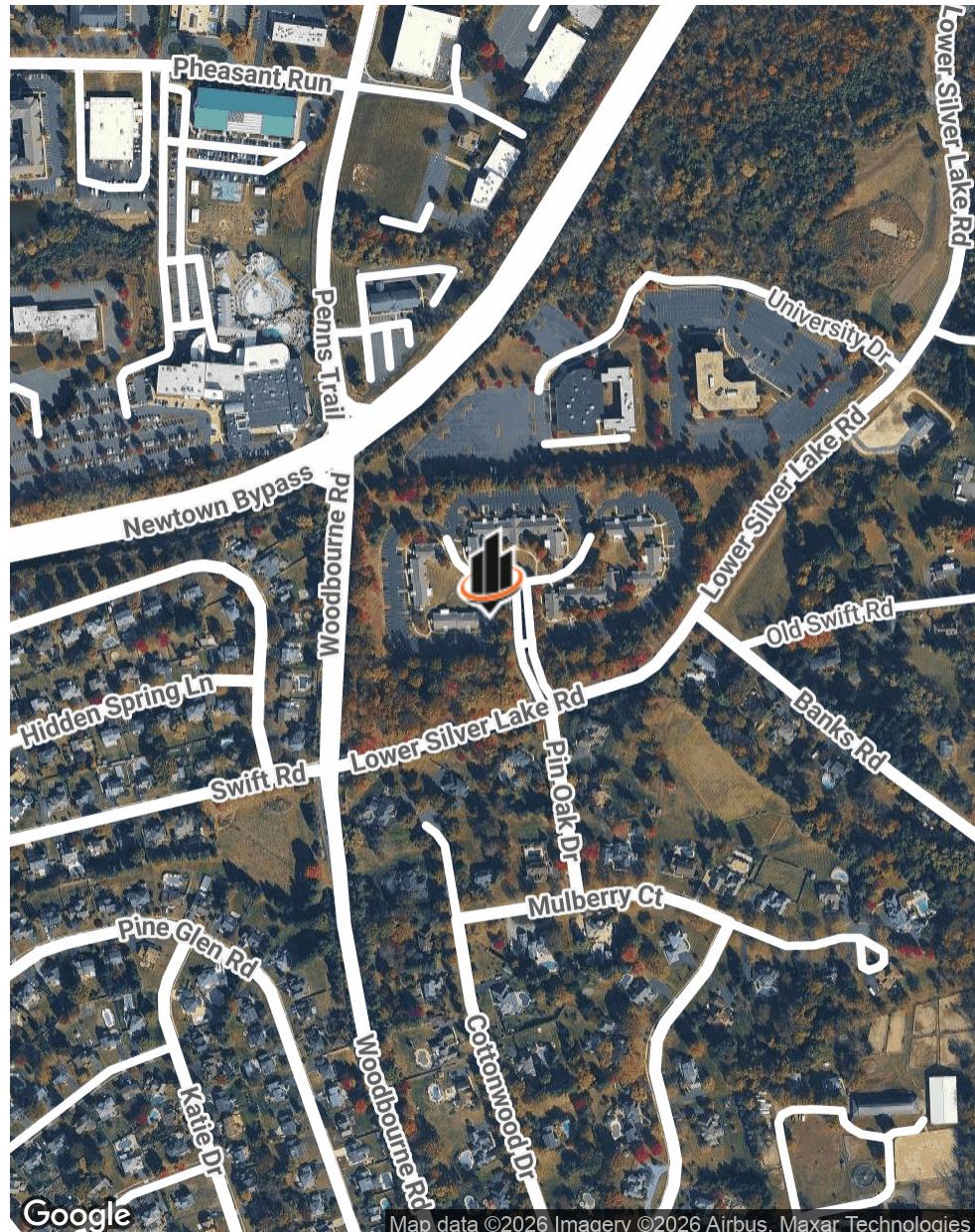
The Location

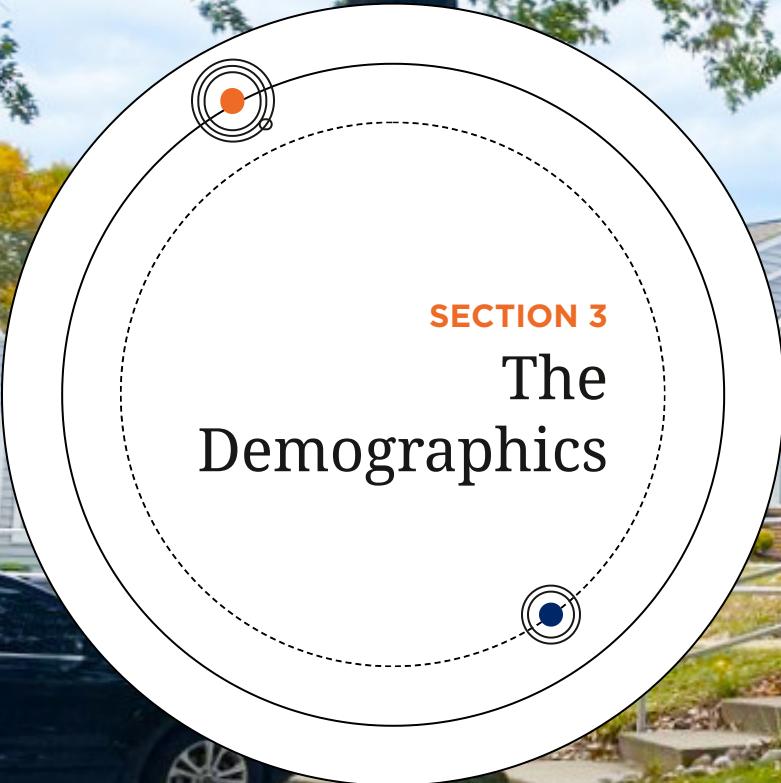


REGIONAL MAP



LOCATION MAP





SECTION 3

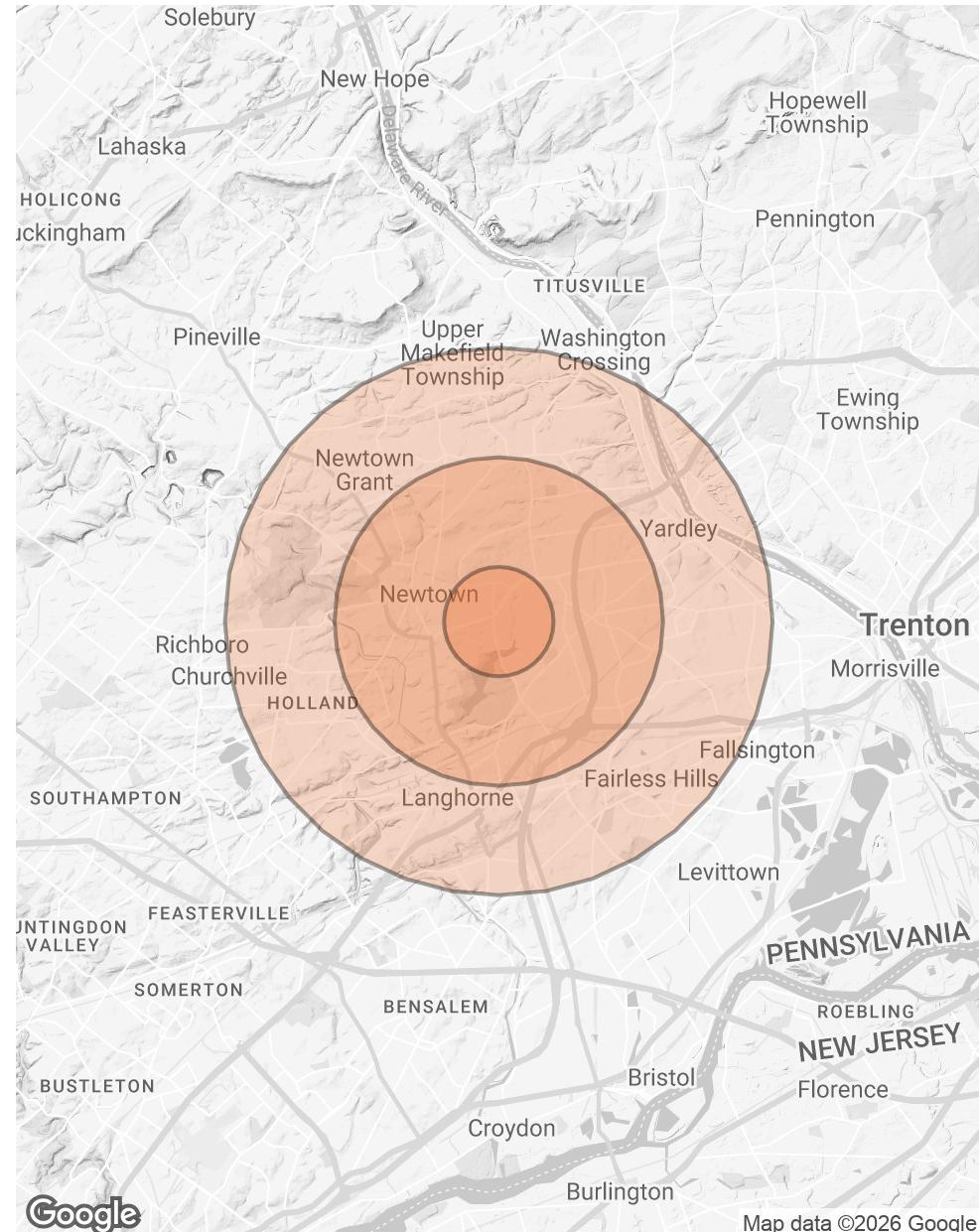
The Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,542	52,954	137,365
AVERAGE AGE	49	46	44
AVERAGE AGE (MALE)	47	45	43
AVERAGE AGE (FEMALE)	51	48	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,858	21,042	52,068
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$168,850	\$185,761	\$171,361
AVERAGE HOUSE VALUE	\$586,417	\$602,847	\$555,557

Demographics data derived from AlphaMap





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