

FOR LEASE

# OXFORD VALLEY PROFESSIONAL CENTER

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400 N. Buckstown Rd  
Langhorne, PA 19047

**PRESENTED BY:**

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SECTION 1

# THE PROPERTY





## OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>LEASE RATE:</b>    | \$19.50/SF/YR (MG)                     |
| <b>PROPERTY TYPE:</b> | Office                                 |
| <b>BUILDING SIZE:</b> | 10,018 SF±                             |
| <b>AVAILABLE SF:</b>  | 776 - 5,344 SF±                        |
| <b>LOT SIZE:</b>      | 1.18 AC±                               |
| <b>YEAR BUILT:</b>    | 1984                                   |
| <b>MARKET:</b>        | Philadelphia                           |
| <b>SUBMARKET:</b>     | Lower Bucks County                     |
| <b>CROSS STREET:</b>  | Oxford Valley Rd. &<br>N. Buckstown Rd |

## PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease medical / professional office space in the highly desirable Oxford Valley Professional Center, located at the intersection of Oxford Valley Road and N. Buckstown Road in Langhorne, Pennsylvania. The property rests in a densely populated trade area, adjacent to a diverse platform of destination and convenience oriented national and regional retailers. A superior location with easy access to the region's highway systems and major commuters routes.

## LOCATION OVERVIEW

Situated centrally within the Oxford Valley corridor in close proximity to Oxford Valley Mall, Sesame Place, Jefferson Bucks Hospital, numerous prominent retailer centers, hotels and restaurants. The site is located 0.4 miles to U.S. Route 1, 1.2 miles to Interstate 95 / 295 and 4.2 miles to Scudder Falls Bridge, offering convenient access to Philadelphia and Central and Southern New Jersey.

**LEASE RATE****\$19.50/SF/YR (MG)****LOCATION INFORMATION**

|                         |   |
|-------------------------|---|
| <b>BUILDING NAME</b>    | Oxford Valley Professional Center                   |
| <b>STREET ADDRESS</b>   | 400 N Buckstown Rd                                  |
| <b>CITY, STATE, ZIP</b> | Langhorne, PA 19047                                 |
| <b>COUNTY</b>           | Bucks   |
| <b>MARKET</b>           | Philadelphia  |
| <b>SUB-MARKET</b>       | Lower Bucks County                                  |
| <b>CROSS-STREETS</b>    | Oxford Valley Rd                                    |
| <b>TOWNSHIP</b>         | Falls Twp.  |
| <b>MARKET TYPE</b>      | Medium  |
| <b>NEAREST HIGHWAY</b>  | U.S. Route 1-0.6 Mi.                                |
| <b>NEAREST AIRPORT</b>  | Trenton-Mercer Airport [TTN] - 10.6 Mi.             |
|                         | Philadelphia International Airport [PHL] - 35.8 Mi. |

**PROPERTY INFORMATION**

|                            |                |
|----------------------------|----------------|
| <b>TENANCY</b>             | Multiple       |
| <b>LEASE TYPE</b>          | Modified Gross |
| <b>YEAR BUILT</b>          | 1984           |
| <b>CONSTRUCTION STATUS</b> | Existing       |
| <b>FREE STANDING</b>       | Yes            |
| <b>APN#</b>                | 13-003-035-002 |

**PARKING & TRANSPORTATION**

|                       |                       |
|-----------------------|-----------------------|
| <b>PARKING TYPE</b>   | Surface Paved Parking |
| <b>PARKING SPACES</b> | 60±                   |



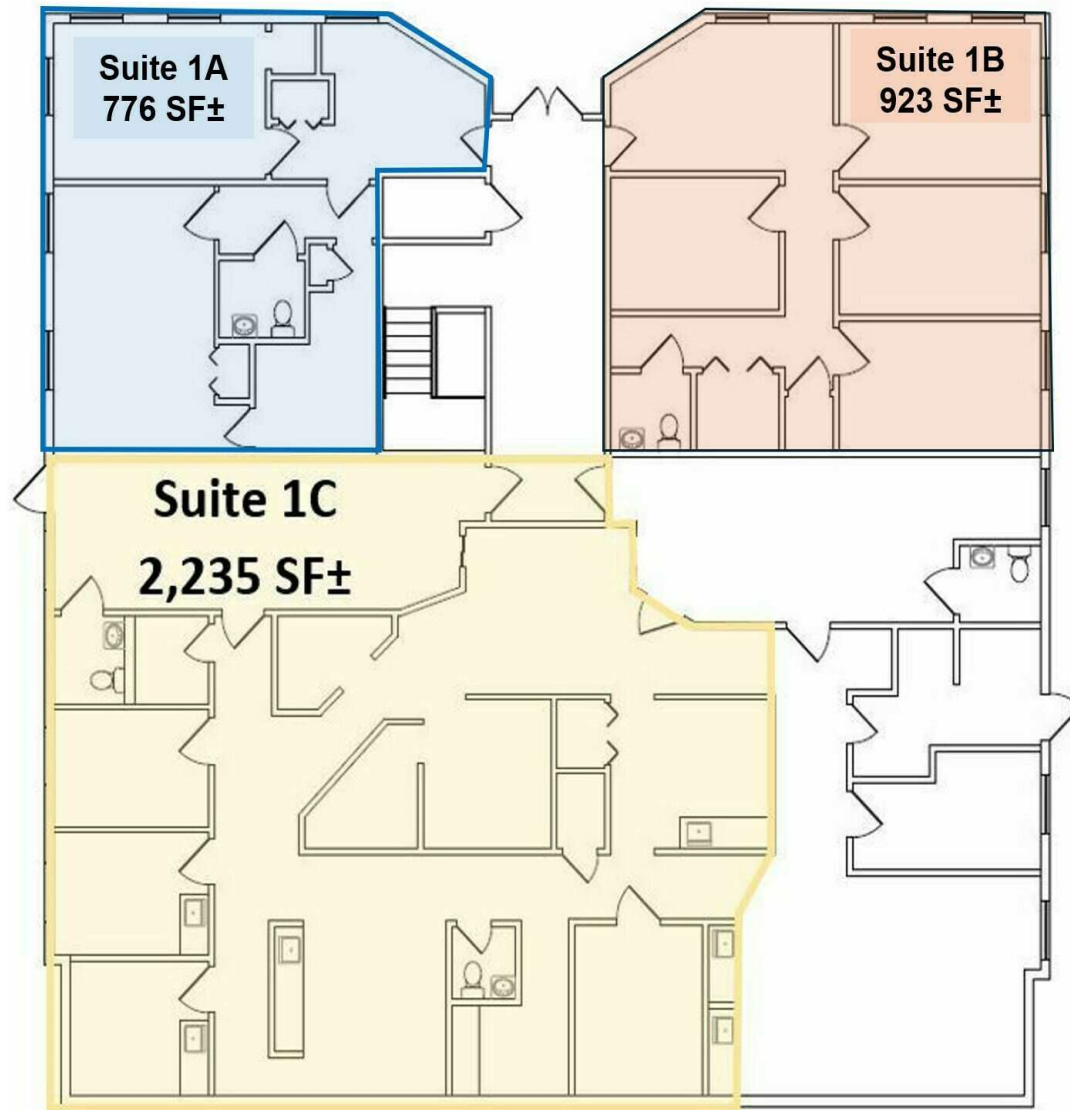
## PROPERTY HIGHLIGHTS

- Prime professional office space
- Oxford Valley Professional Center
- Multiple suites available
- Turn-key set up
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, and Sesame Place
- Minutes to Sheraton Bucks County, Holiday Inn Express, and Courtyard by Marriott
- Amenities rich neighborhood
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike

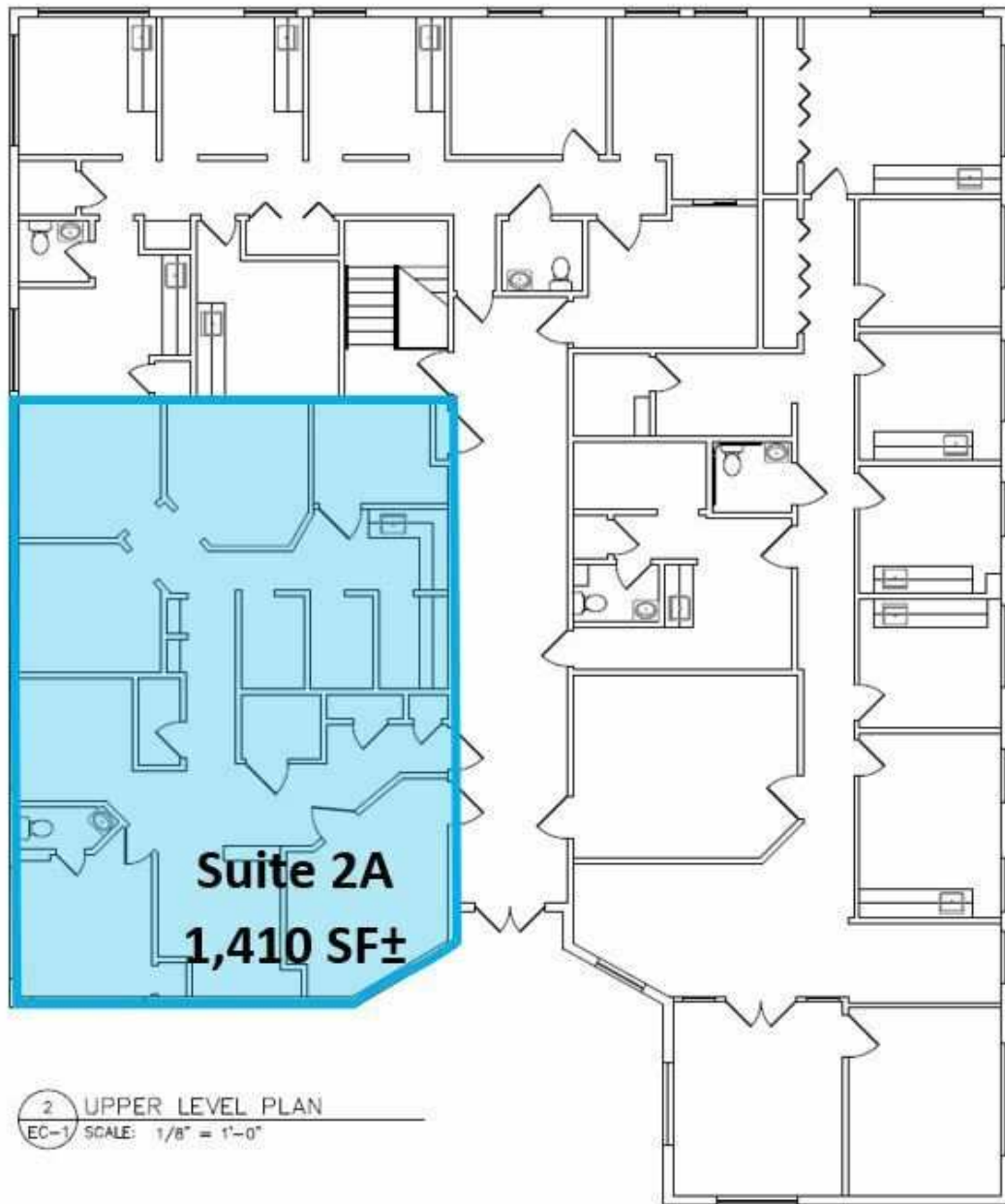








1 LOWER LEVEL PLAN  
EC-1 SCALE: 1/8" = 1'-0"



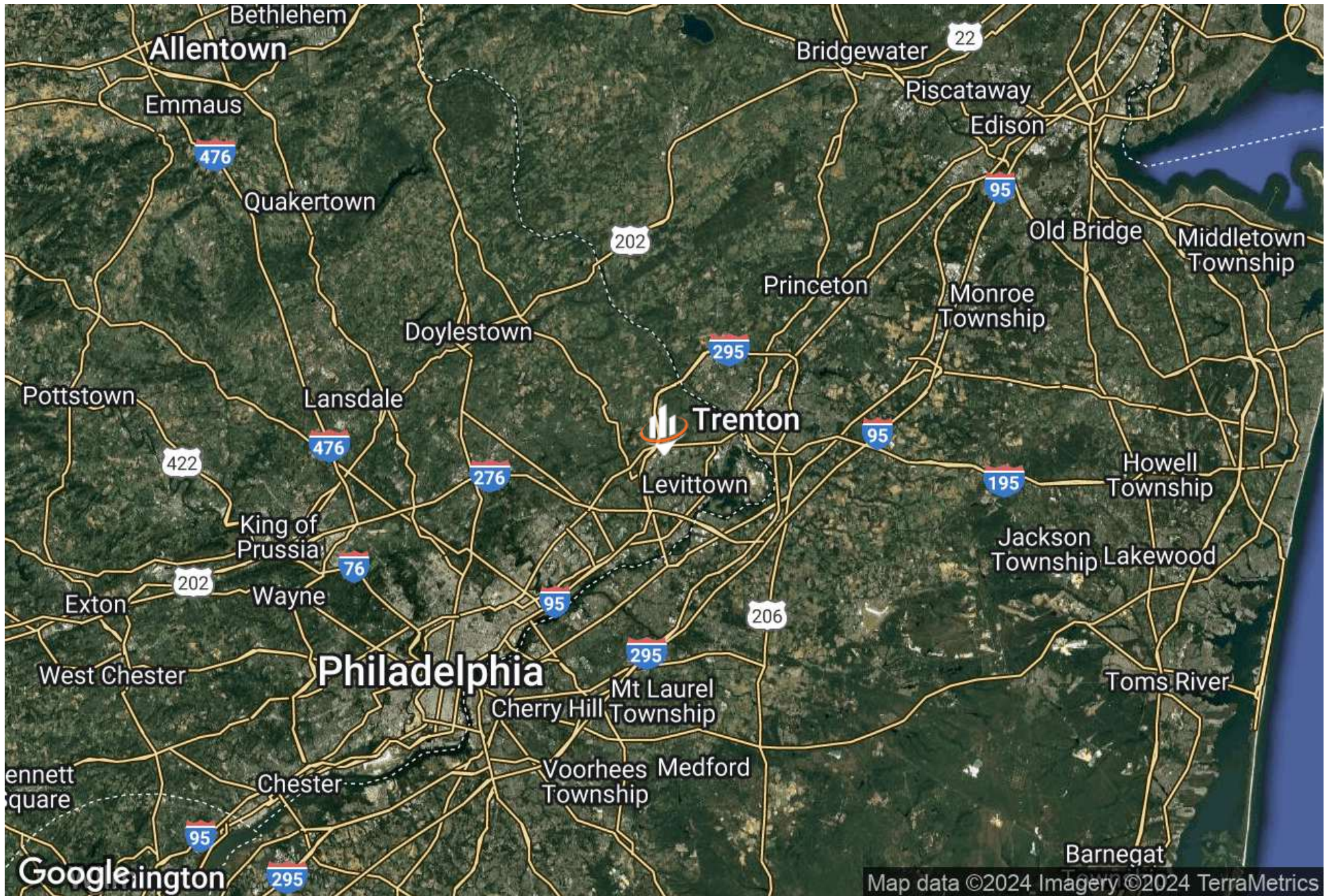
2 UPPER LEVEL PLAN  
EC-1 SCALE: 1/8" = 1'-0"

SECTION 2

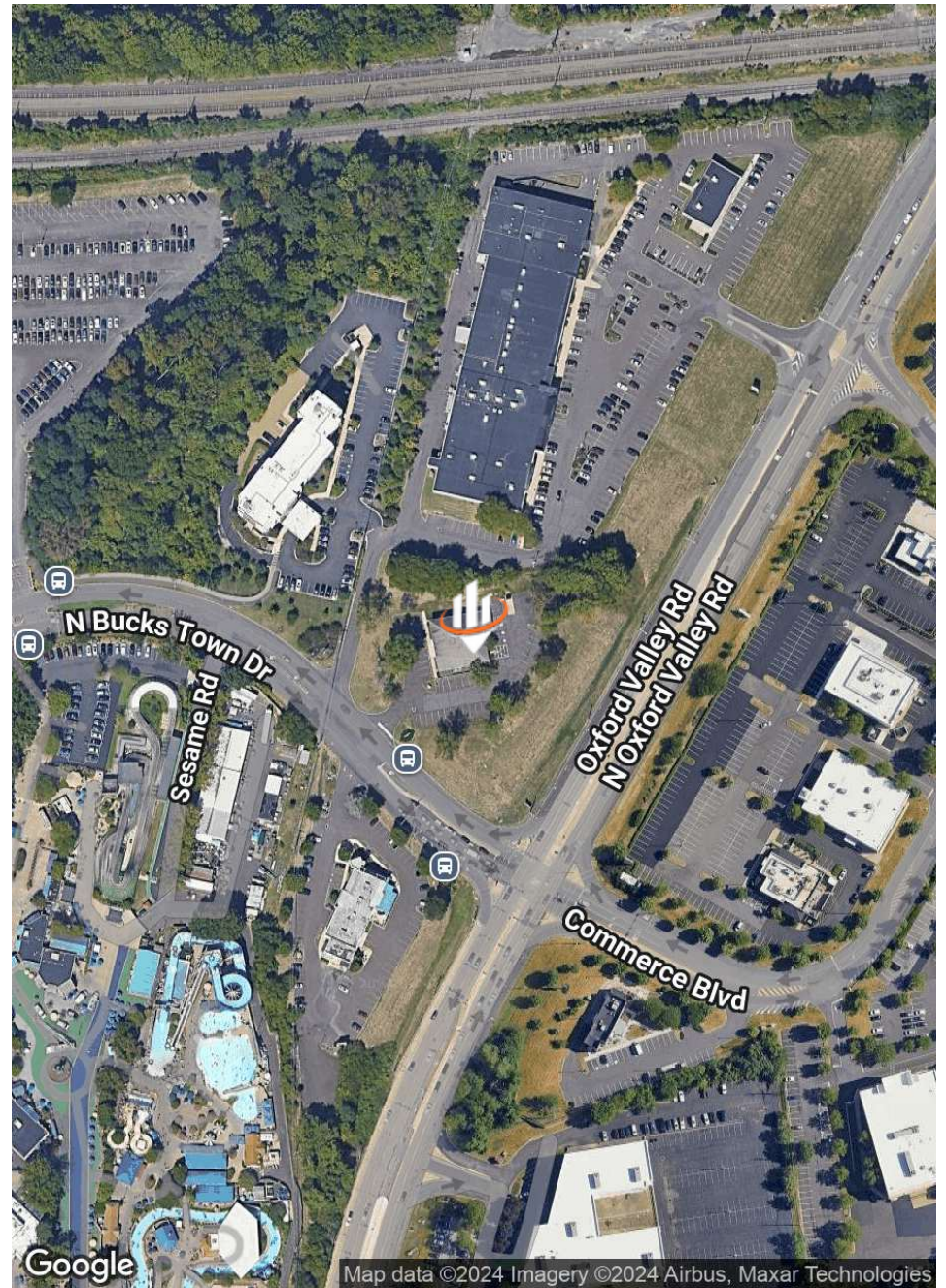
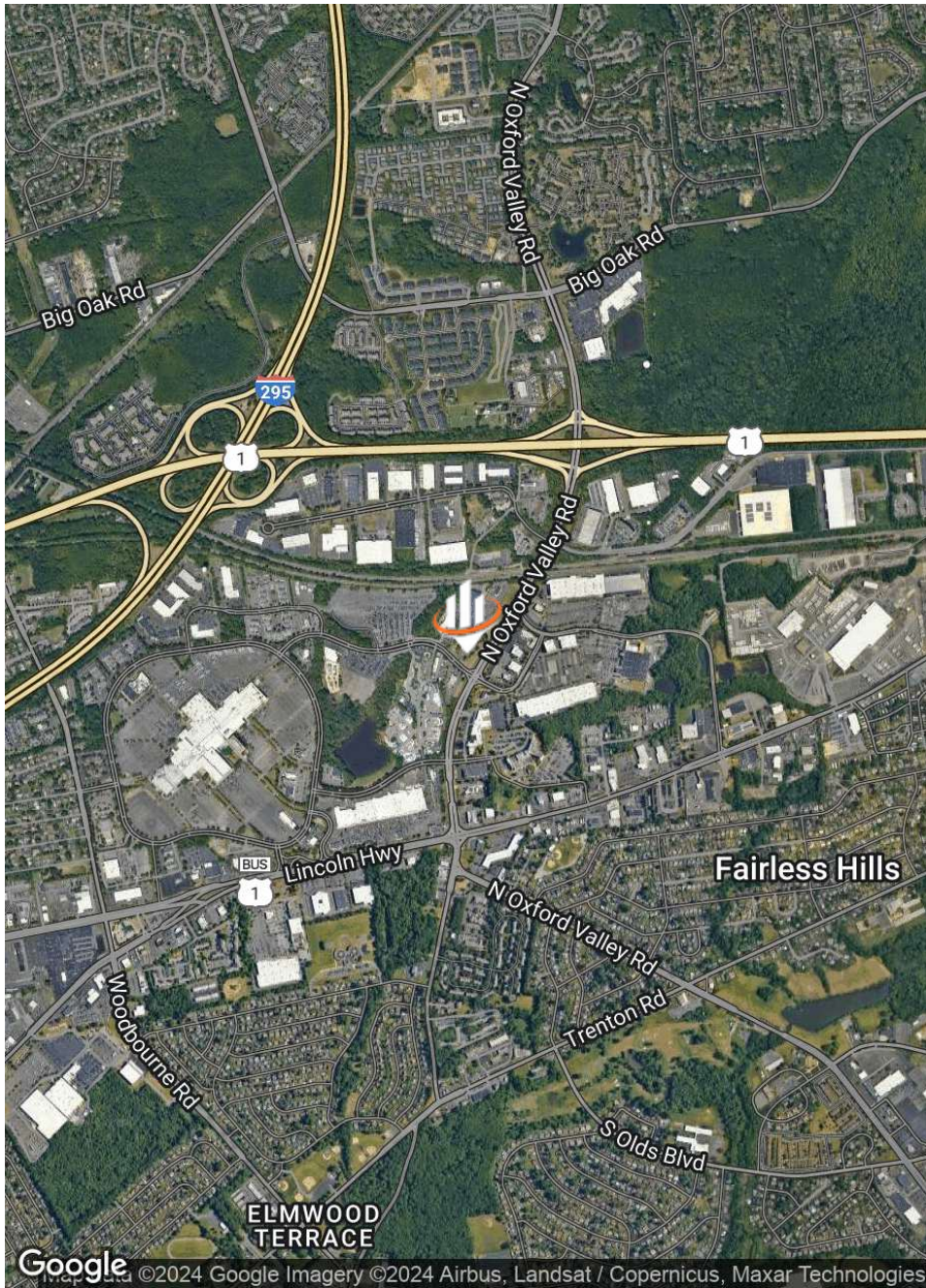
THE LOCATION

















SECTION 3

# DEMOGRAPHIC PROFILE



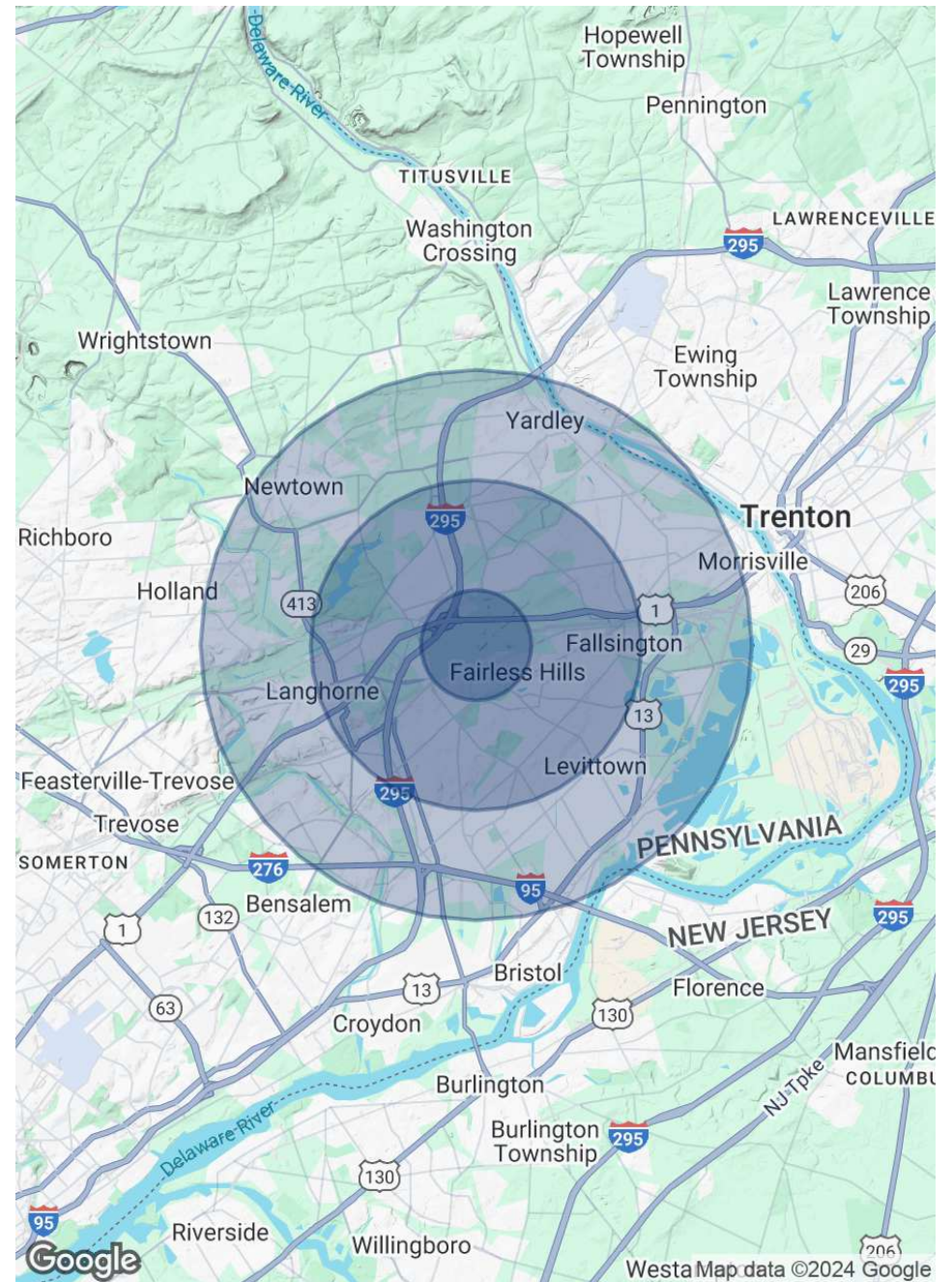
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 8,595  | 83,710  | 207,575 |
| AVERAGE AGE          | 40.2   | 40.8    | 40.2    |
| AVERAGE AGE (MALE)   | 37.9   | 38.8    | 38.8    |
| AVERAGE AGE (FEMALE) | 42.5   | 42.7    | 41.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,226     | 30,037    | 75,089    |
| # OF PERSONS PER HH | 2.7       | 2.8       | 2.8       |
| AVERAGE HH INCOME   | \$85,237  | \$90,909  | \$90,515  |
| AVERAGE HOUSE VALUE | \$325,912 | \$328,489 | \$333,854 |

\* Demographic data derived from 2020 ACS - US Census





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