



**OFFERING MEMORANDUM**

# Turnkey Office Suites

**760 WOODBOURNE ROAD**

Langhorne, PA 19047

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PA #RS 293807

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property



## PROPERTY SUMMARY



### OFFERING SUMMARY

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<b>PROPERTY TYPE:</b>	Office
<b>BUILDING SIZE:</b>	4,157 SF±
<b>AVAILABLE SF:</b>	196 - 450 SF±
<b>ZONING:</b>	P - Professional District
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Lower Bucks County
<b>TRAFFIC COUNT:</b>	12,669 VPD

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### PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease turnkey office space consisting of four suites ranging from 196 to 450 SF±. This multi-tenant office building is located in immediate proximity to the Woodbourne Train Station. The building houses numerous personal service businesses and can accommodate various potential uses. The property is situated in a densely populated residential area with a diverse tenant mix nearby. It boasts a superior location with easy access to the region's highway systems and major commuter routes.

### LOCATION OVERVIEW

The property is located on the heavily traveled Woodbourne Road in Langhorne, Middletown Township, PA. This visible and central location offers convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey's. It is just minutes away from the Woodbourne Train Station, Newtown, Langhorne Borough, and Yardley.

## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>SUITE AA - \$995/MO</b> <b>SUITE D - \$575/MO</b> <b>SUITE E - \$575/MO</b> <b>SUITE H - \$795/MO</b>
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## LOCATION INFORMATION

<b>STREET ADDRESS</b>	760 Woodbourne Road
<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>	Wood Lane
<b>TOWNSHIP</b>	Middletown Township
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Lincoln Hwy - 0.9 Mi.
<b>NEAREST AIRPORT</b>	Philadelphia Int'l Airport (PHL) - 34 Mi.

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>ZONING</b>	P - Professional District
<b>LOT SIZE</b>	1.8 AC±
<b>APN #</b>	22-057-004-001
<b>LOT FRONTAGE</b>	166 ft
<b>TRAFFIC COUNT</b>	12,669 VPD
<b>TRAFFIC COUNT STREET</b>	Woodbourne Rd & Butternut Ln

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface Paved Lot
<b>PARKING SPACES</b>	21
<b>PARKING RATIO</b>	5.0

## PROPERTY HIGHLIGHTS

- Turnkey office space
- Four (4) suites available - 196 - 450 SF±
- 1st and 2nd floor locations
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Woodbourne Train Station and Oxford Valley Mall
- Minutes to Newtown, Yardley and Langhorne Borough
- Amenities rich neighborhood
- Diverse platform of national, regional and local tenants in the area
- Convenient access to/from Lincoln Hwy, Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike





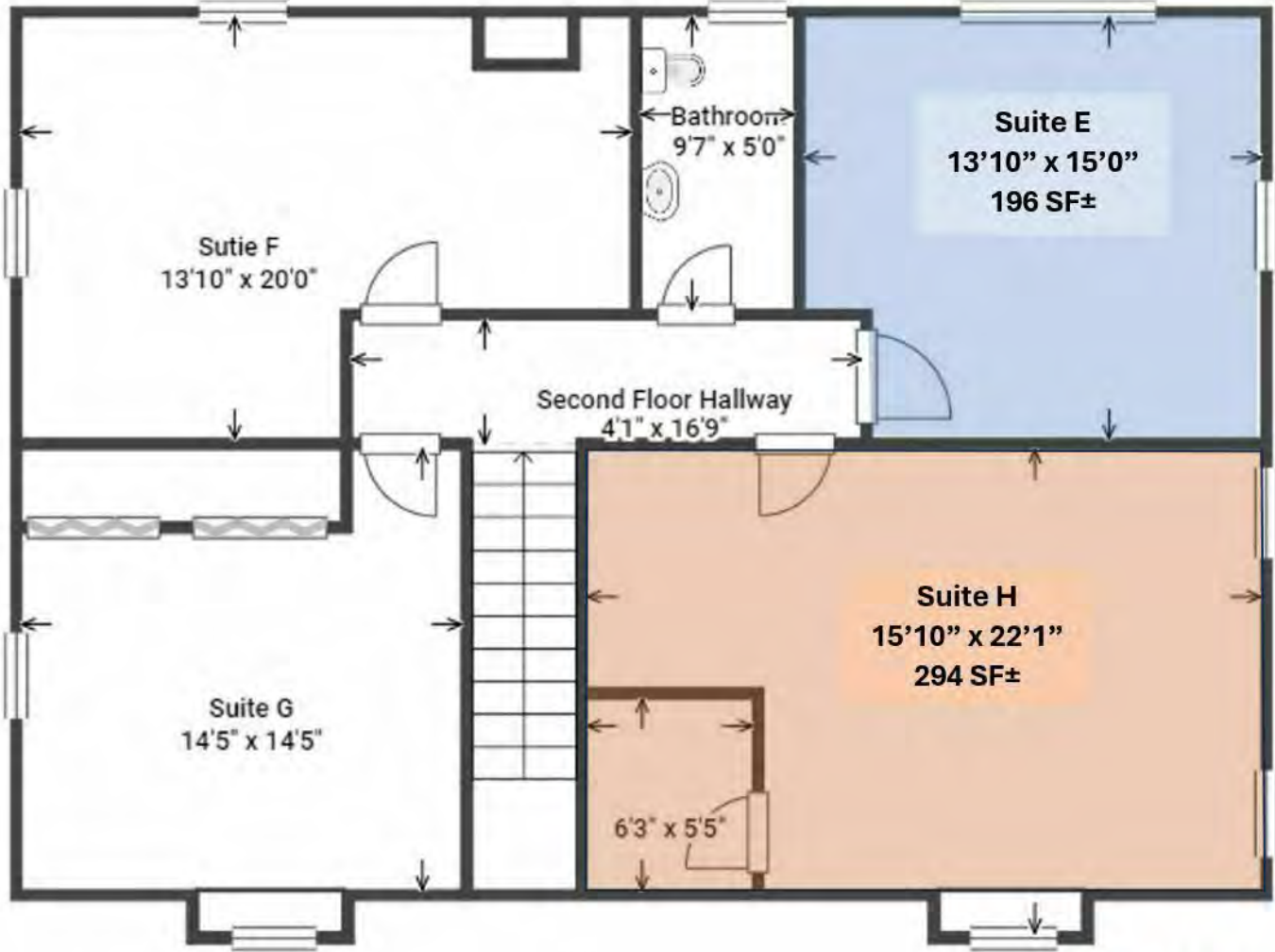
# FLOOR PLAN - 1ST FLOOR



760 Woodbourne Road – 1<sup>st</sup> Floor



**FLOOR PLAN - 2ND FLOOR**



760 Woodbourne Road – 2<sup>nd</sup> Floor



ADDITIONAL PHOTOS



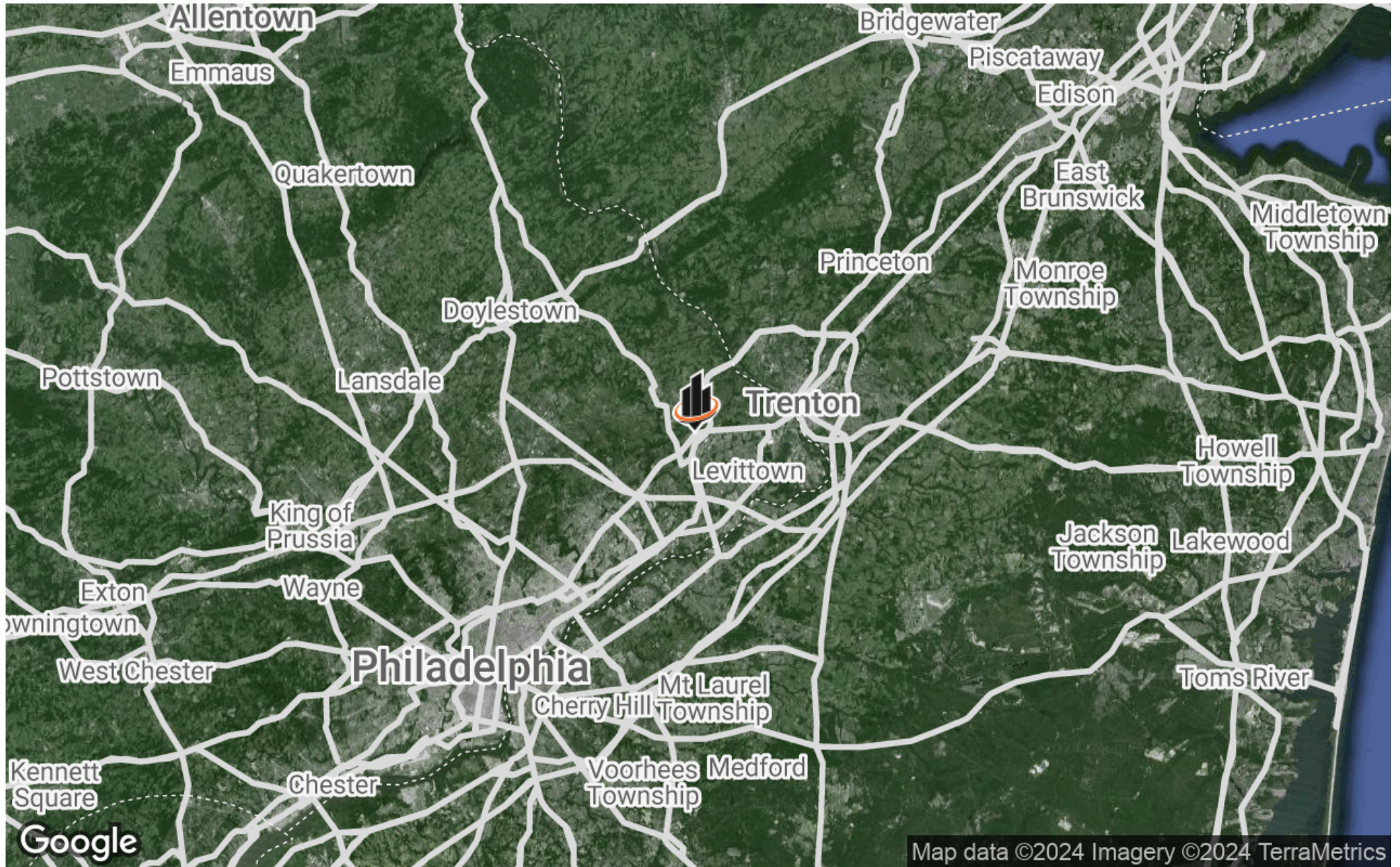


SECTION 2

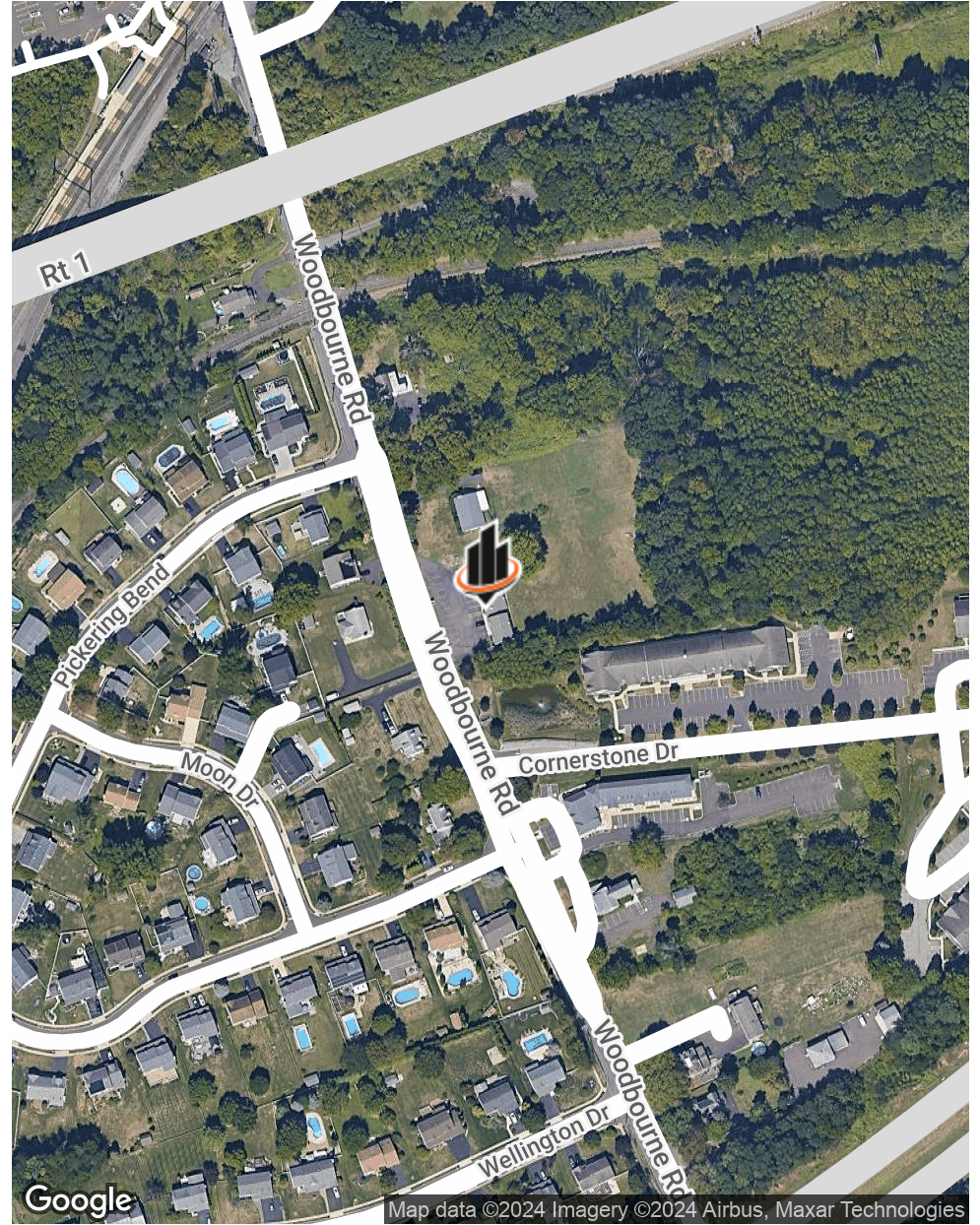
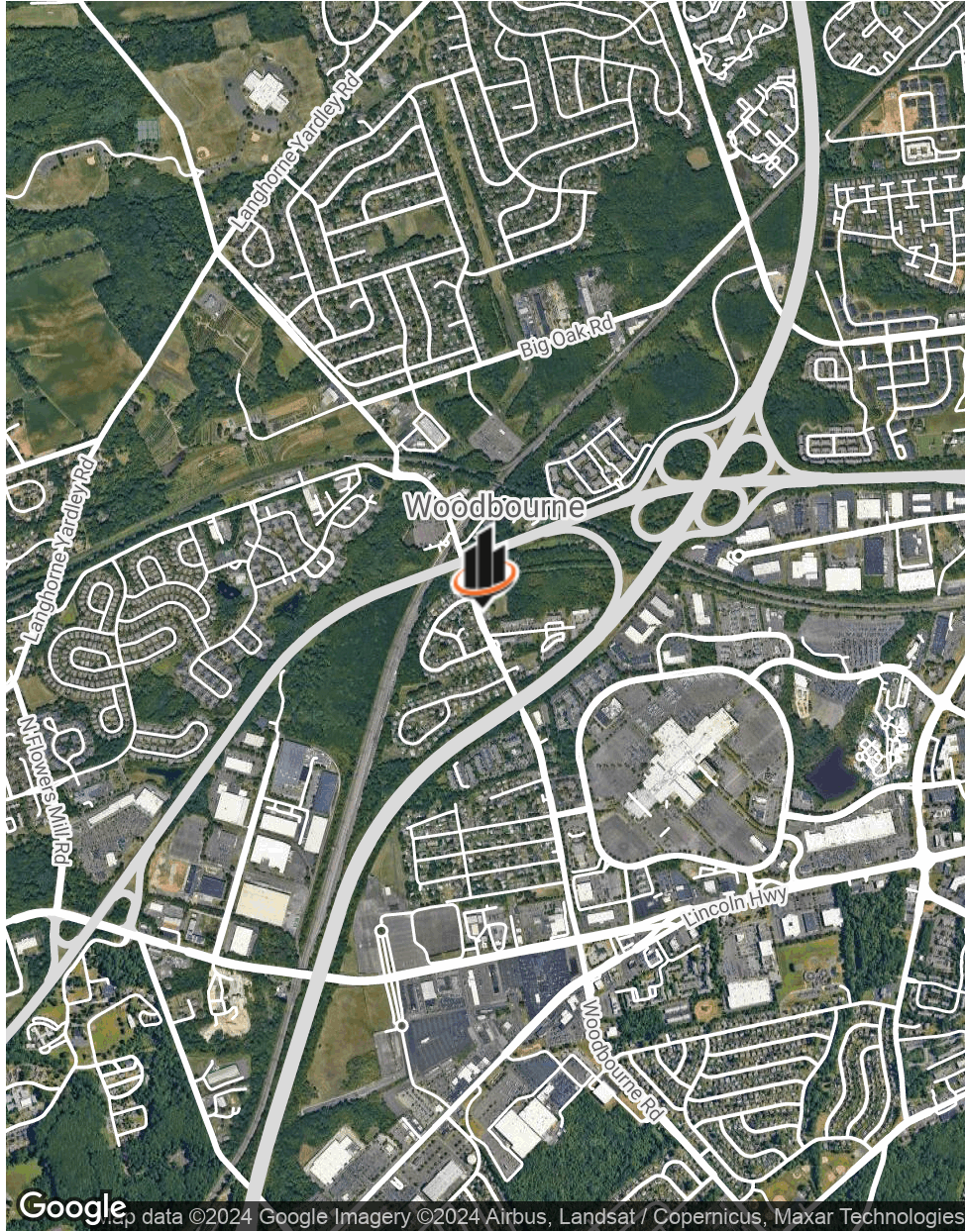
The Location



REGIONAL MAP



# LOCATION MAP





**SECTION 3**  
The  
Demographics



# DEMOGRAPHICS MAP & REPORT

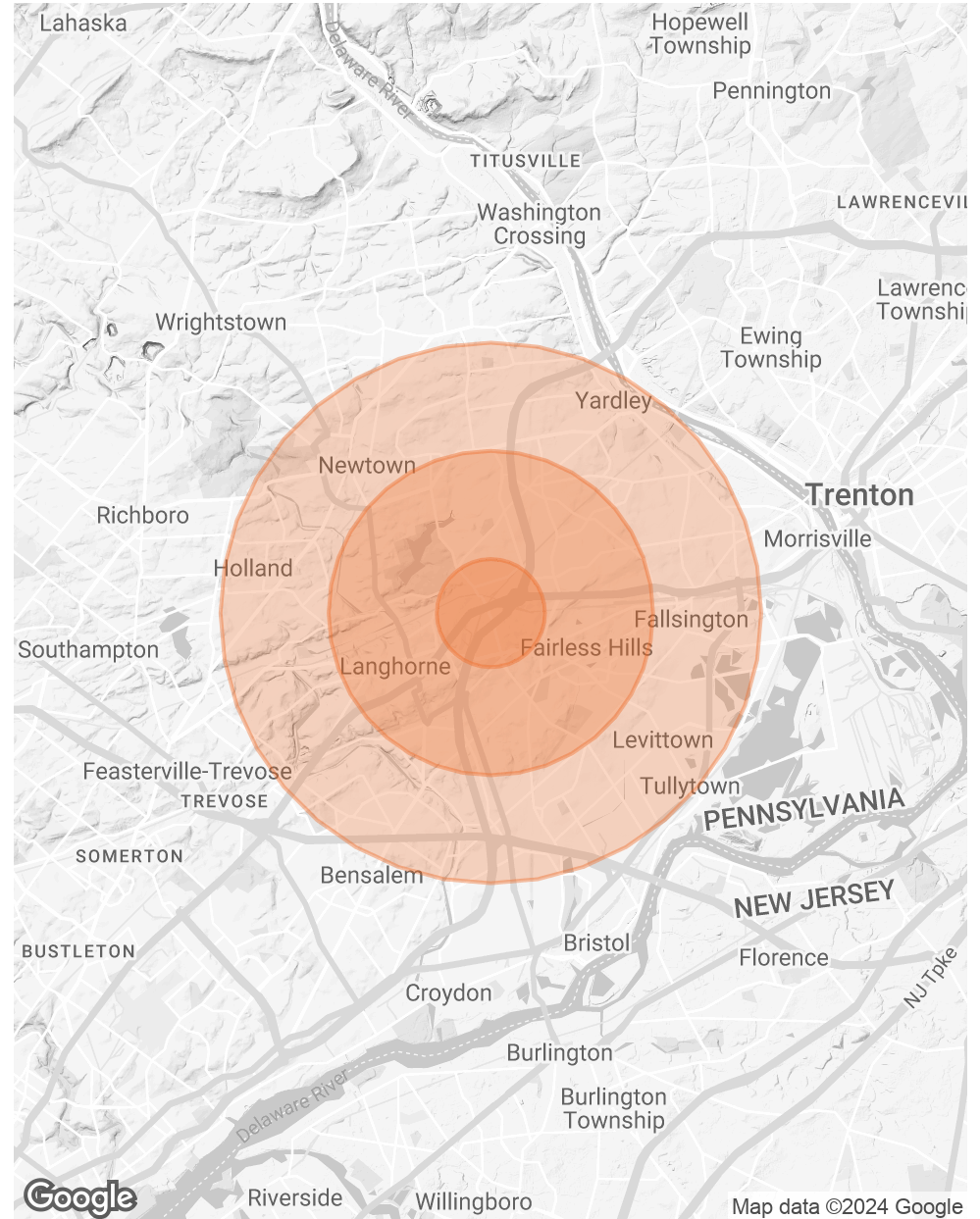
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,177	73,852	210,316
<b>AVERAGE AGE</b>	43.5	40.1	40.3
<b>AVERAGE AGE (MALE)</b>	39.4	38.2	38.8
<b>AVERAGE AGE (FEMALE)</b>	46.7	42.1	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,801	26,435	75,636
<b># OF PERSONS PER HH</b>	3.4	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$104,386	\$93,684	\$93,696
<b>AVERAGE HOUSE VALUE</b>	\$392,292	\$340,573	\$344,957

2020 American Community Survey (ACS)







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