



Oxford Crossing Professional Park



333 N Oxford Valley Rd, Units 201 & 301

FAIRLESS HILLS, PA 19047

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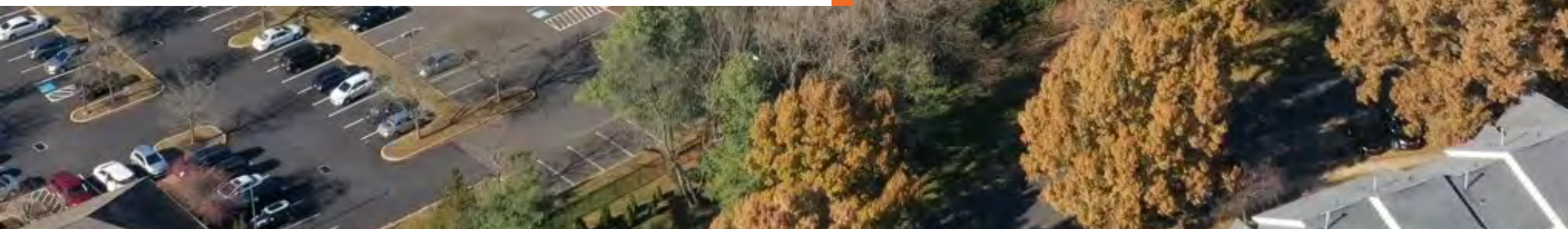
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MARKETING TEAM



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THE ZONING

NCR Neighborhood Conservation Residential
District 17





The Property



PROPERTY SUMMARY

7766 SF ± MEDICAL OFFICE CONDO FOR SALE OR LEASE

OFFERING SUMMARY

| | |
|----------------------|--------------------|
| SALE PRICE: | \$1,200,000 |
| LEASE RATE: | \$22.50 SF/yr (MG) |
| AVAILABLE SF: | 1,805 - 7,766 SF |
| PREICE/SF: | \$154 |
| YEAR BUILT: | 1989 |
| ZONING: | NCR |



PROPERTY SUMMARY

SVN is pleased to present an exceptional opportunity to purchase or lease a prime, turnkey medical space featuring 5,961 SF± on the first floor with a premium medical build-out, including generous waiting room, reception room, 14+ exam rooms, nursing stations, consultation rooms and lab areas. The second floor adds 1,805 SF± of flexible office/administrative space. The premises are ADA-accessible, offer ample on-site parking, and provide convenient access to public transportation in an amenity-rich location. Close proximity to the area's major commuter routes. Ideal for medical, wellness, or other professional users seeking efficiency, visibility, and convenience.

PROPERTY DETAILS

SALE PRICE

\$1,200,000

LEASE RATE

\$22.50 SF/YR (MG)

LOCATION INFORMATION

BUILDING NAME

Oxford Crossing Professional Park

STREET ADDRESS

333 N Oxford Valley Rd,
Units 201 & 301

CITY, STATE, ZIP

Fairless Hills, PA 19047

COUNTY

Mercer

MARKET

Philadelphia

SUB-MARKET

Lower Bucks County

CROSS-STREETS

Bristol Oxford Valley Road

TOWNSHIP

Falls Twp.

NEAREST HIGHWAY

Lincoln Hwy - 0.2 Mi.

NEAREST AIRPORT

Trenton - Mercer (TTN) - 11.2 Mi.

Philadelphia Int'l - 33.8 Mi.

PROPERTY INFORMATION

PROPERTY TYPE

Office

PROPERTY SUBTYPE

Medical

ZONING

NCR - Neighborhood Conservation
Residential District

APN #

13-004-004-002-201 &
13-004-004-002-301

RE TAXES (2026)

\$46,063

CONDO FEE

\$5,832.23/quarterly

CROSS STREET

Bristol Oxford Valley Rd

BUILDING INFORMATION

BUILDING SIZE

7,766 SF

NUMBER OF FLOORS

2

YEAR BUILT

1989

PARKING TYPE

Surface Paved Lot

PROPERTY HIGHLIGHTS

- 7,766 SF± medical office condominium
- Available for sale or lease
- Ideal for medical, professional or personal service uses
- 2-story layout
- Located within the well recognized Oxford Crossing Professional park
- Close proximity to several major medical systems
- Proximity to densely populated residential and trade areas
- Quality demographic profile



**Medical &
Professional Office**



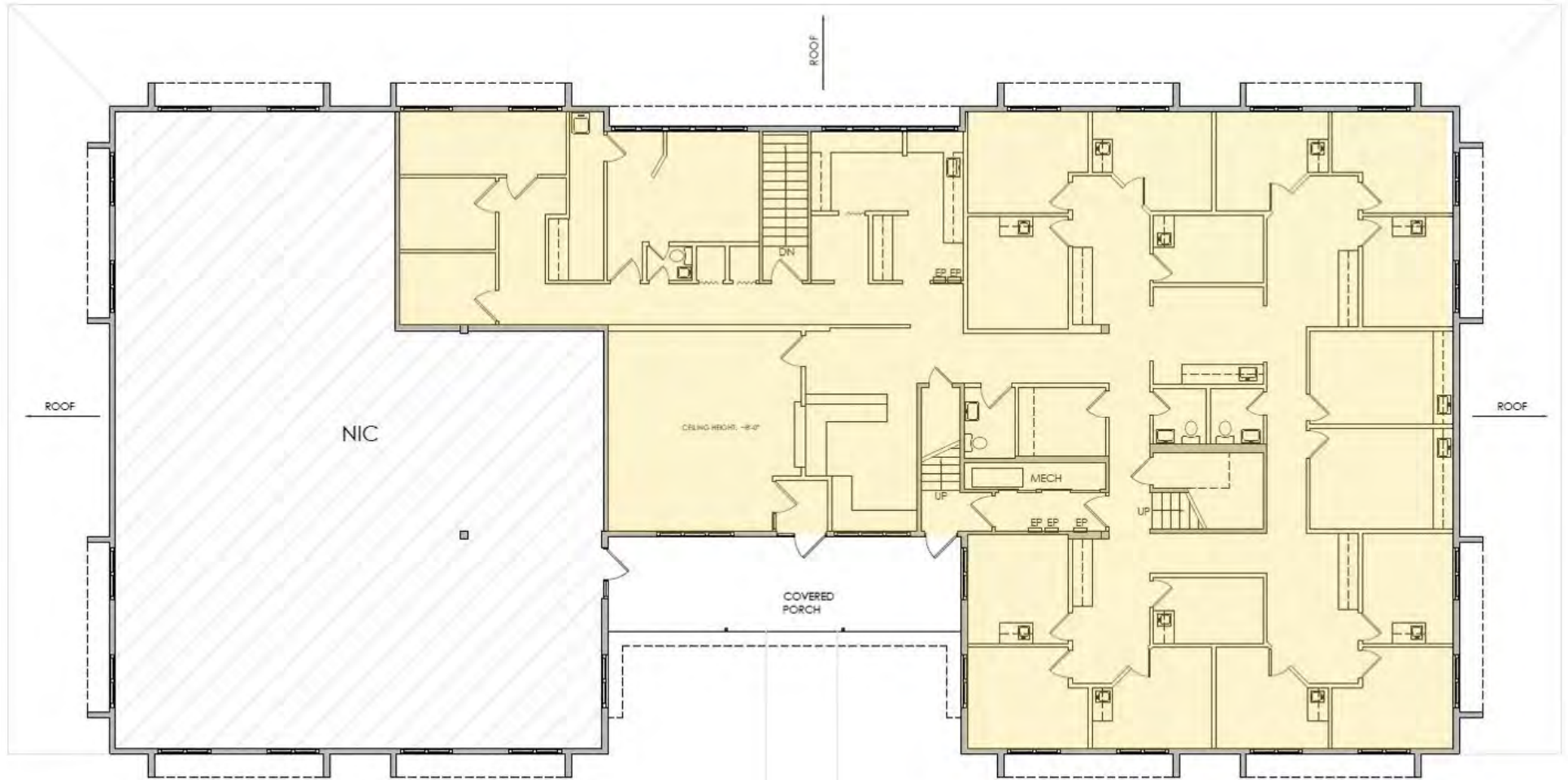
**Accessible
Location**



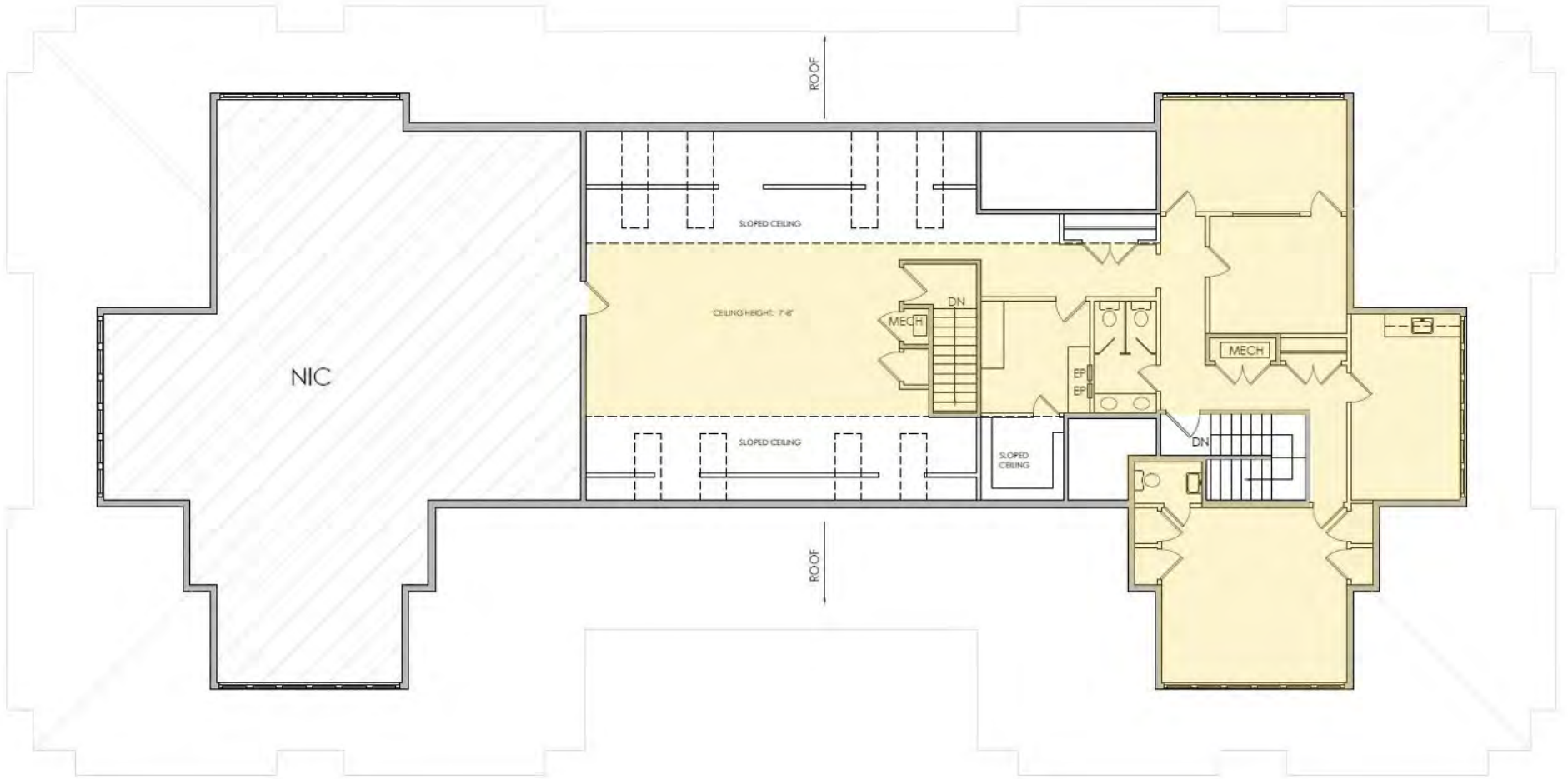
**Nearby Public
Transportation**



FLOOR PLANS



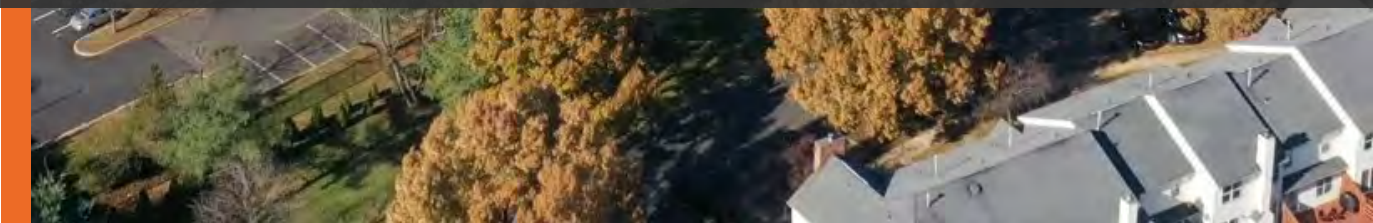
1 | FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



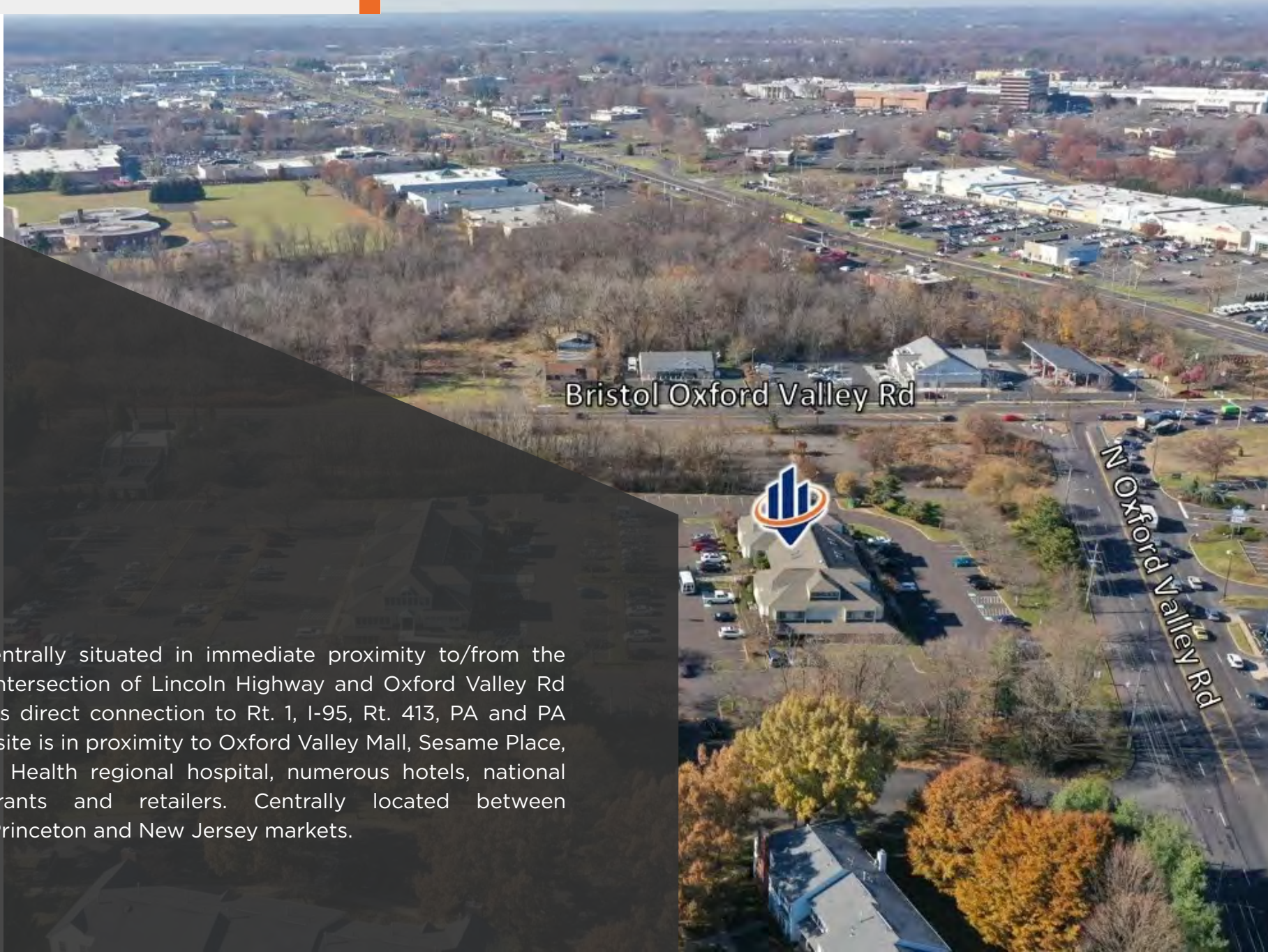
2 | SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



The Location

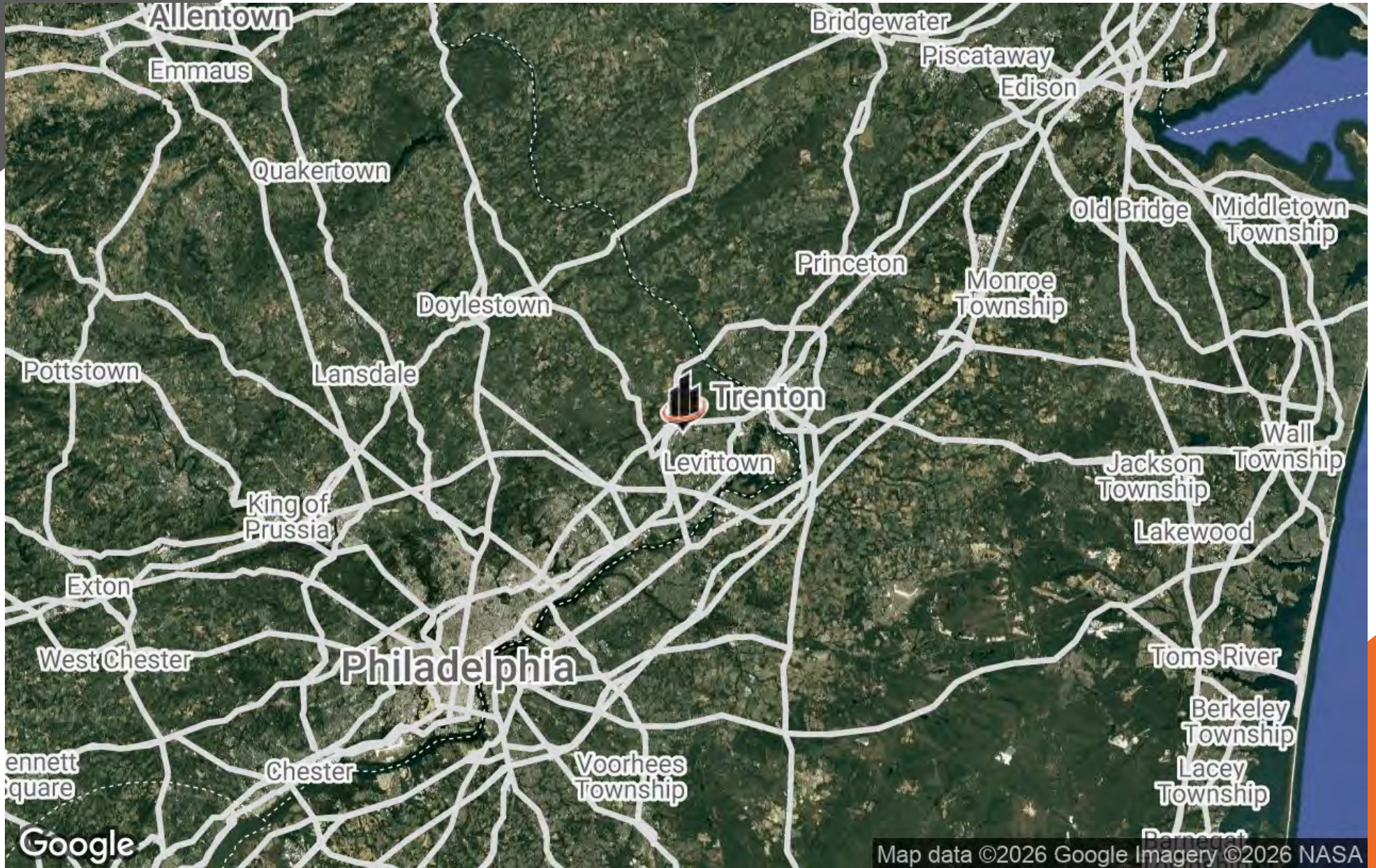


LOCATION DESCRIPTION

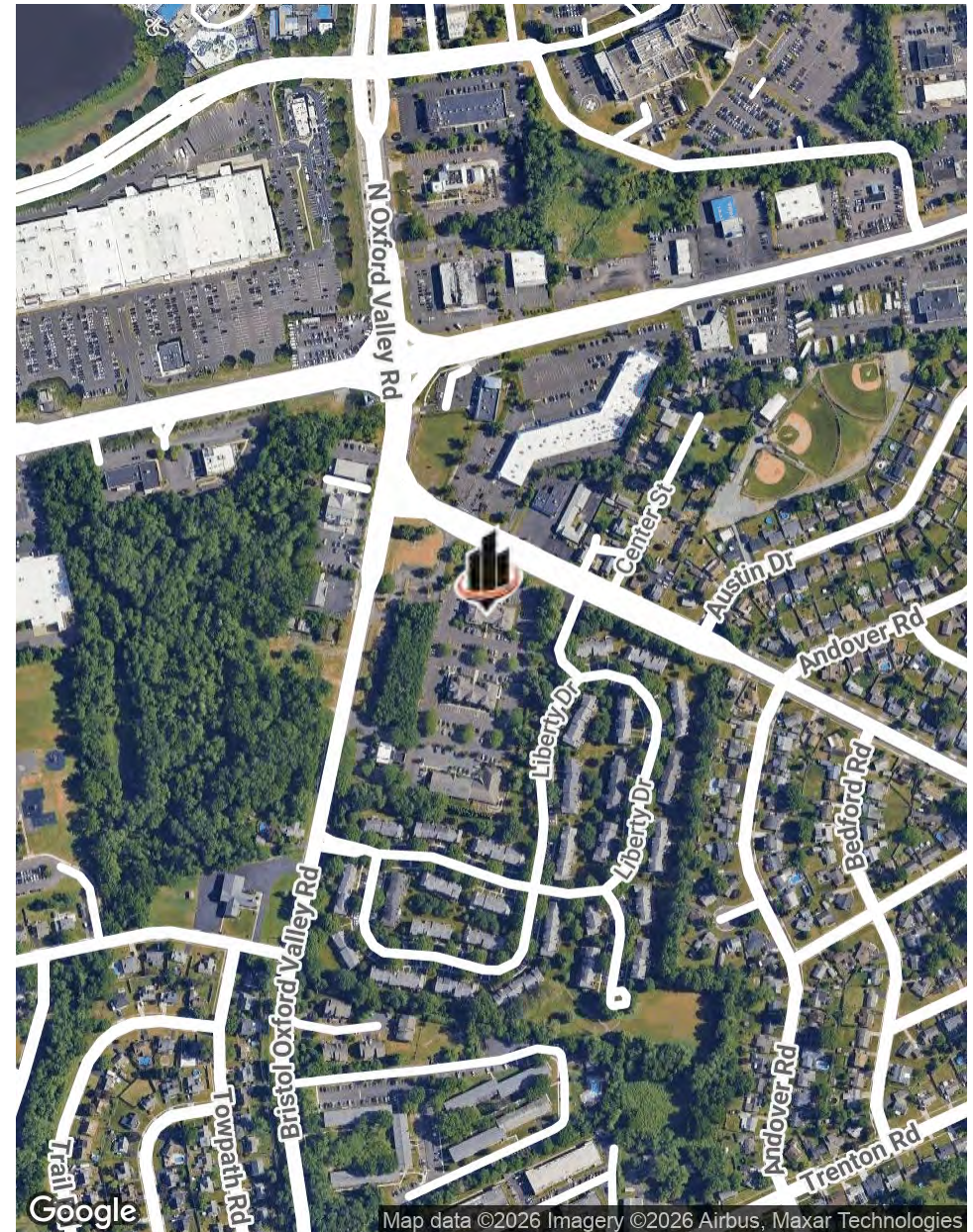
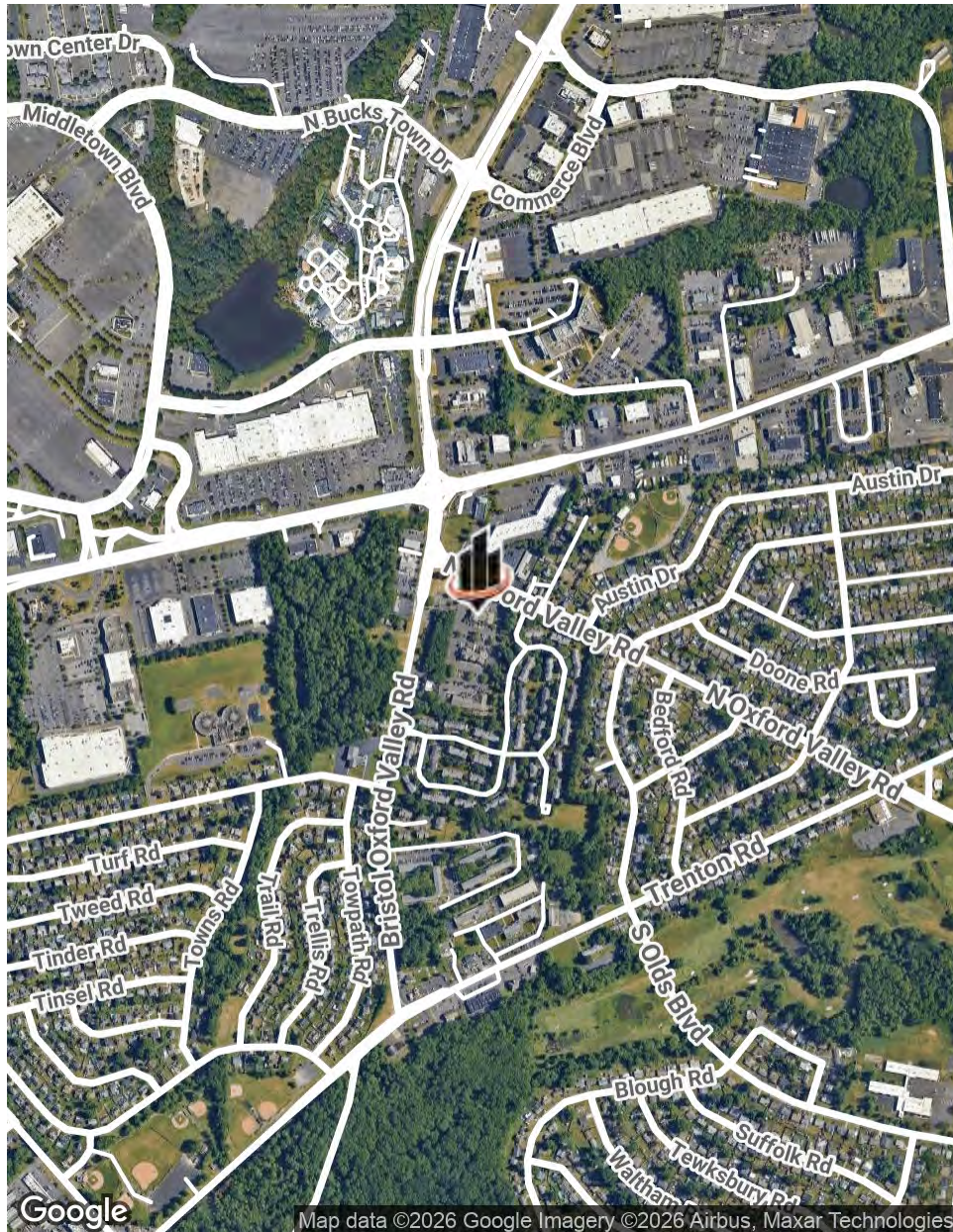


The site is centrally situated in immediate proximity to/from the area's major intersection of Lincoln Highway and Oxford Valley Rd which provides direct connection to Rt. 1, I-95, Rt. 413, PA and PA Turnpike. The site is in proximity to Oxford Valley Mall, Sesame Place, Aria-Jefferson Health regional hospital, numerous hotels, national chain restaurants and retailers. Centrally located between Philadelphia, Princeton and New Jersey markets.

REGIONAL MAP



AERIAL MAP





The Demographics

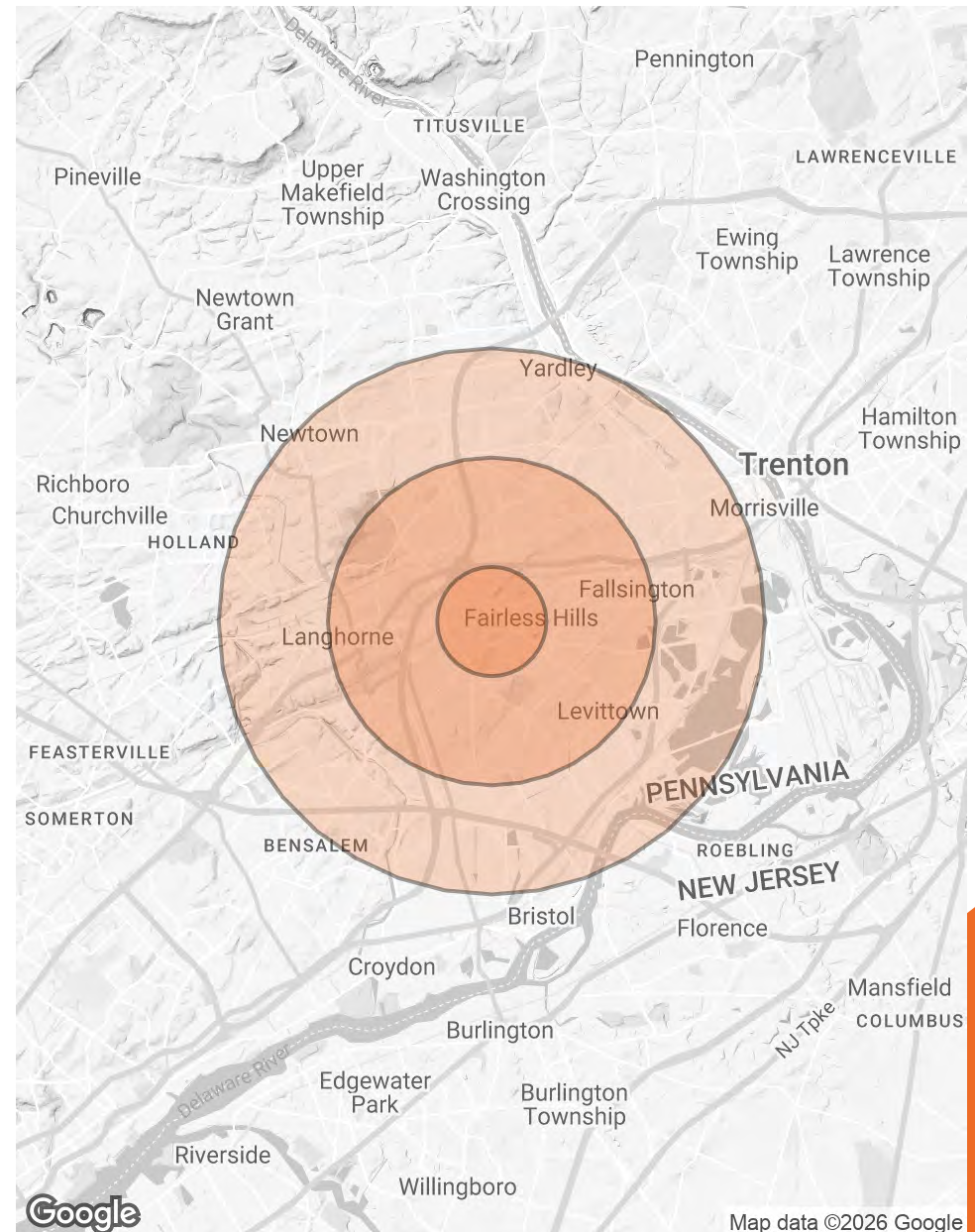


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 8,098 | 90,320 | 191,601 |
| AVERAGE AGE | 42 | 43 | 43 |
| AVERAGE AGE (MALE) | 41 | 42 | 42 |
| AVERAGE AGE (FEMALE) | 43 | 44 | 44 |

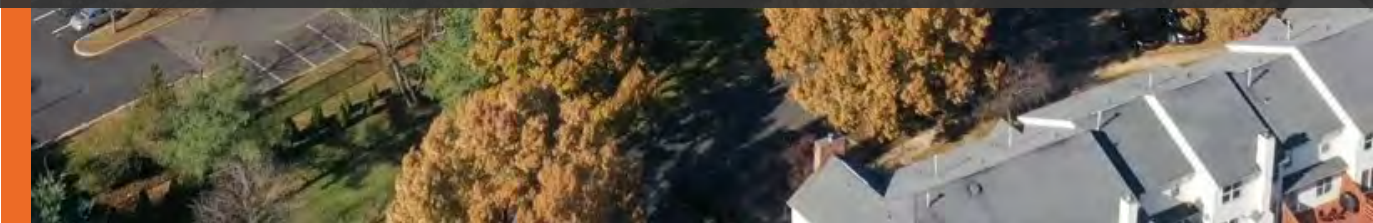
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,264 | 33,884 | 72,884 |
| # OF PERSONS PER HH | 2.5 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$113,832 | \$130,887 | \$138,545 |
| AVERAGE HOUSE VALUE | \$364,505 | \$401,662 | \$422,661 |

2020 American Community Survey (ACS)





The Zoning



§ 209-20. NCR Neighborhood Conservation Residential District.

- A. Purpose. The purpose and intent of the NCR Neighborhood Conservation Residential District is to retain the character of existing single-family residential areas, to maintain and enhance the residential qualities in the substantially developed residential portions of the Township and to provide for the preservation of permanent open space.
- B. Principal permitted uses.
- (1) Growing and harvesting of crops.
 - (2) Single-family detached dwelling.
 - (3) Public playgrounds, conservation areas and parks.
 - (4) Telephone central exchange building; utility lines; electrical substations; and other utilities, structures or uses exclusive of office, sales, storage, maintenance or other facilities not directly related to the right-of-way, collection or distribution activities of the utilities.
 - (5) Place of worship.
 - (6) School.
 - (7) Open space preservation.
 - (8) No-impact home-based business.
 - (9) Family day-care home.
- C. Accessory buildings, structures or uses permitted. Accessory buildings, structures or uses on the same lot as and customarily incidental to any of the foregoing permitted uses and uses permitted as special exceptions. Accessory buildings, structures or uses shall not include business operations. Accessory buildings, structures and uses shall also comply with the requirements of § 209-34 in Article V, General Regulations, and Table I.¹
- (1) Private garage or parking area. Private accessory garages shall be limited in size to 500 square feet of floor area and 16 feet in height. Garages in excess of these dimensions shall meet the area and dimensional requirements for principal buildings.
 - (2) Private residential swimming pool. (See § 209-46.)
 - (3) Fences and walls. (See § 209-37.)
 - (4) No stove is permitted in an accessory building.
 - (5) Passenger shelter for railroad or bus.
 - (6) Keeping of fowl/poultry, subject to the conditions set forth in § 209-12E(5).
- D. (Reserved)

1. Editor's Note: Said table is included as an attachment to this chapter.

- E. Maximum building and structure height. No building and/or structure shall exceed 30 feet in height, except as may be specifically permitted by the terms of this chapter.
- F. Area and yard requirements. See Table 1, NCR.²
- G. Minimum off-street parking requirements shall be as provided in § 209-42.
- H. Minimum off-street loading requirements shall be as provided in § 209-42.
- I. Conditional uses permitted.
 - (1) Group day-care home.
 - (2) Home occupation as defined in § 209-5.

2. Editor's Note: Said table is included as an attachment to this chapter.



Collective Strength, Accelerated Growth

125 PHEASANT RUN, SUITE
102
NEWTOWN, PA 18940



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