

OFFERING MEMORANDUM

Turn-key Professional Office Condo

1609 WOODBOURNE ROAD, STE 101A

Levittown, PA 19057

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PA #RM423727



EXCLUSIVELY MARKETING BY:



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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

LEASE RATE:	\$25.00 SF/yr (MG)
AVAILABLE SF:	1,000 SF±
YEAR BUILT:	1988
ZONING:	P - Professional District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

Turn-key professional office condominium suite available in Woodbourne Office Campus. The inviting and functional floor plan can accommodate a number of different uses and configurations. One suite available consists of approximately 1000 square feet. The current allocation is comprised of 2 private offices/exam rooms. Large reception/waiting room and one rest room. This superb commercial space boasts an ideal location and accessibility. With ample parking, maintenance free exterior and a professional environment, it's the perfect setting for office, or medical use. Elevate your business in this prestigious location, where functionality meets style for an unparalleled leasing opportunity.

LOCATION OVERVIEW

Nestled in Levittown, PA, the area surrounding the property offers proximity to an array of corporate attractions and resources. The property is located in Middletown Township, in Lower Bucks County/Philadelphia Market. Convenient access to major routes including Trenton Road, Lincoln Highway (Business Route 1), Route 413, U.S. Route 1, Interstate 95 and Pennsylvania Turnpike. Easy access to Philadelphia and New Jersey.

PROPERTY DETAILS

LEASE RATE	\$25.00 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	1609 Woodbourne Road, Ste 101A
CITY, STATE, ZIP	Levittown, PA 19057
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy.
NEAREST AIRPORT	Trenton Mercer (TTN) - 13 Mi Philadelphia Int'l (PHL) - 32 Mi

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
HEAT	Yes
WATER/SEWER	Public
RESTROOMS	1

PROPERTY INFORMATION

PROPERTY TYPE	Office Condominium
PROPERTY SUBTYPE	Office Building
ZONING	P - Professional District
LOT SIZE	3.97 AC±
RE TAXES (2023)	\$3,179
TRAFFIC COUNT	18,696 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Bristol Oxford Valley Rd

BUILDING INFORMATION

BUILDING CLASS	B
NUMBER OF FLOORS	2
YEAR BUILT	1988
GROSS LEASABLE AREA	1,000 SF±
CONSTRUCTION STATUS	Existing

PROPERTY HIGHLIGHTS

- Suitable for office or medical use
- Excellent location
- Easy accessibility
- Prestigious and functional space
- Up to 1000 SF GLA
- Functional and flexible floorplan
- Well maintained
- Available for immediate occupancy
- Quality demographic profile
- Ample parking available
- Professional environment
- Nearby dining and shopping options
- Close to major transportation routes



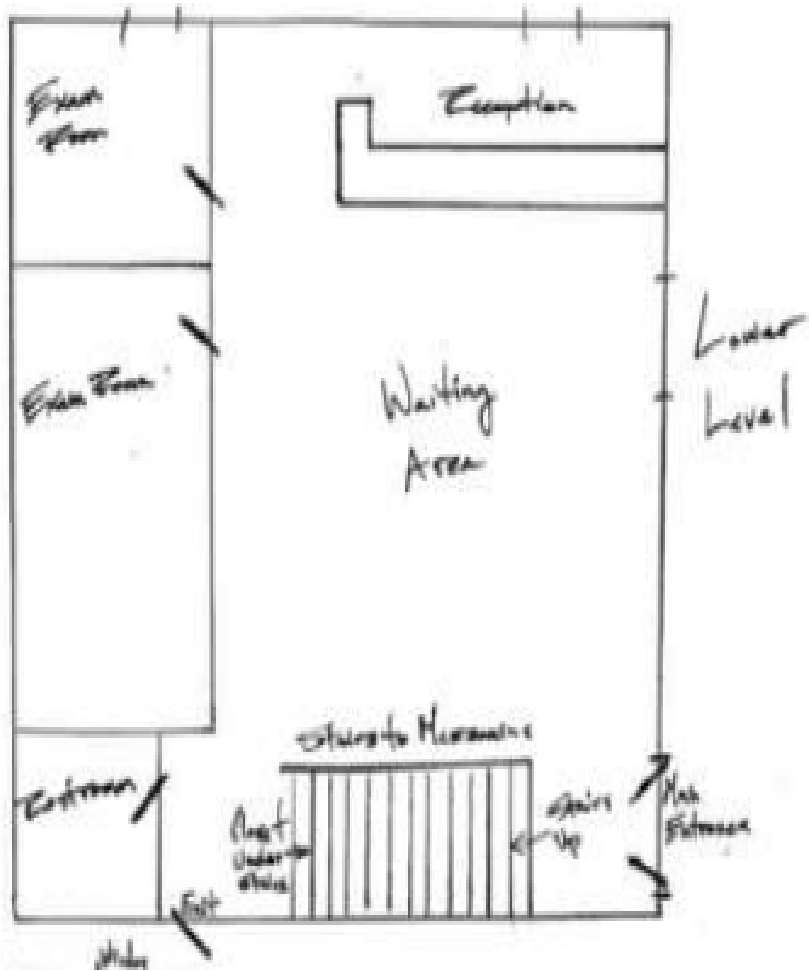
ADDITIONAL PHOTOS



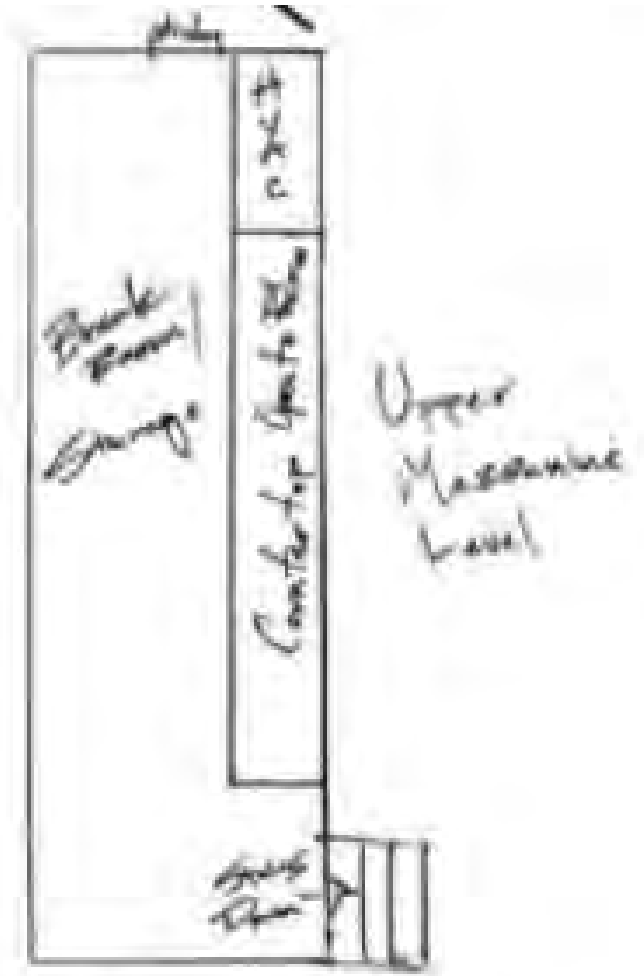
INTERIOR PHOTOS



FLOOR PLANS



LOWER LEVEL



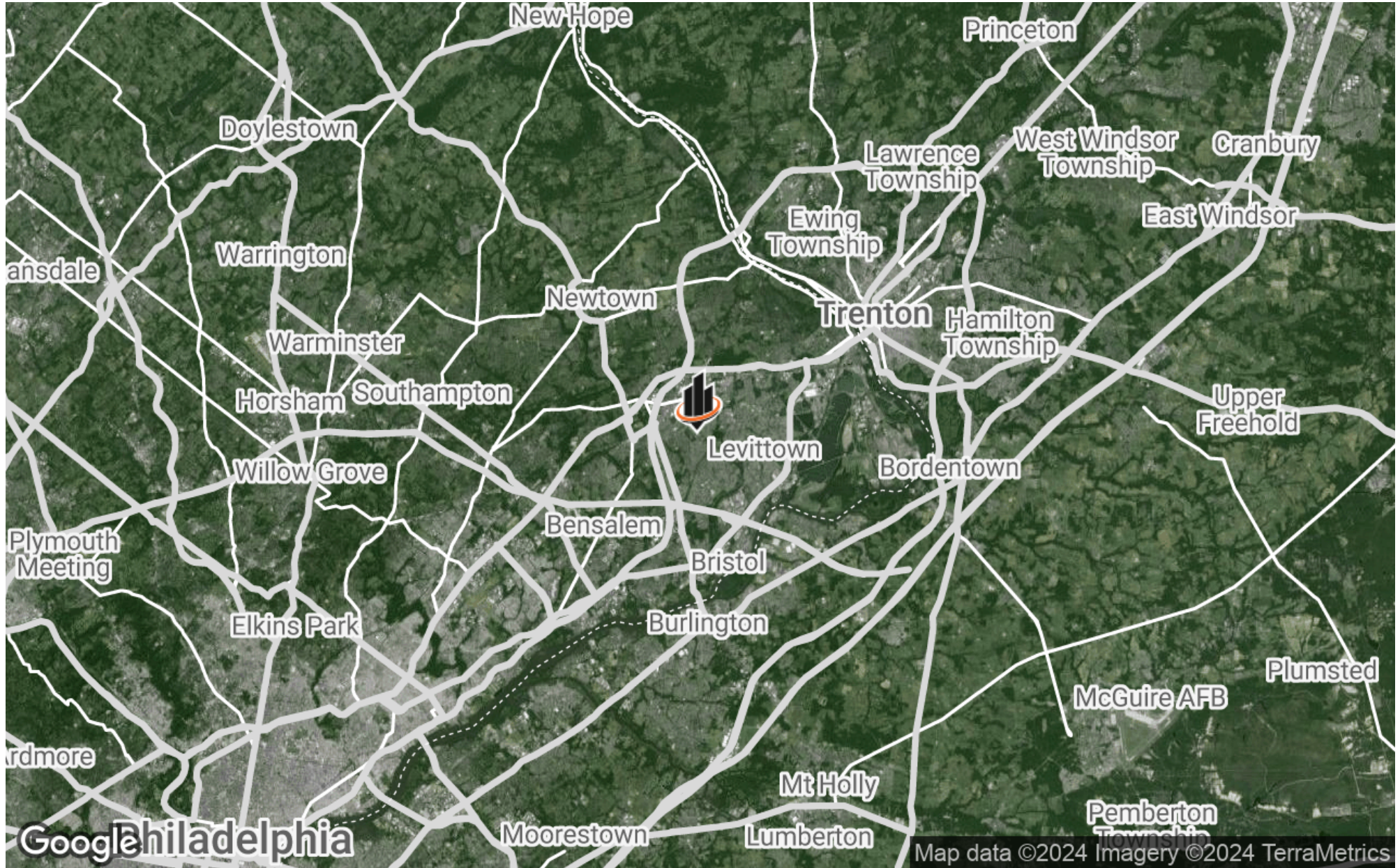
UPPER LEVEL / LOFT



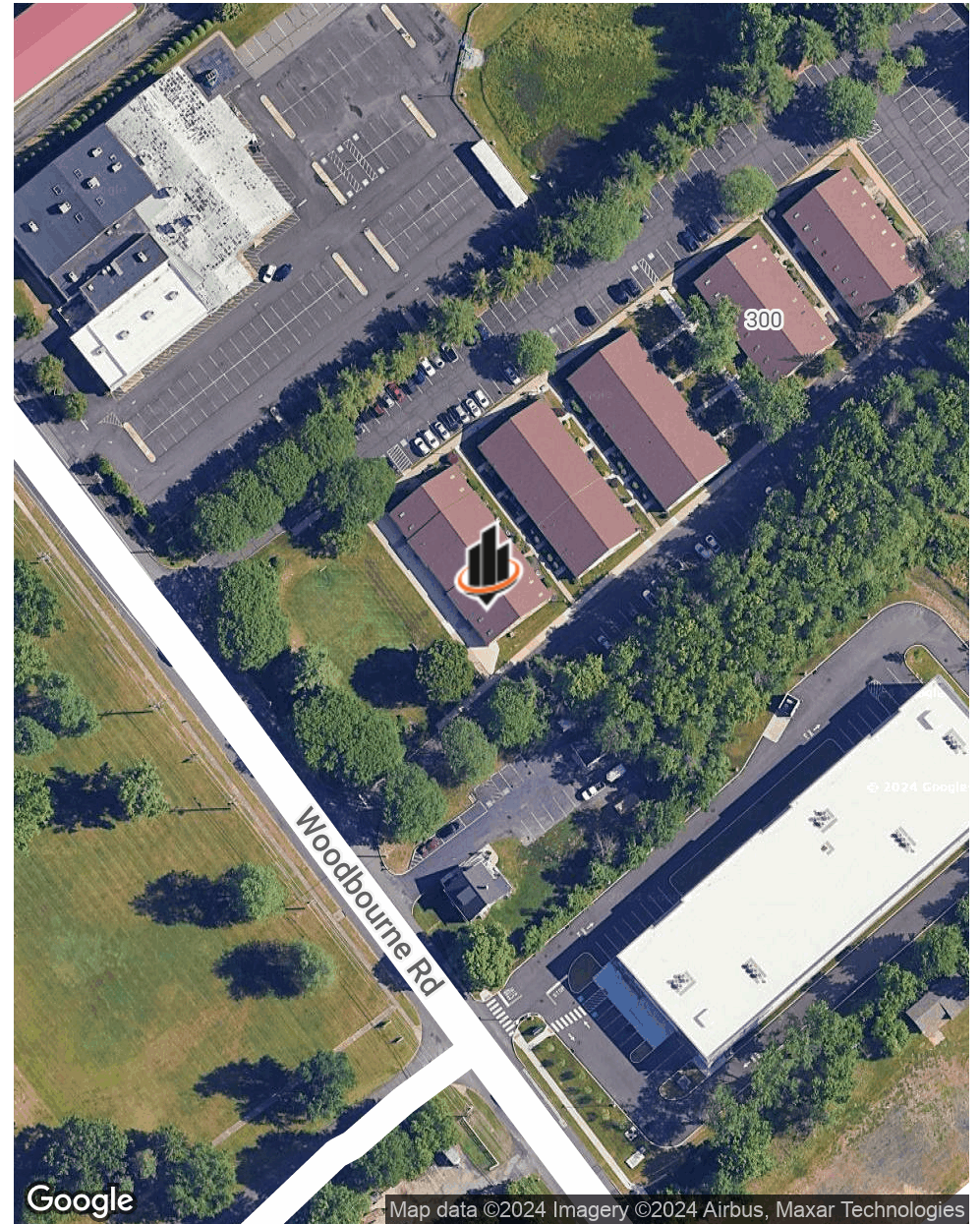
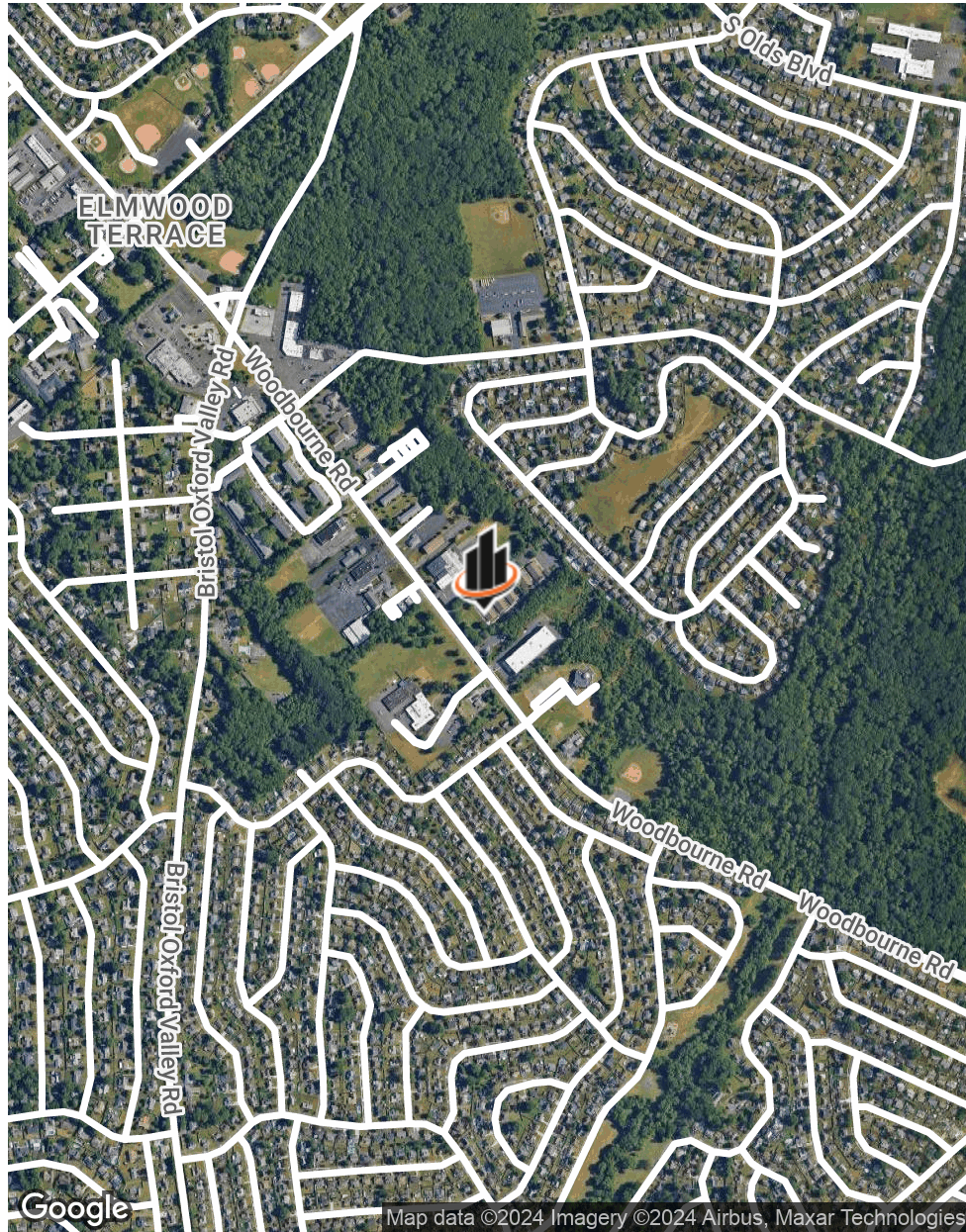
SECTION 2
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

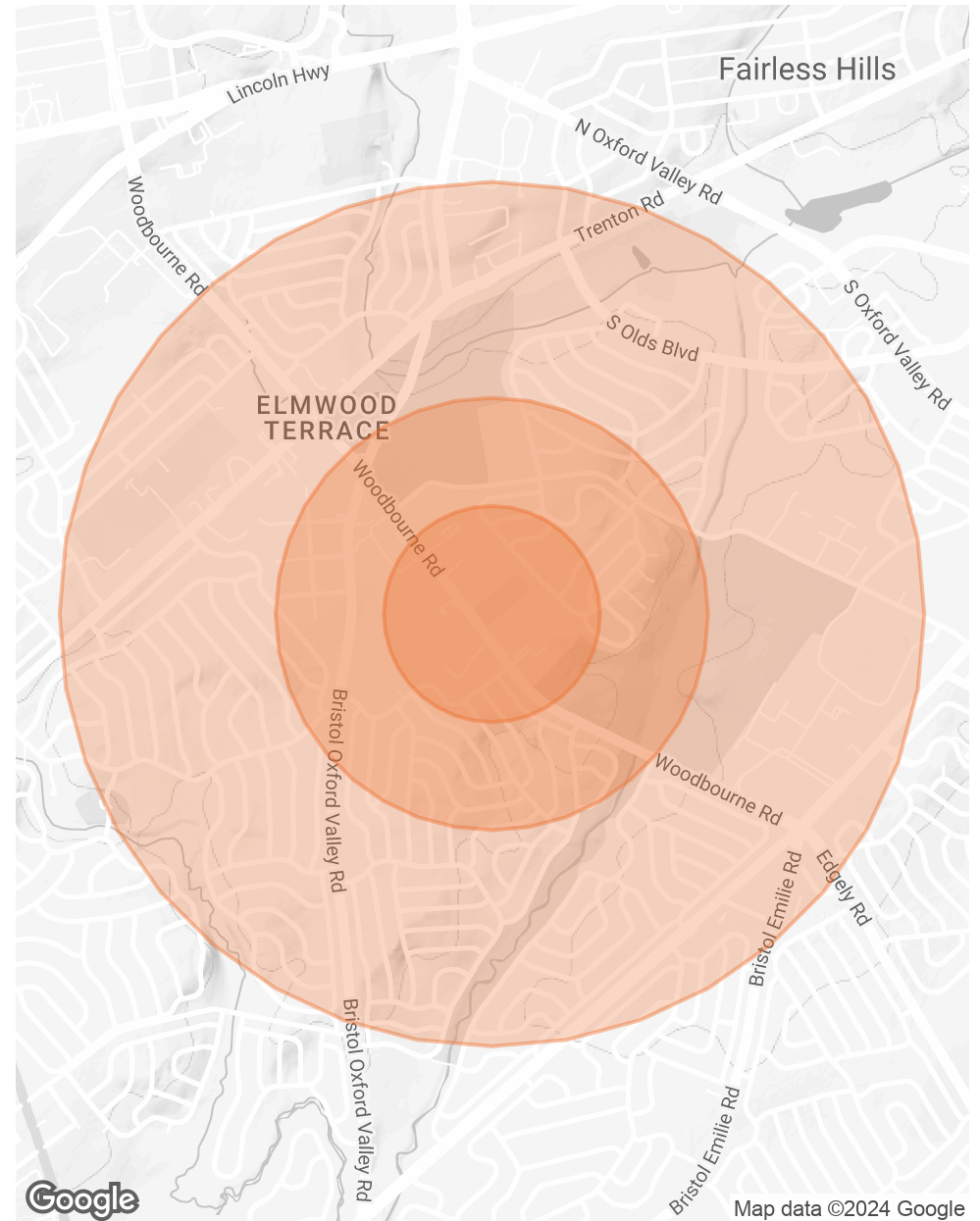
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	901	4,057	15,763
AVERAGE AGE	37.6	36.9	37.5
AVERAGE AGE (MALE)	38.1	38.5	37.8
AVERAGE AGE (FEMALE)	34.0	33.9	36.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	254	1,174	5,094
# OF PERSONS PER HH	3.5	3.5	3.1
AVERAGE HH INCOME	\$97,773	\$102,050	\$104,744
AVERAGE HOUSE VALUE	\$259,378	\$272,077	\$282,436

2020 American Community Survey (ACS)





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