

OFFERING MEMORANDUM
EXCEPTIONAL
OFFICE BUILDING

444 OXFORD VALLEY ROAD

Langhorne, PA 19047

PRESENTED BY:

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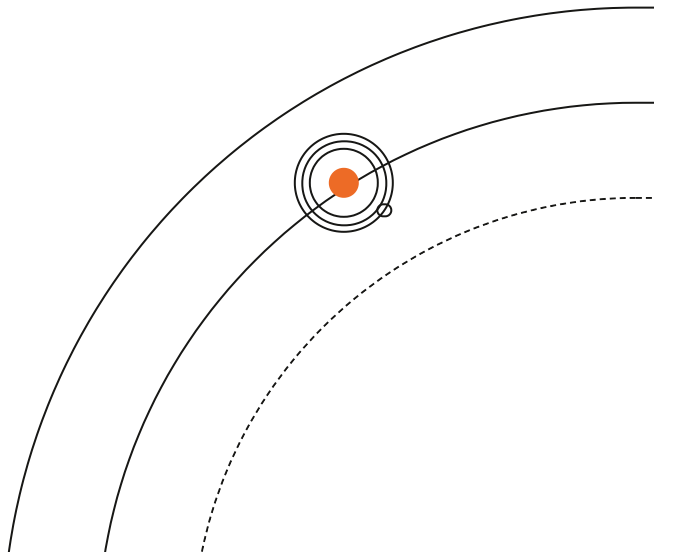
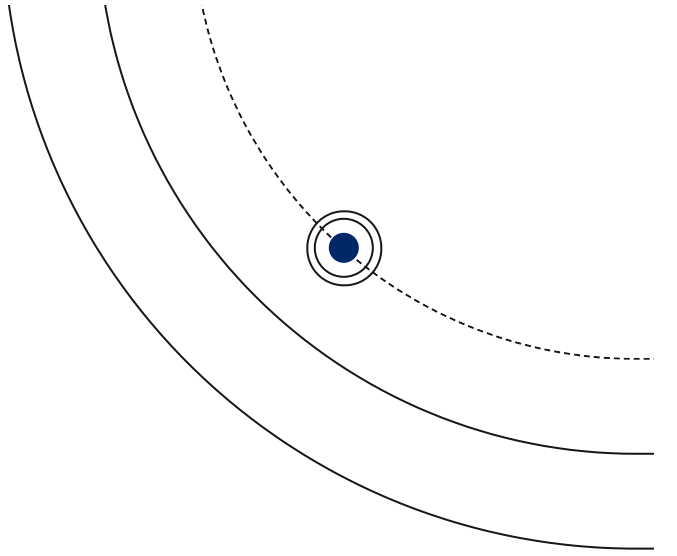


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

SECTION 1

The Property



Jefferson
Bucks Hospital



Sheraton



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	58,233 SF±
ZONING:	HC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	37,276 VPD
CROSS STREET:	Lincoln Hwy

PROPERTY OVERVIEW

444 Oxford Valley Plaza is an ideally situated, 58,233 SF, three-story office building located in the heart of the Oxford Valley corridor in Bucks County, Pennsylvania. This exceptional property reflects thoughtful design, construction, and character. The steel frame and block construction is complemented by glass on all sides, ensuring an abundance of natural light throughout the building. The first floor includes a ±2,700 SF turnkey medical office with a surgery center. The upper floors consist of large, open floor plates that offer significant flexibility in space planning. Strategically located halfway between Center City Philadelphia and Princeton, New Jersey, the property is highly visible and within immediate proximity to several highway access points. It is also near major medical systems and a wide array of local, regional, and national retailers and restaurants. The building has a direct connection to the adjoining Sheraton Bucks County Hotel, which offers guest suites, on-site dining, a bar and lounge, conference facilities, and a fitness center. Additionally, the building is elevator-served, fully sprinklered, and offers ample parking.

LOCATION OVERVIEW

Located on Oxford Valley Road, the area's well known thoroughfare. 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.

PROPERTY DETAILS

SALE PRICE

SUBJECT TO OFFER

LOCATION INFORMATION

STREET ADDRESS	444 Oxford Valley Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Lincoln Highway
TOWNSHIP	Falls Township
NEAREST HIGHWAY	Lincoln Highway - 0.3 Mi.
NEAREST AIRPORTS	Trenton Mercer [TTN] - 9.9 Mi. Philadelphia Int'l [PHL] - 37 Mi.

BUILDING INFORMATION

BUILDING SIZE	58,233 SF±
NUMBER OF FLOORS	3
YEAR BUILT	1985

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	HC - Highway Commercial
OWNERSHIP:	Condo Fee Simple
APN #	13-003-031-002
RE TAXES (2023)	\$48,996
TRAFFIC COUNT	37,276 VPD
TRAFFIC COUNT STREET	Oxford Valley Road

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	5.0 / 1,000
NUMBER OF PARKING SPACES	315

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	Yes
NUMBER OF ELEVATORS	2
SPRINKLERS	Yes

PROPERTY HIGHLIGHTS

- Ideal corporate headquarters opportunity
- Professional / medical office building
- By-right use for hospital, inpatient medical, nursing home, recovery center, and Charter school
- 58,233 sf gross building area
- 3-story building with large floor plates
- Zoned Highway Commercial (HC) District - abundant permitted uses
- Multi-level parking with over 300 parking spaces
- Elevator & sprinkler served
- Connected to the Sheraton Bucks County hotel
- Highly visible / accessible location
- Ideally located for business and consumer access
- Close proximity to several major medical systems
- Proximity to densely populated residential trade areas
- Quality demographic profile
- Amenities rich location with nearby shopping, restaurants and hotels
- Minutes to SEPTA Woodbourne train station and Yardley train station
- Immediate access to public transportation
- Convenient access to US-1, US-1 Business, I-95, I-295 and PA / NJ Turnpikes



ADDITIONAL PHOTOS

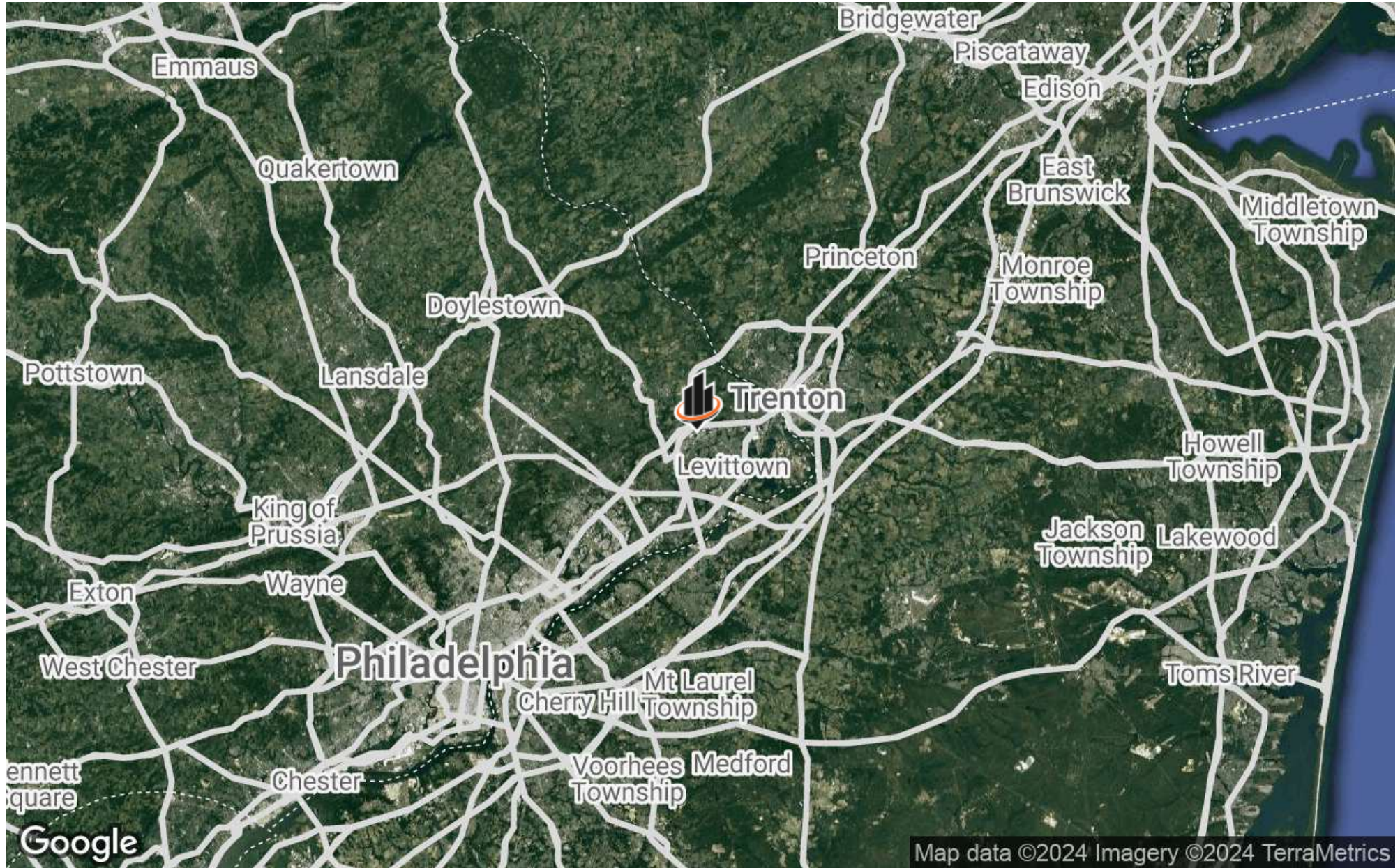




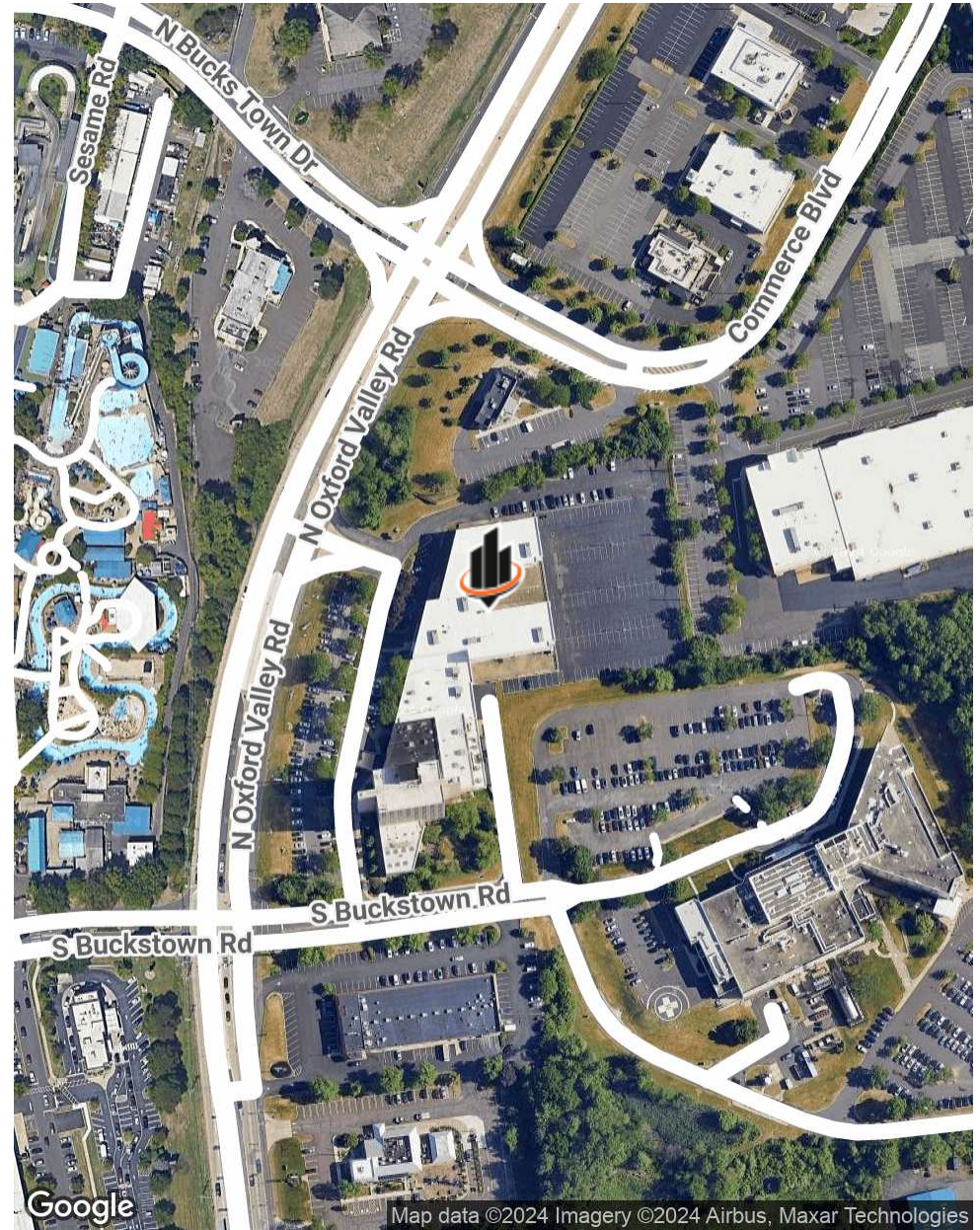
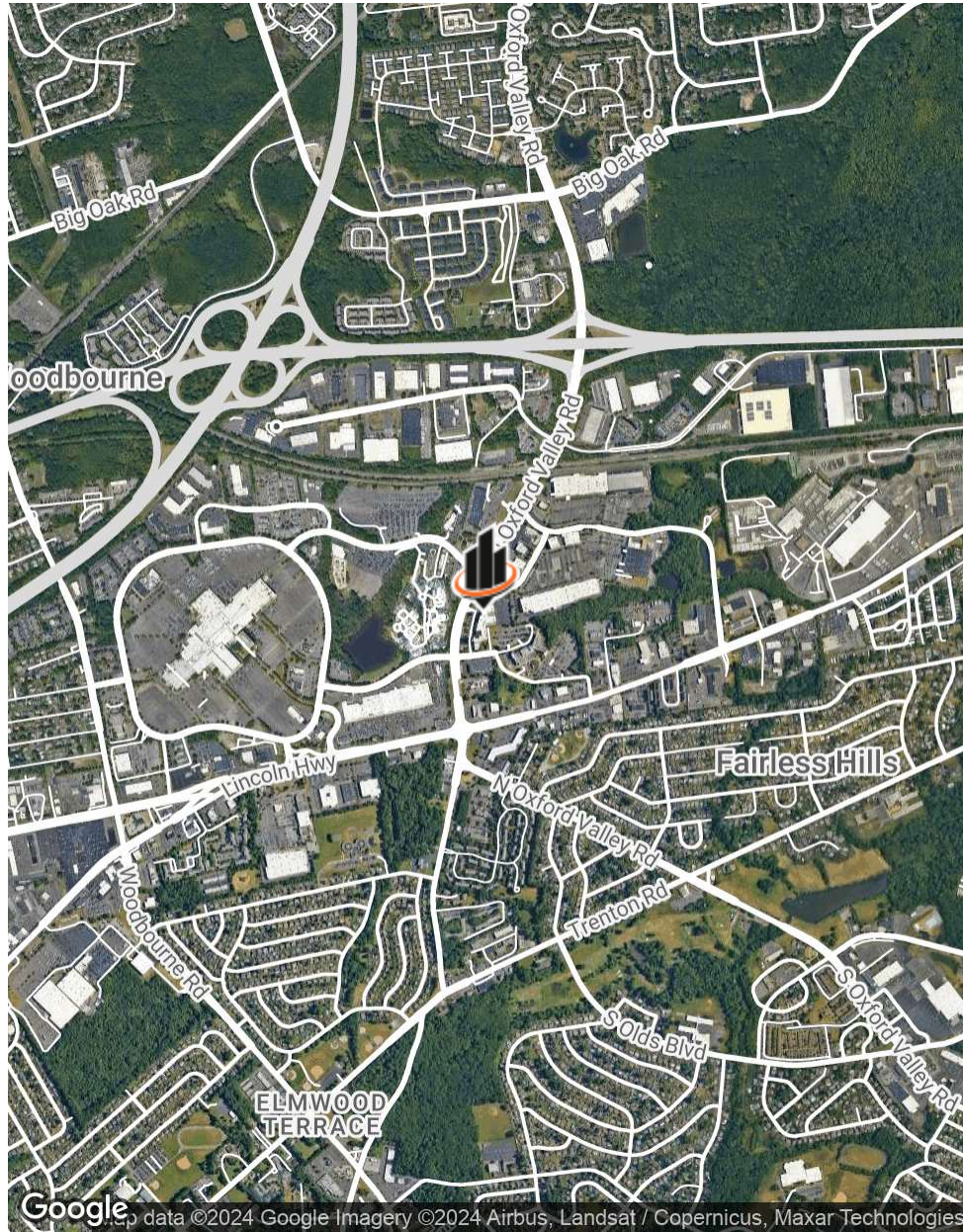
SECTION 2
The Location



REGIONAL MAP



LOCATION MAP



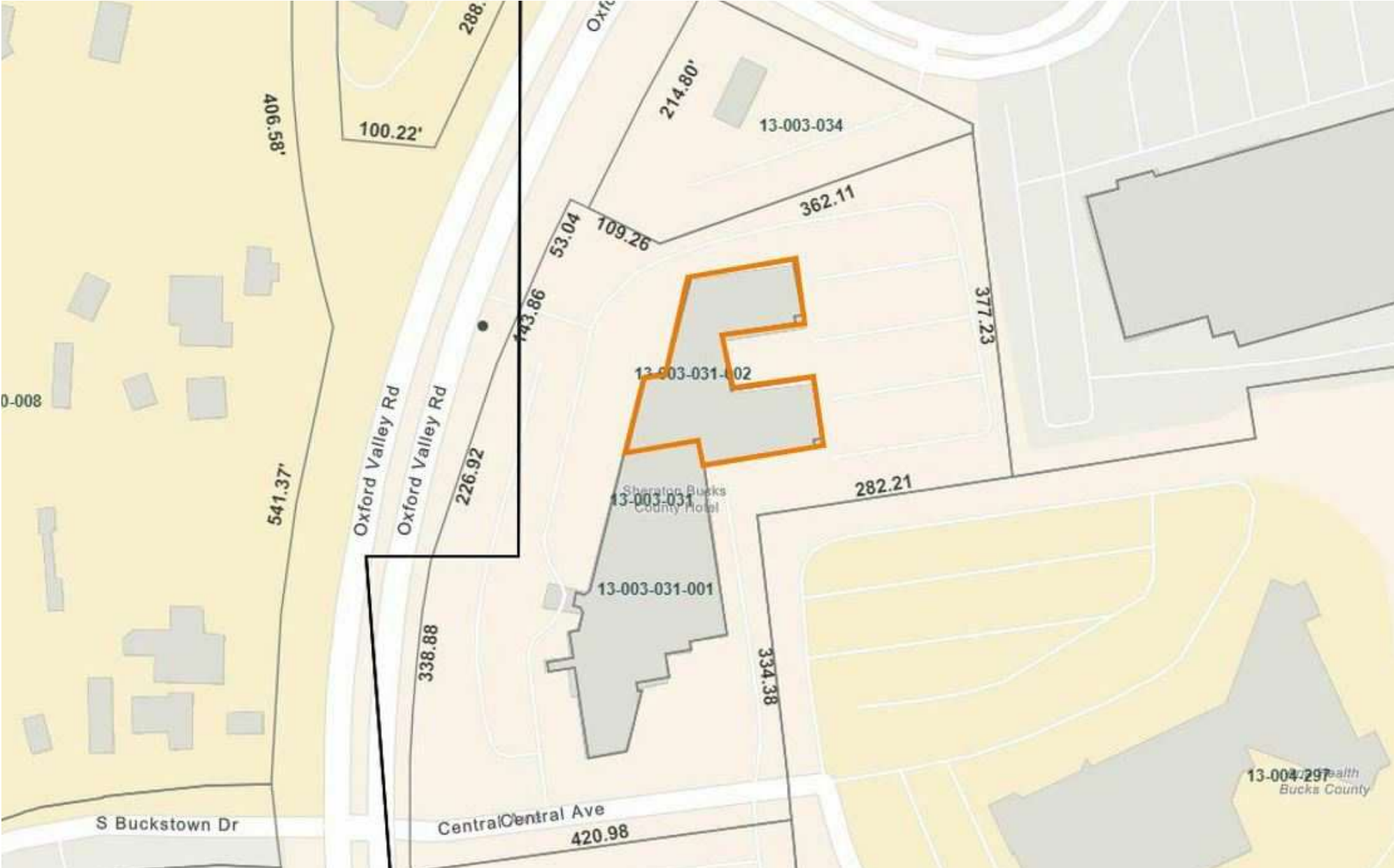
RETAILER MAP



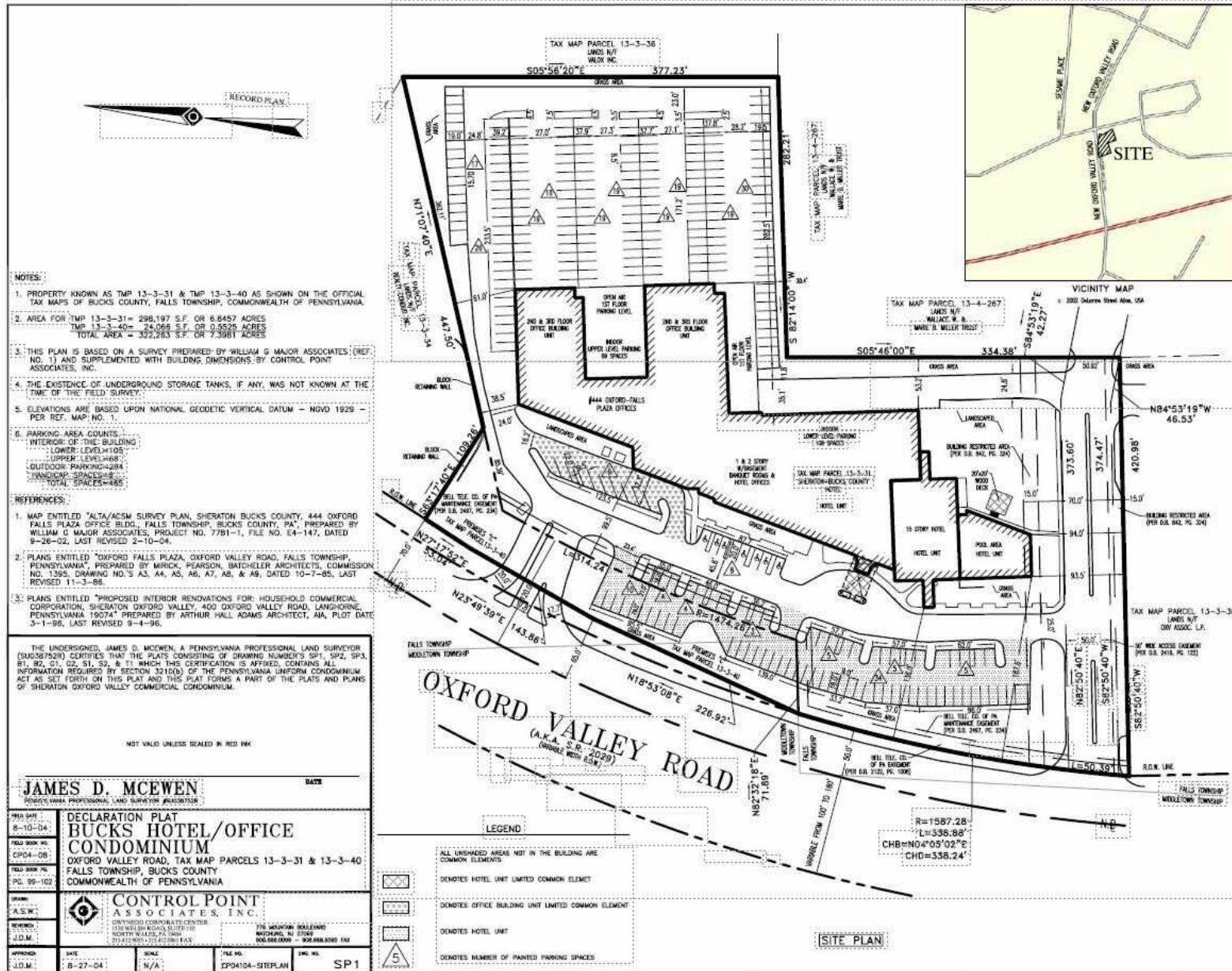
HEALTHCARE MAP



TAX PARCEL MAP



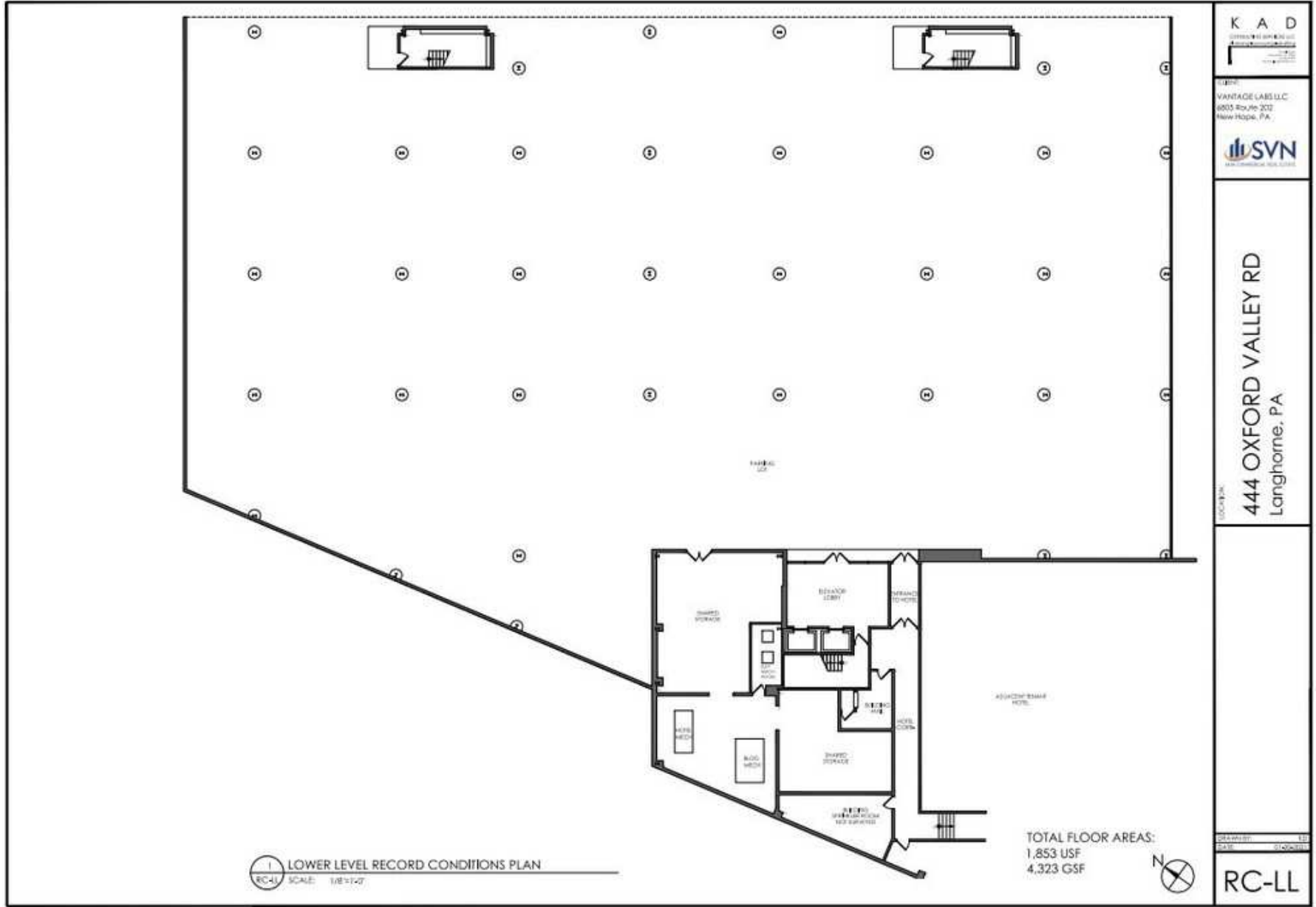
SITE MAP



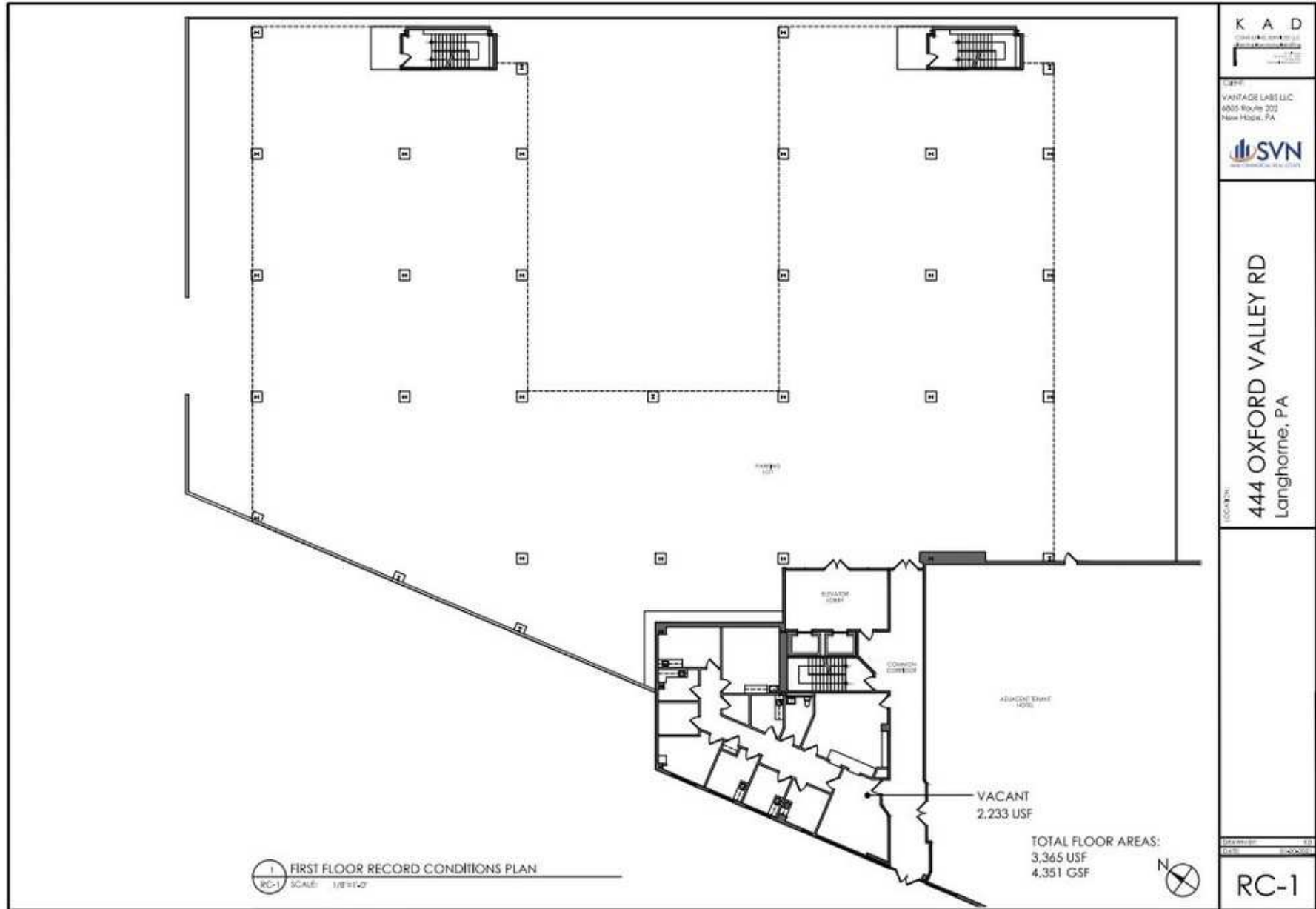
SECTION 3
The Floor Plans



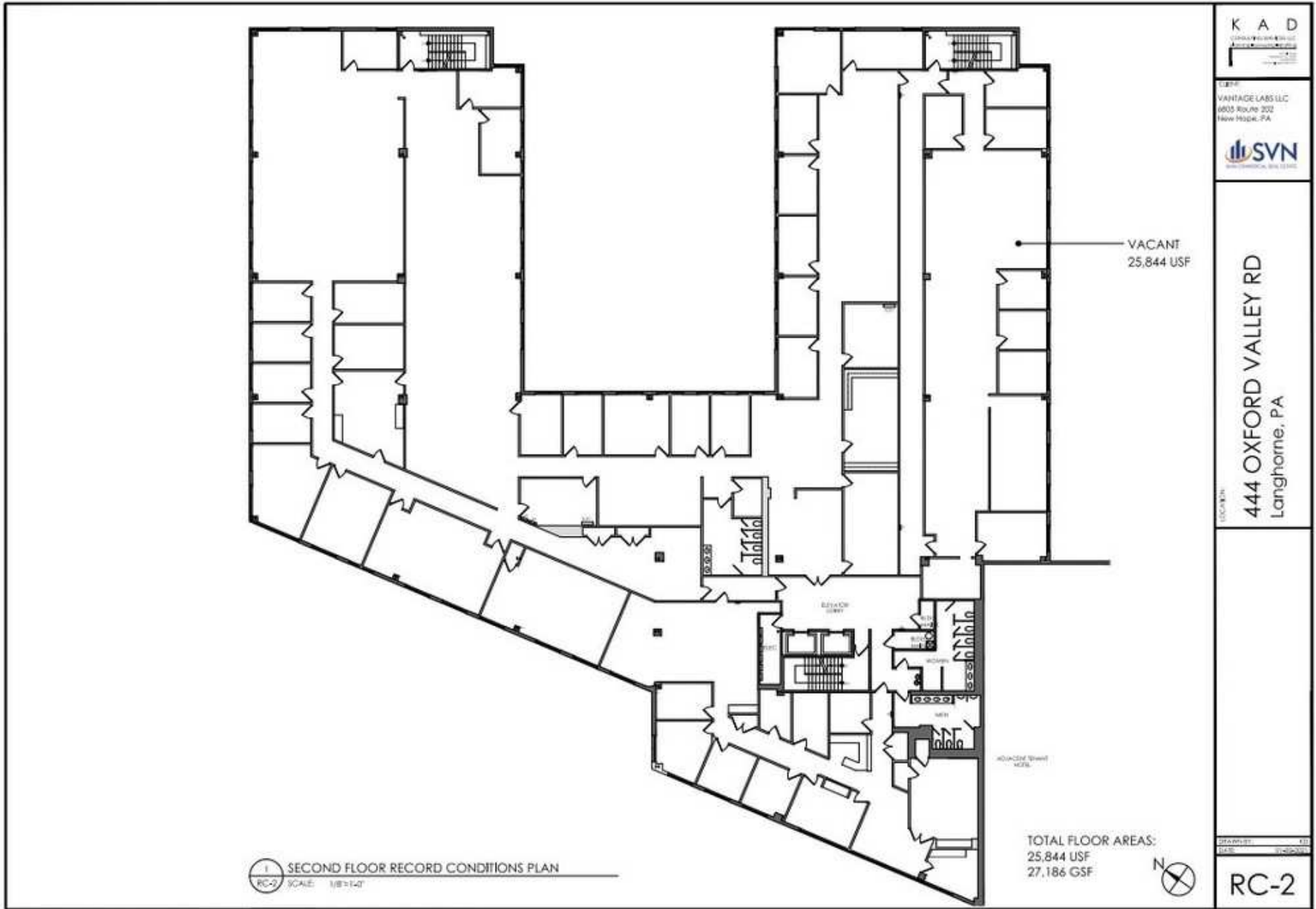
LOWER LEVEL



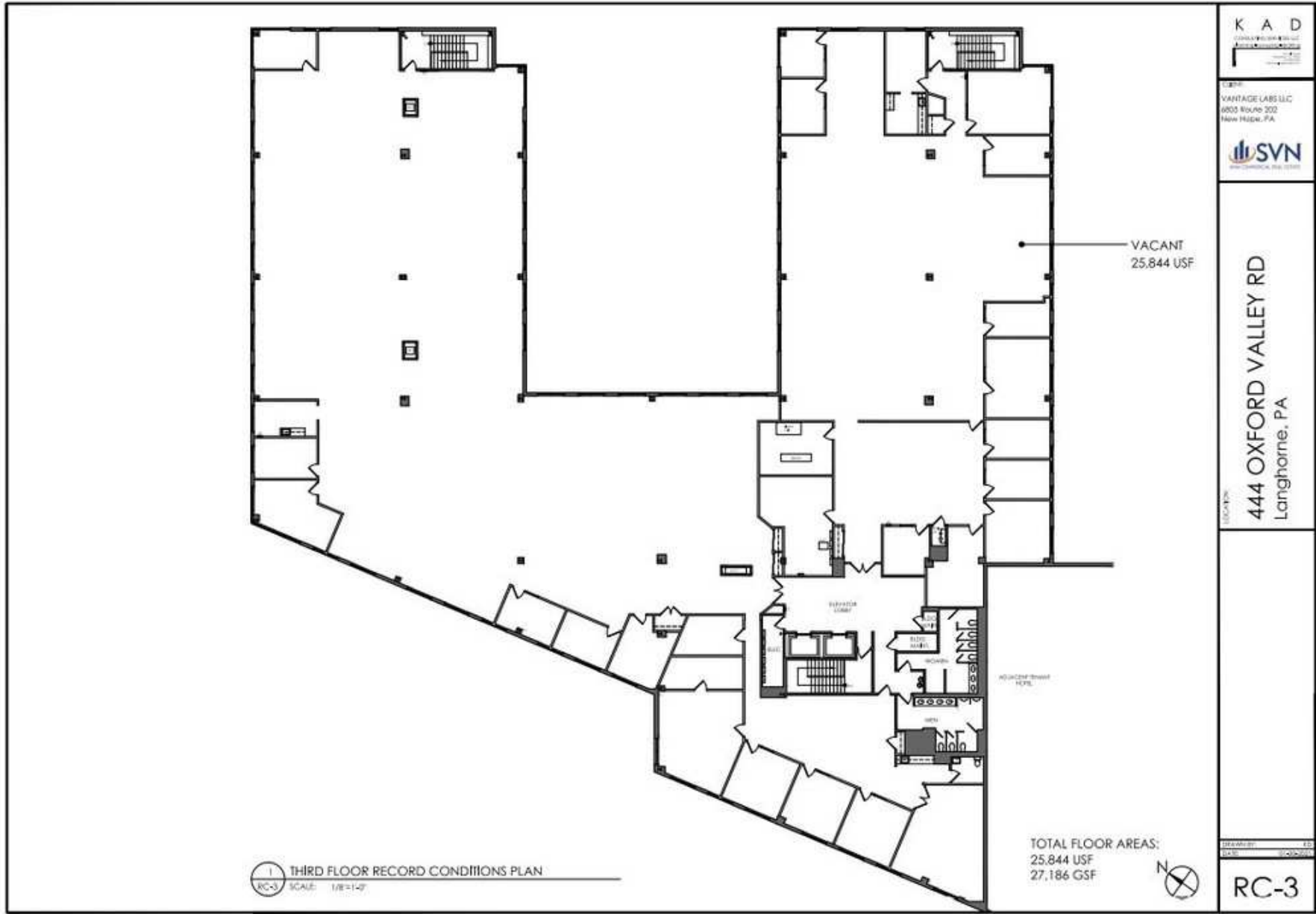
FIRST FLOOR

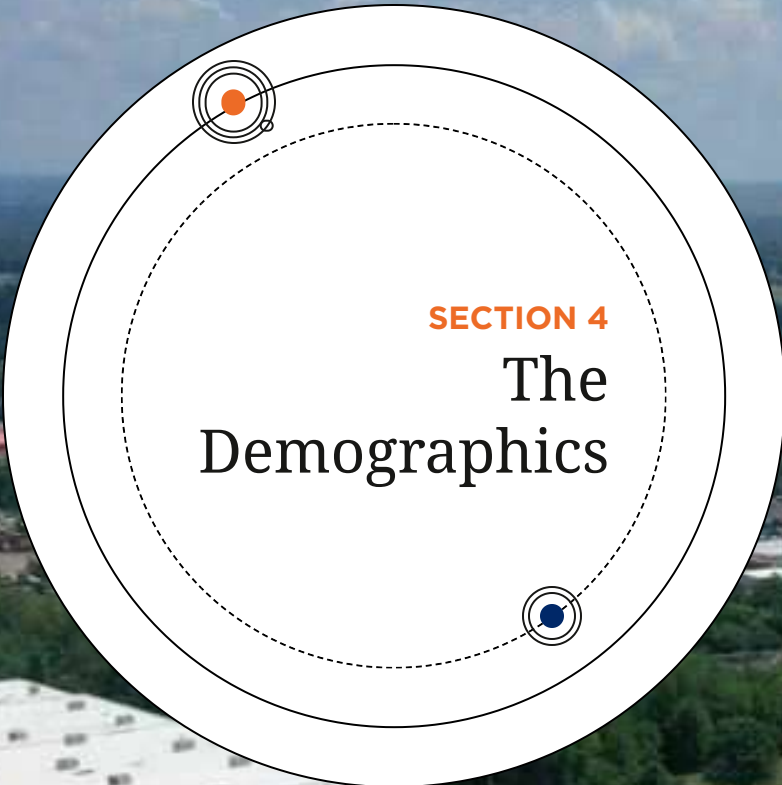


SECOND FLOOR



THIRD FLOOR





SECTION 4
The
Demographics



 **Jefferson
Bucks Hospital**


Sheraton

DEMOGRAPHICS MAP & REPORT

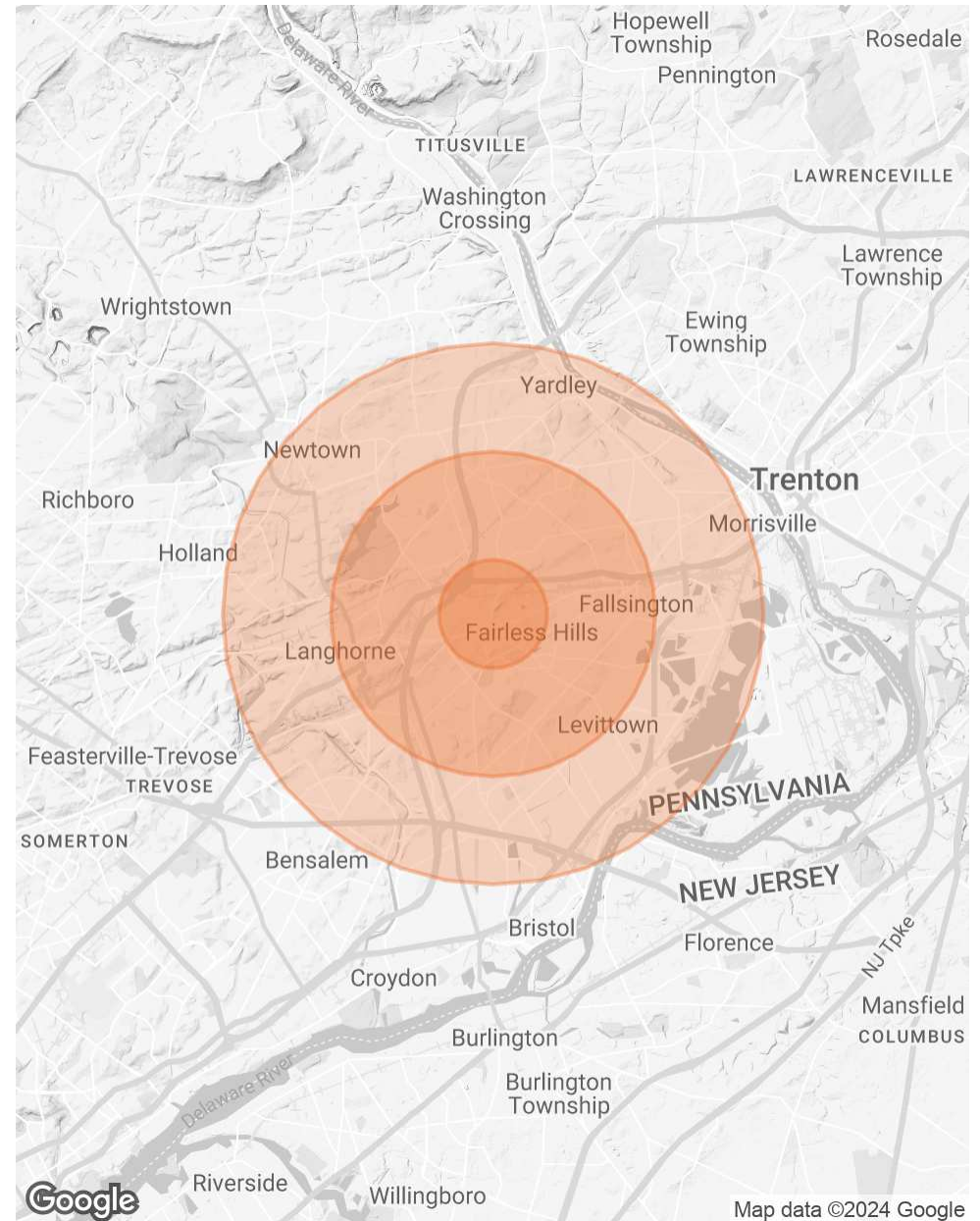
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,315	87,061	208,041
AVERAGE AGE	39.9	40.7	40.1
AVERAGE AGE (MALE)	37.7	38.6	38.7
AVERAGE AGE (FEMALE)	42.0	42.5	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,485	31,236	75,368
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$78,655	\$88,644	\$89,576
AVERAGE HOUSE VALUE	\$308,041	\$322,611	\$330,569

2020 American Community Survey (ACS)





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