

OFFERING MEMORANDUM

Turnkey Office Space

668 WOODBOURNE ROAD

Langhorne, PA 19047

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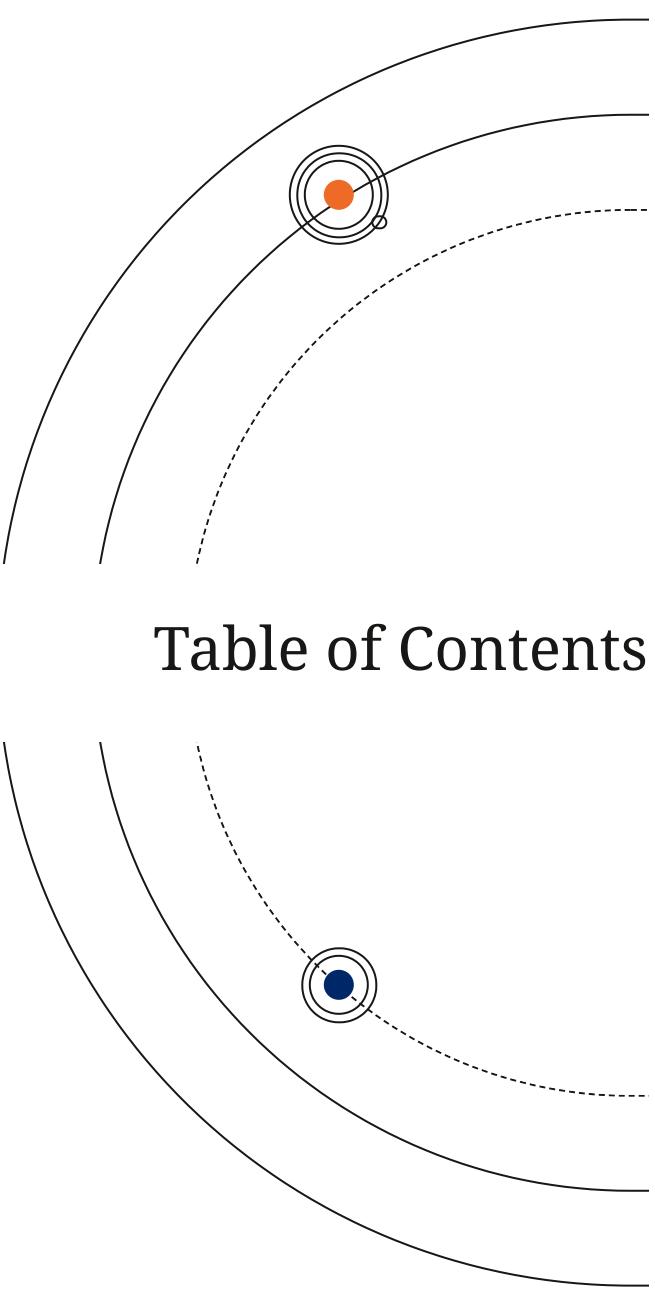


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DISCLAIMER

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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

PROPERTY TYPE:	Office
AVAILABLE SF:	950 & 1,850 SF±
LEASE TYPE:	Modified Gross
BUILDING SIZE:	11,740 SF±
ZONING:	P (Professional)
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Cornerstone Drive

PROPERTY OVERVIEW

SVN is pleased to present an exceptional office space within the Woodbourne North Office Center, centrally located in Langhorne, Bucks County, Pennsylvania. Two turnkey professional office suites (950 SF and 1,850 SF) have recently undergone thoughtful upgrades, providing a high-quality, move-in-ready environment designed for convenience and functionality. Both suites feature efficient floor plans that can accommodate a wide range of professional uses. Visible and convenient location with ample parking.

LOCATION OVERVIEW

The Woodbourne North Office Center is strategically situated in the bustling commercial hub of Langhorne, offering a prime location for prospective office tenants. The property benefits from its convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey's dynamic markets. Situated within the Oxford Valley corridor in close proximity to Oxford Valley Mall and Sesame Place, the property is located within close proximity to several major medical systems (Aria-Jefferson Health, Bucks County - 2.4 miles and St. Mary's Medical Center, Newtown - 4.2 miles), as well as many other amenities. Easy access to US-1, I-95, PA & NJ Turnpikes.

PROPERTY DETAILS

LEASE RATE	STE 104 - \$1,650/MO STE 105/106 - \$3,200/MO
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LOCATION INFORMATION

BUILDING NAME	Woodbourne North Office Center
STREET ADDRESS	668 Woodbourne Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks
CROSS-STREETS	Cornerstone Drive
TOWNSHIP	Middletown Township
MARKET TYPE	Medium
NEAREST HIGHWAY	US-1 - 0.8 Mi.
NEAREST AIRPORT	Trenton - Mercer (TTN) - 17 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	P (Professional)
LOT SIZE	1.49 AC±
APN #	22-057-003-001
YEAR BUILT	1982
TENANCY:	Multiple

PARKING & TRANSPORTATION

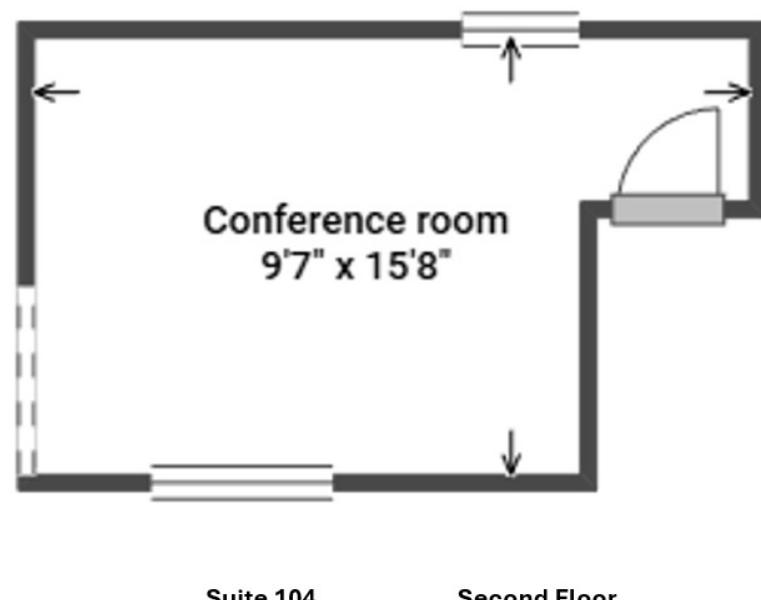
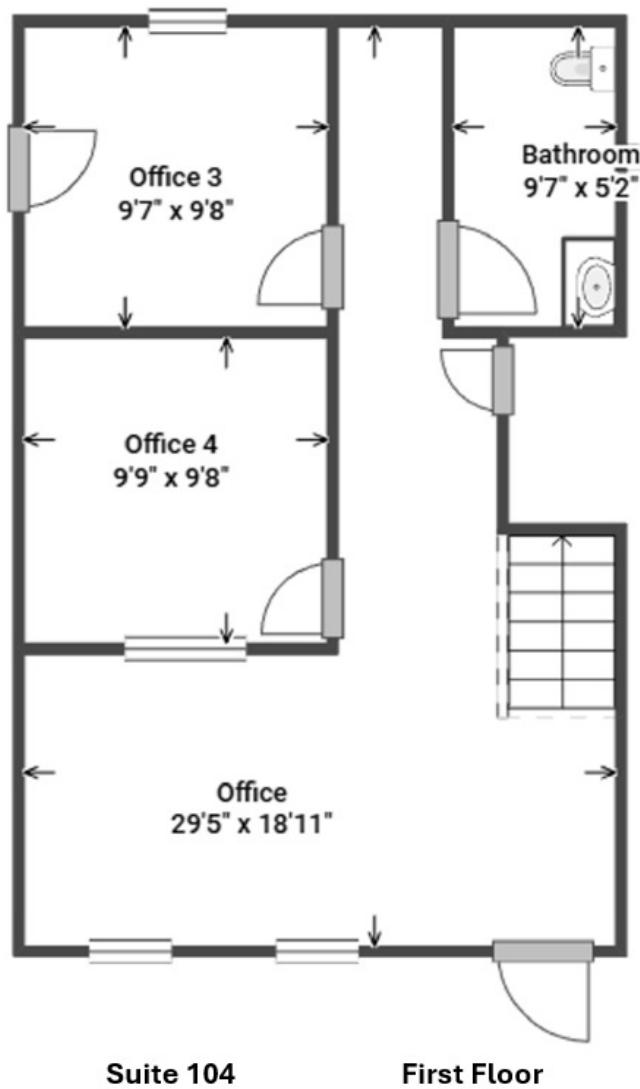
PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.4 / 1,000
NUMBER OF PARKING SPACES	40±

PROPERTY HIGHLIGHTS

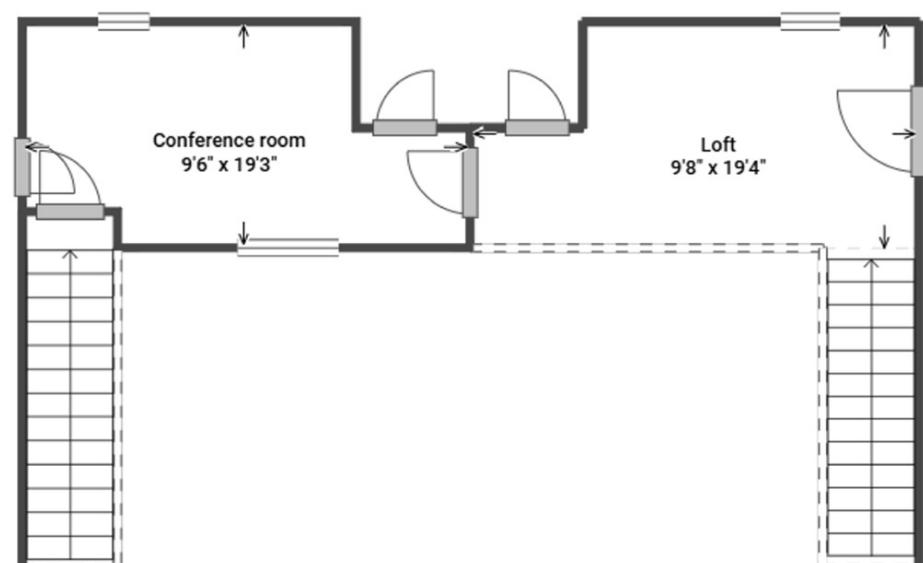
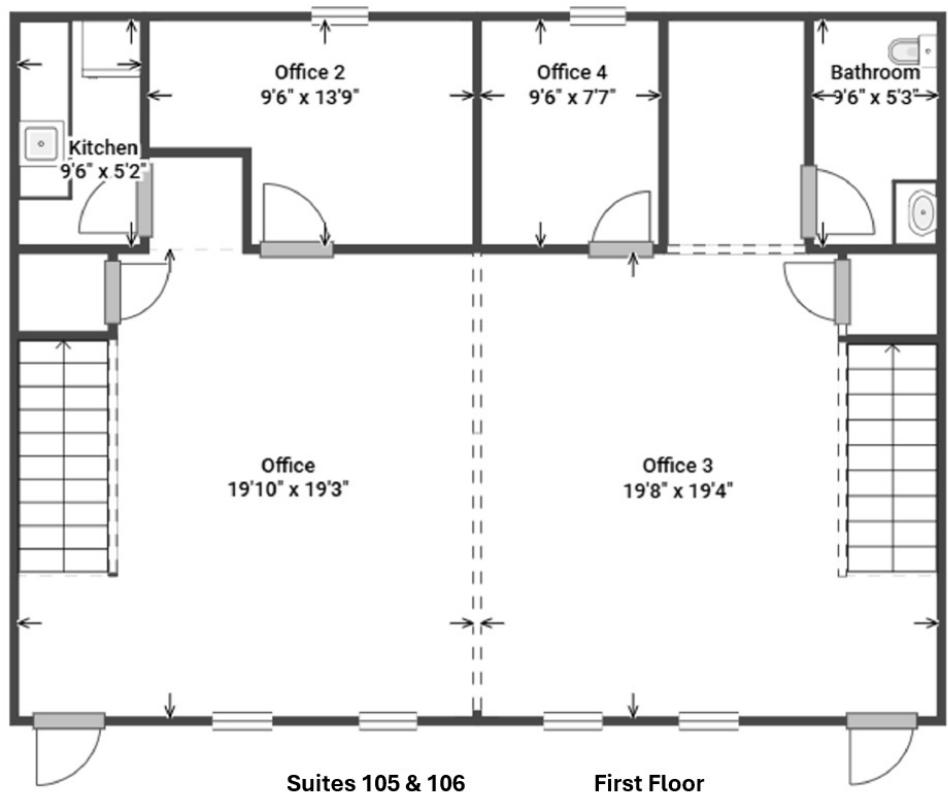
- Woodbourne North Office Center
- Located within Oxford Valley commercial corridor
- 950 & 1,850 SF± available
- Highly functional floor plan
- Recent upgrades
- Ample parking
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes



SUITE 104 FLOOR PLANS



SUITES 105 & 106 FLOOR PLANS



ADDITIONAL PHOTOS

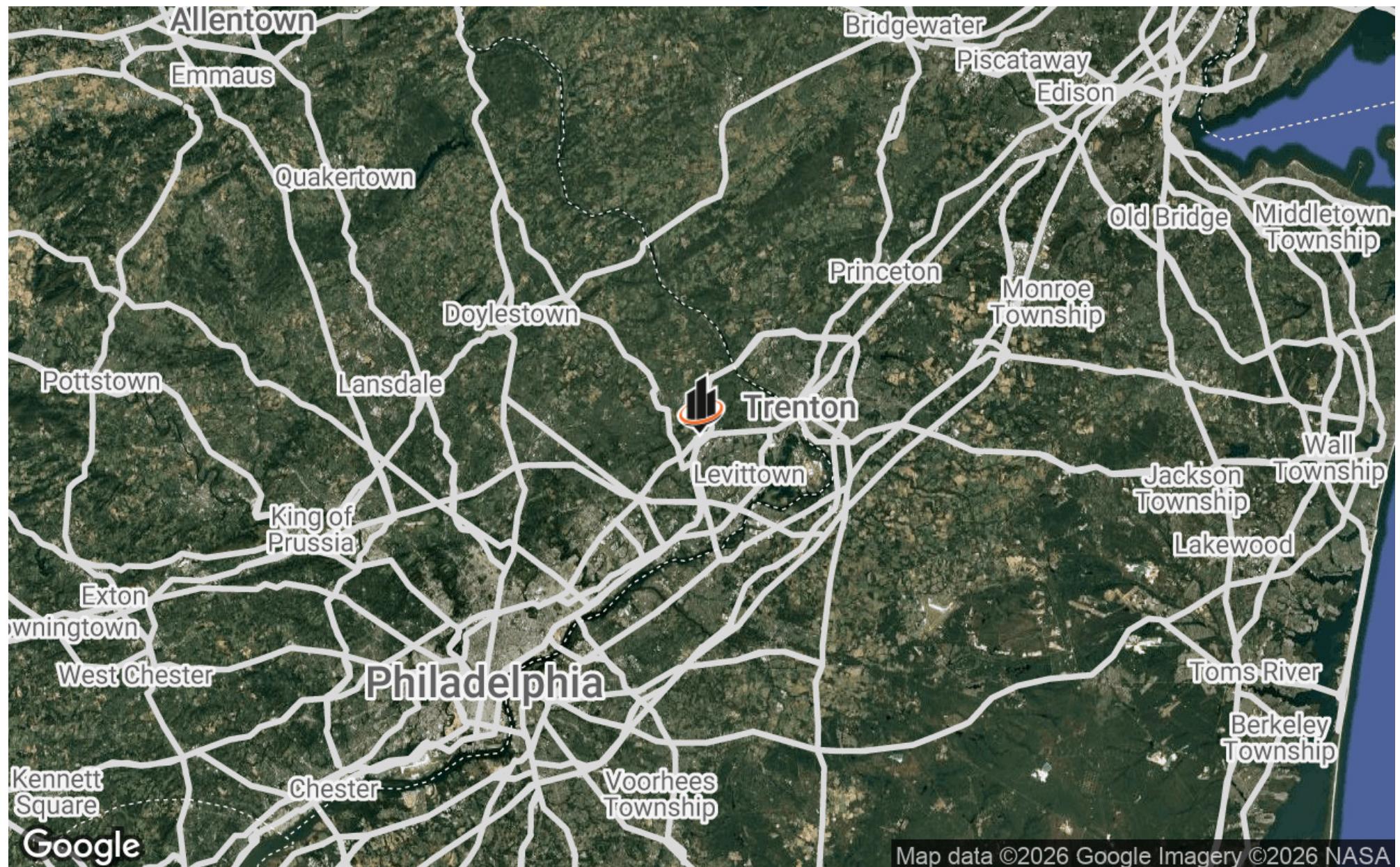




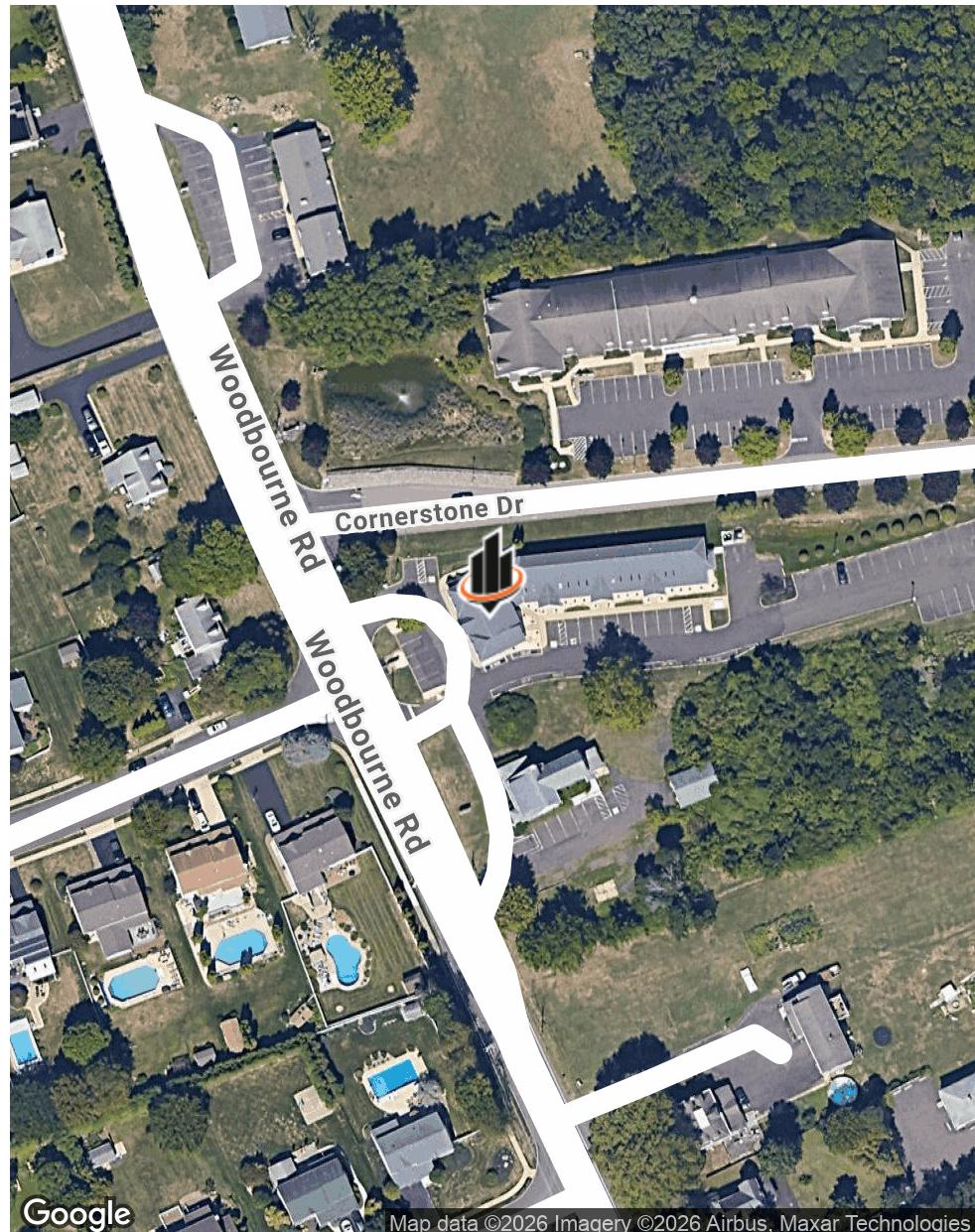
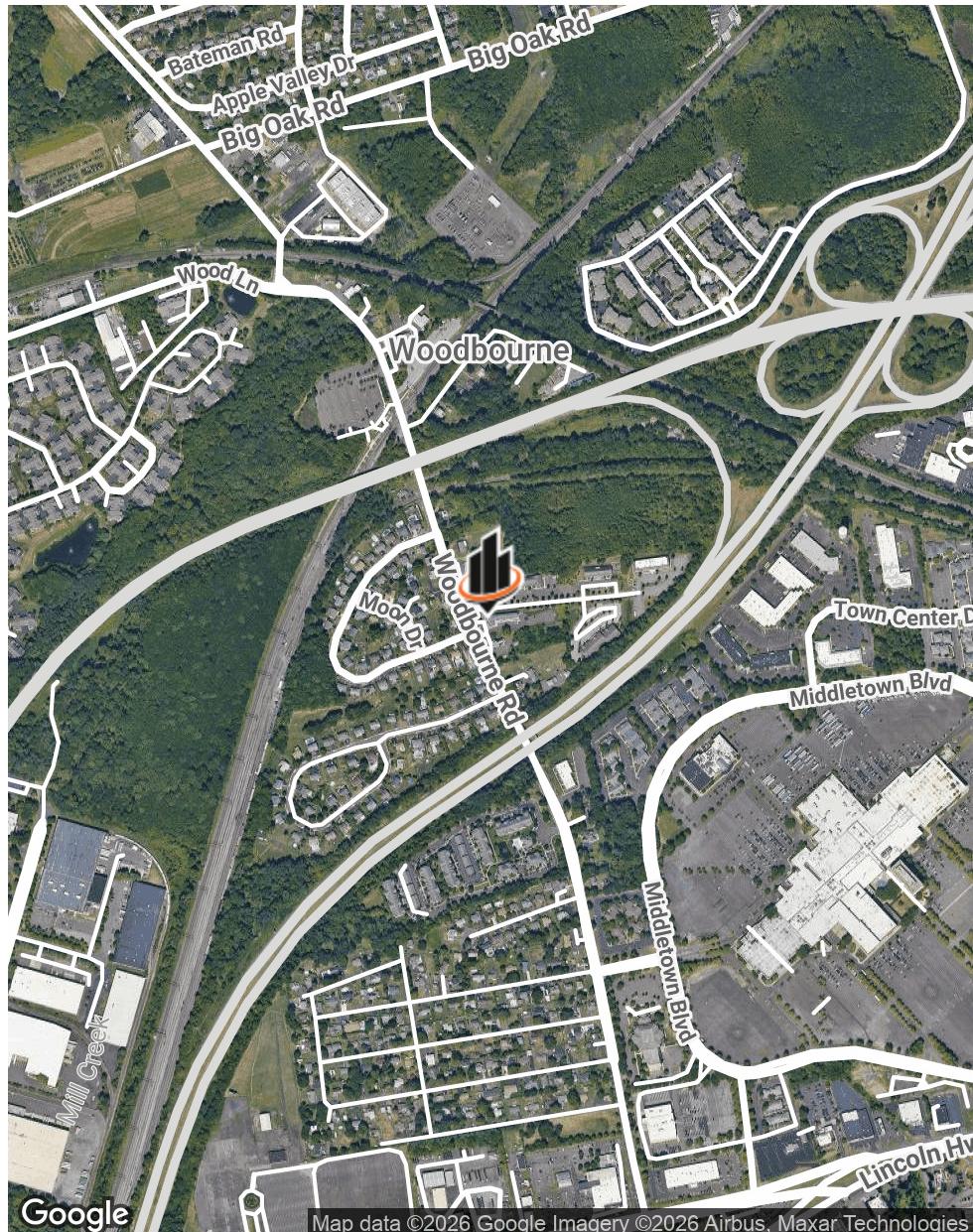
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The Location

REGIONAL MAP



LOCATION MAP





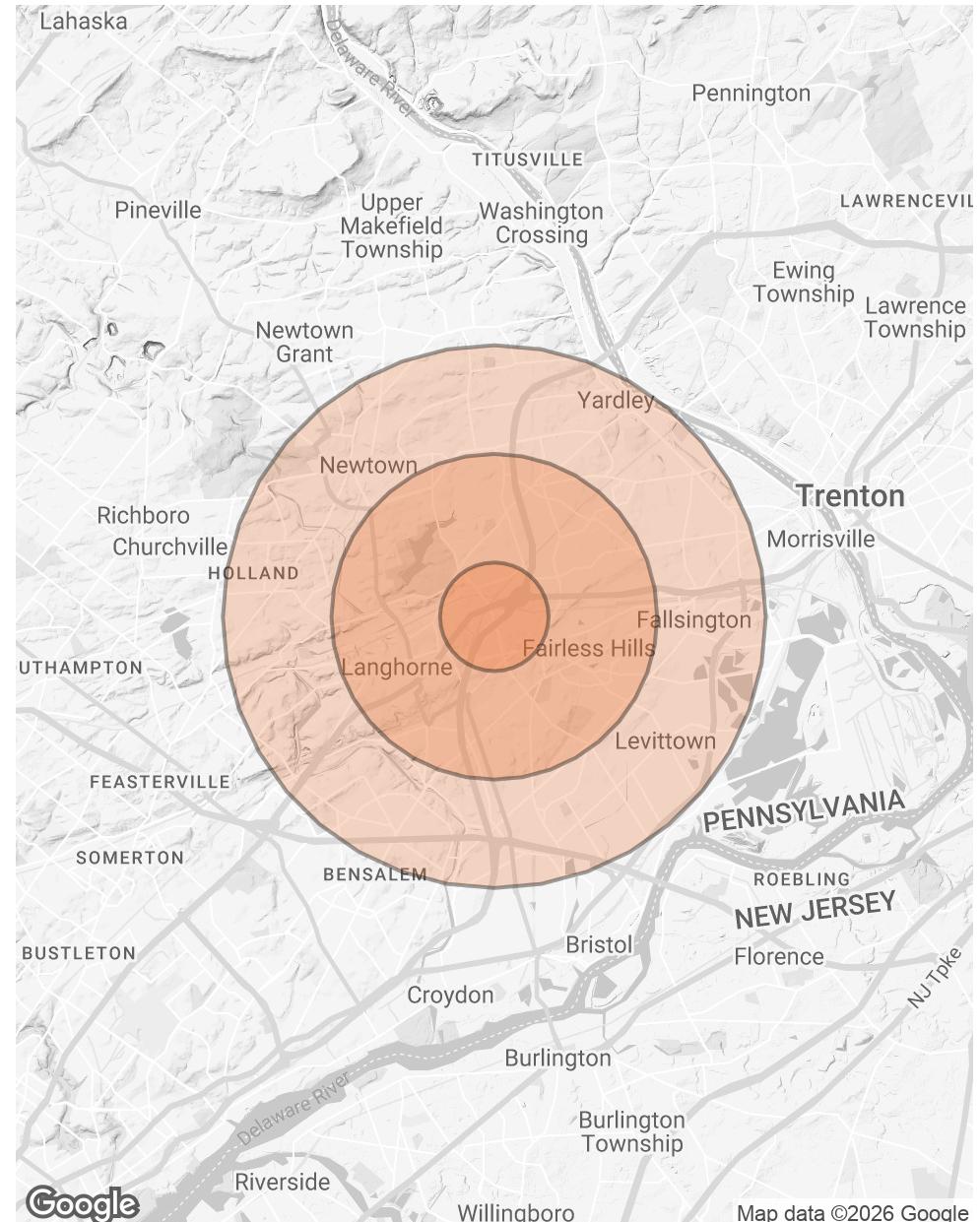
SECTION 3

The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,294	74,721	211,257
AVERAGE AGE	43.4	40.1	40.3
AVERAGE AGE (MALE)	39.3	38.2	38.8
AVERAGE AGE (FEMALE)	46.5	42.1	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,838	26,734	76,049
# OF PERSONS PER HH	3.4	2.8	2.8
AVERAGE HH INCOME	\$101,813	\$93,126	\$93,270
AVERAGE HOUSE VALUE	\$382,305	\$339,046	\$343,541

2020 American Community Survey (ACS)





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