

FOR LEASE

OXFORD VALLEY PROFESSIONAL CENTER

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400 N. Buckstown Rd
Langhorne, PA 19047

PRESENTED BY:

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807





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SECTION 1

THE PROPERTY





OFFERING SUMMARY

LEASE RATE:	\$19.50/SF/YR [MG]
PROPERTY TYPE:	Office
BUILDING SIZE:	10,018 SF±
AVAILABLE SF:	1,410 - 2,235 SF±
LOT SIZE:	1.18 AC±
YEAR BUILT:	1984
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Oxford Valley Rd. & N. Buckstown Rd

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease medical / professional office space in the highly desirable Oxford Valley Professional Center, located at the intersection of Oxford Valley Road and N. Buckstown Road in Langhorne, Pennsylvania. The property rests in a densely populated trade area, adjacent to a diverse platform of destination and convenience oriented national and regional retailers. A superior location with easy access to the region's highway systems and major commuters routes.

LOCATION OVERVIEW

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.

LEASE RATE	\$19.50/SF/YR (MG)
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LOCATION INFORMATION

BUILDING NAME	Oxford Valley Professional Center
STREET ADDRESS	400 N Buckstown Rd
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Rd
TOWNSHIP	Falls Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1-0.6 Mi.
NEAREST AIRPORT	Trenton-Mercer Airport (TTN) - 10.6 Mi. Philadelphia International Airport (PHL) - 35.8 Mi.

PROPERTY INFORMATION

TENANCY	Multiple
LEASE TYPE	Modified Gross
YEAR BUILT	1984
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes
APN#	13-003-035-002
ZONING	HC - Highway Commercial

PARKING & TRANSPORTATION

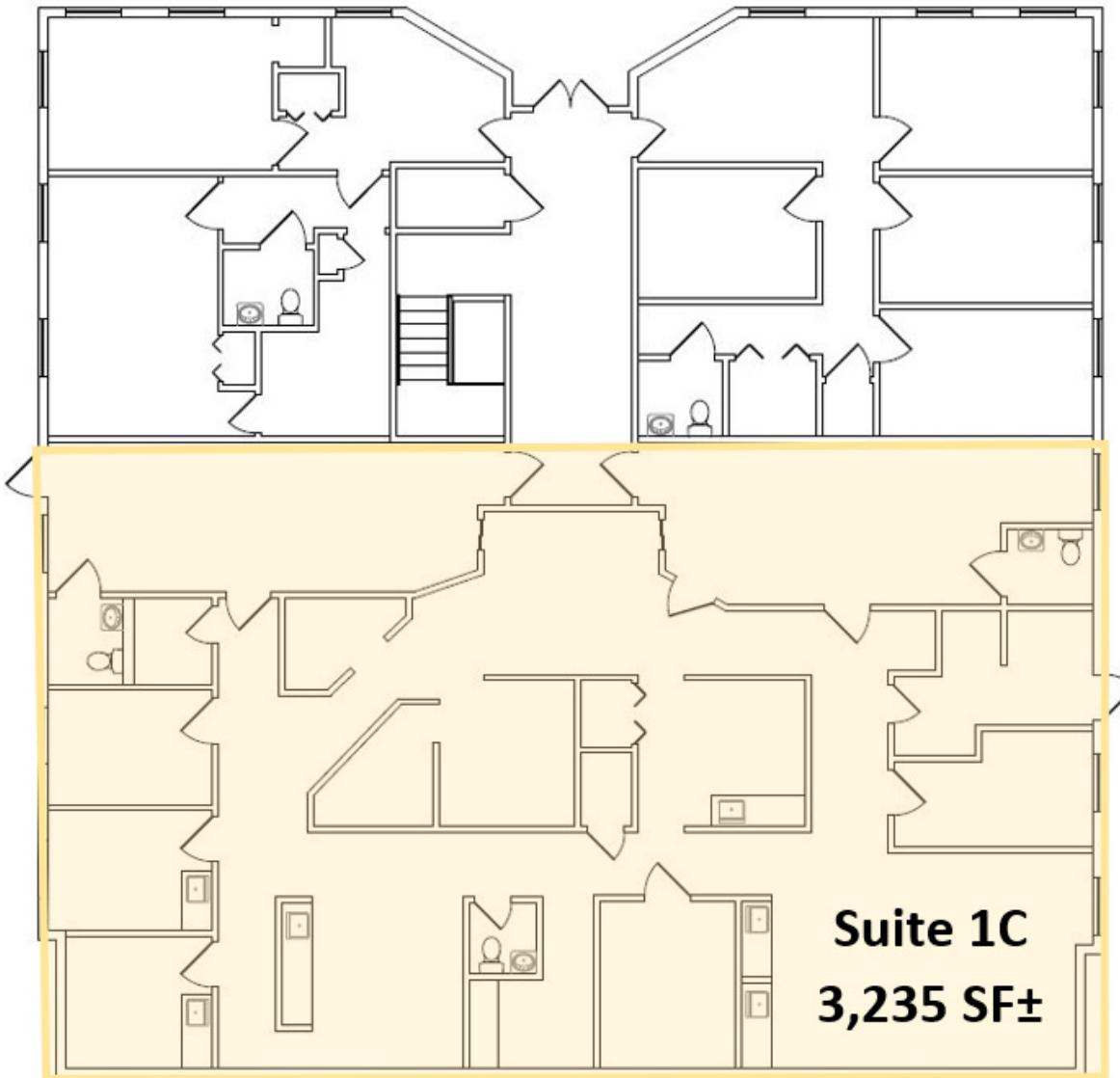
PARKING TYPE	Surface Paved Parking
PARKING SPACES	60±

PROPERTY HIGHLIGHTS

- Prime professional office space
- Oxford Valley Professional Center
- Multiple suites available
- Turn-key set up
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, and Sesame Place
- Minutes to Sheraton Bucks County, Holiday Inn Express, and Courtyard by Marriott
- Amenities rich neighborhood
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



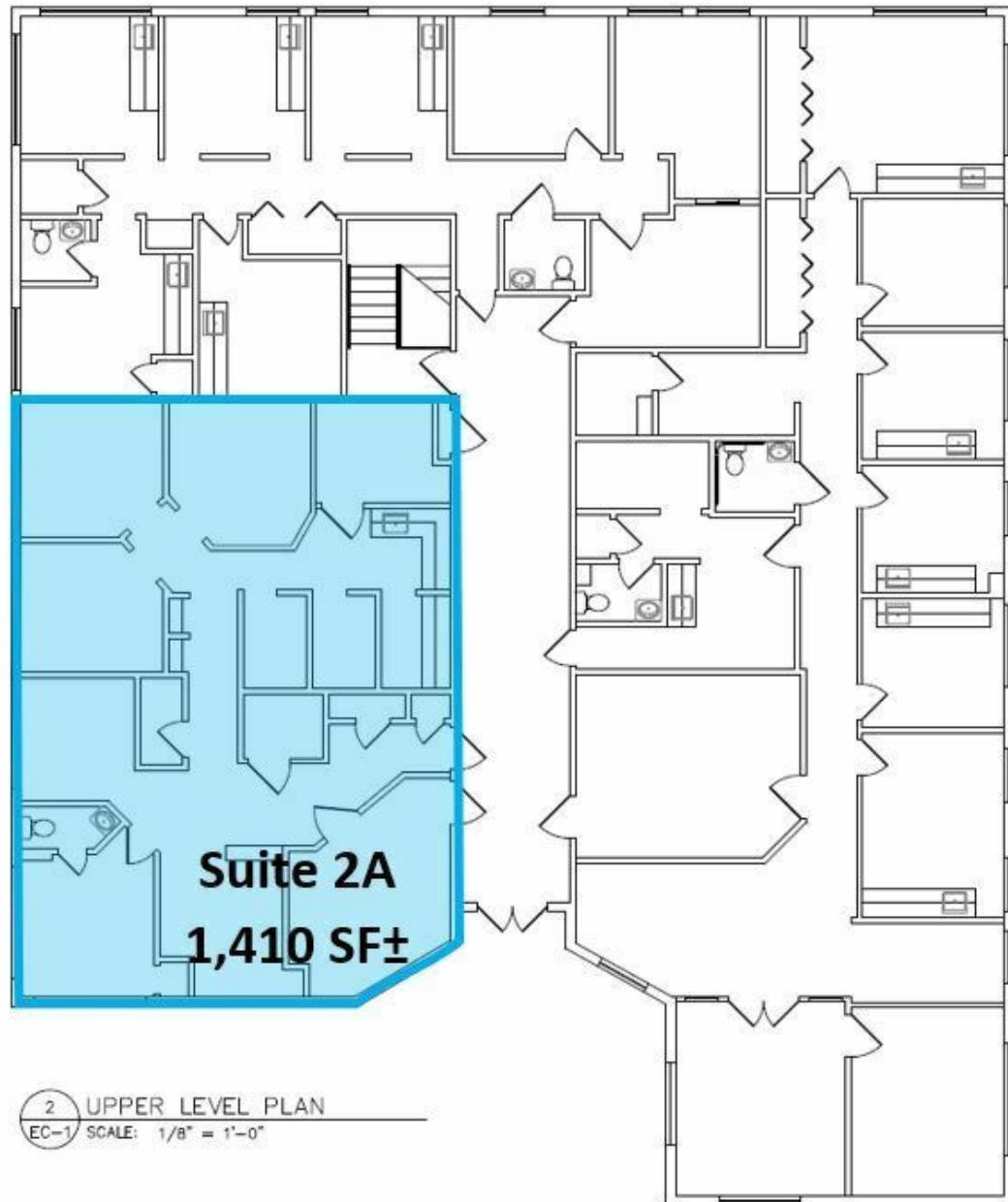




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LOWER LEVEL PLAN

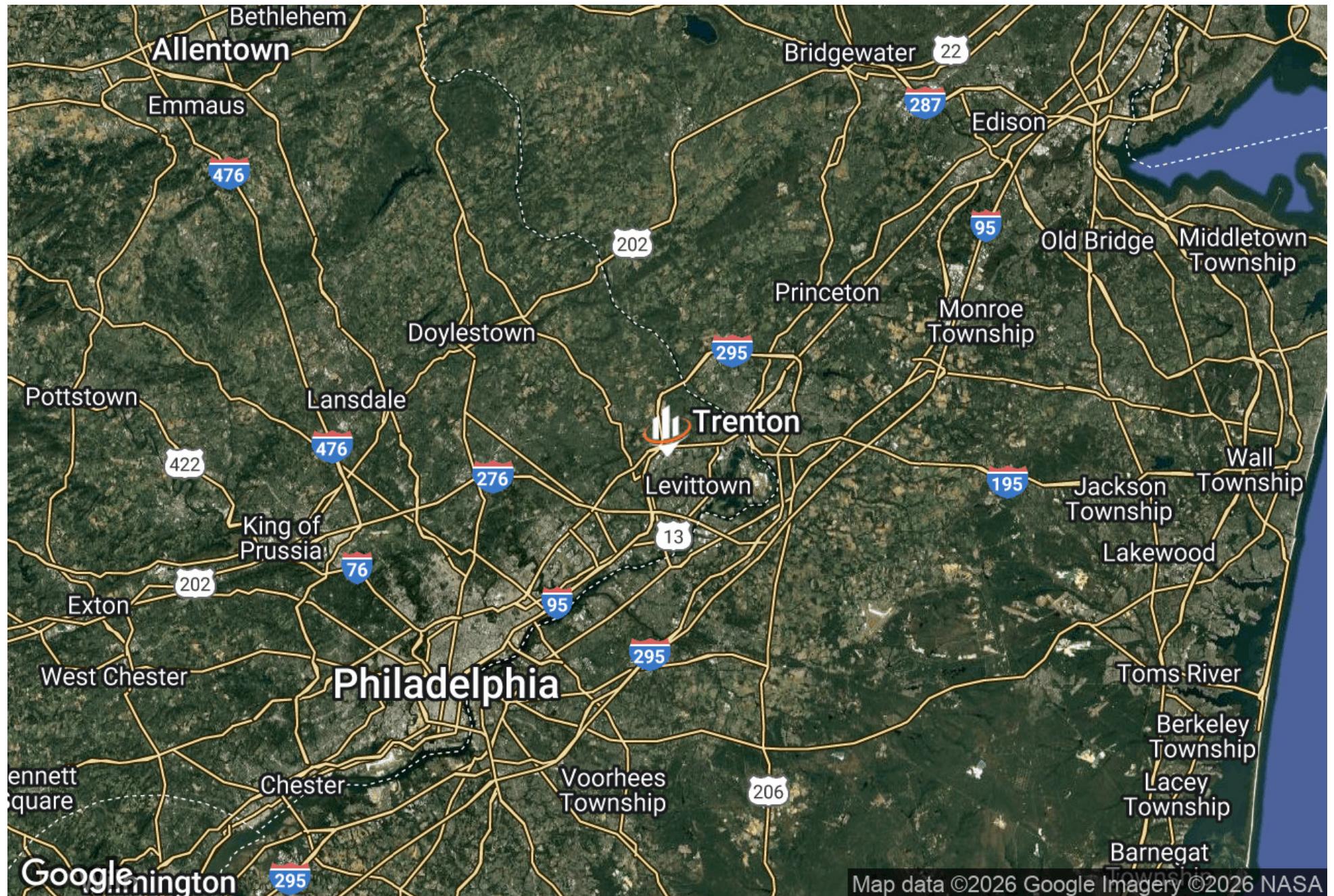
SCALE: 1/8" = 1'-0"

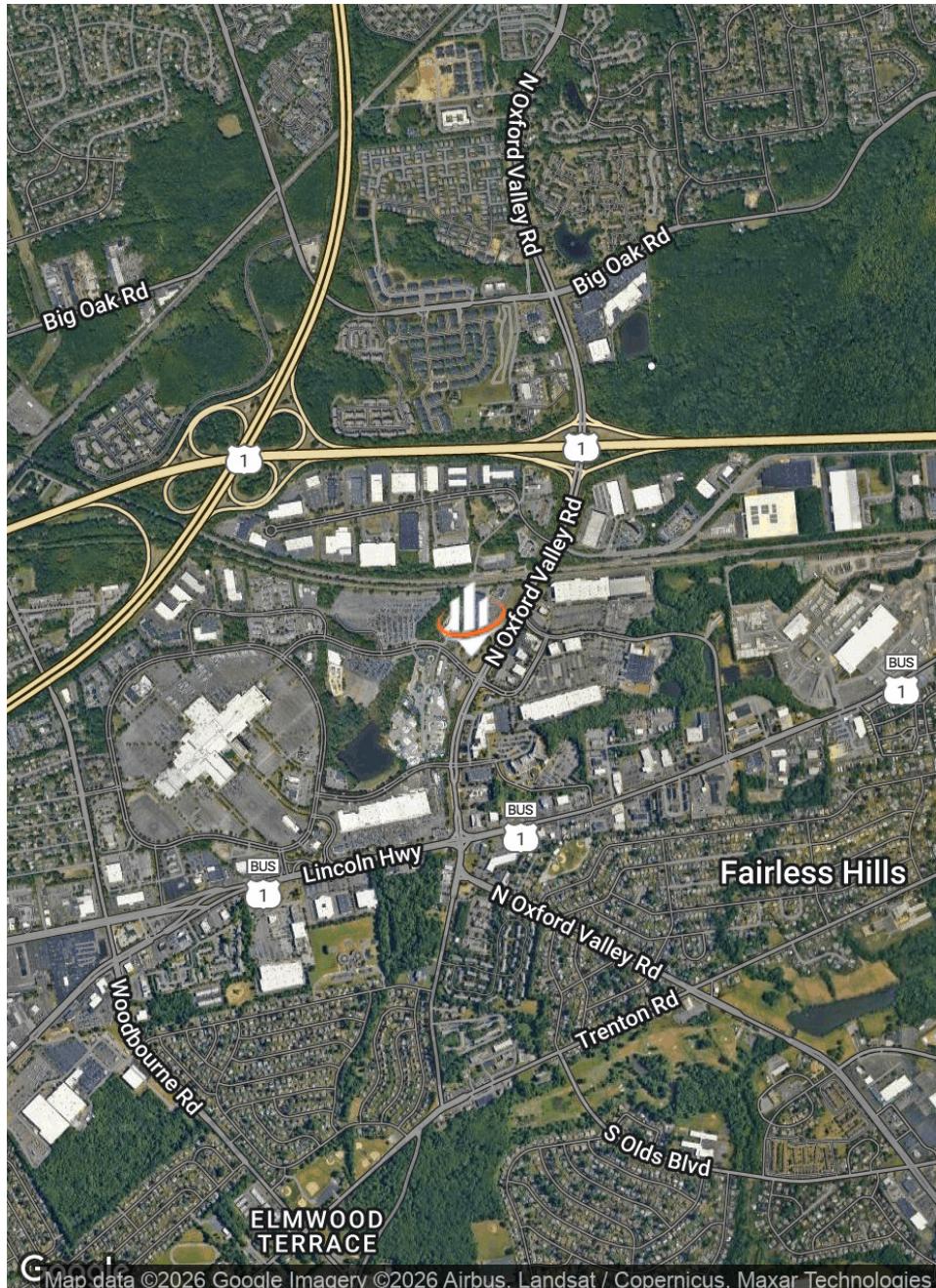


SECTION 2

THE LOCATION









SECTION 3

DEMOGRAPHIC PROFILE



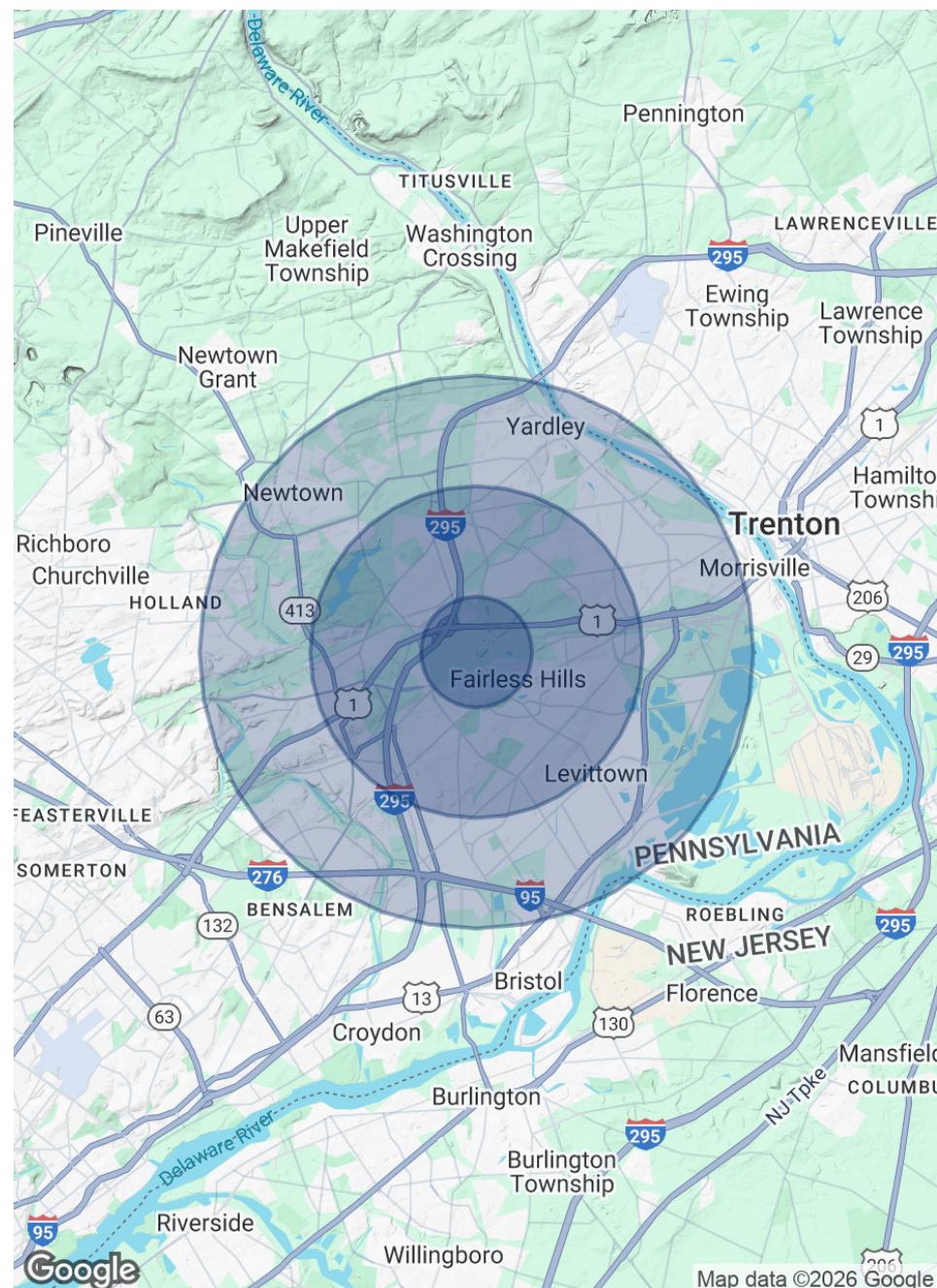
POPULATION**1 MILE 3 MILES 5 MILES**

TOTAL POPULATION	8,595	83,710	207,575
AVERAGE AGE	40.2	40.8	40.2
AVERAGE AGE (MALE)	37.9	38.8	38.8
AVERAGE AGE (FEMALE)	42.5	42.7	41.4

HOUSEHOLDS & INCOME**1 MILE 3 MILES 5 MILES**

TOTAL HOUSEHOLDS	3,226	30,037	75,089
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$85,237	\$90,909	\$90,515
AVERAGE HOUSE VALUE	\$325,912	\$328,489	\$333,854

* Demographic data derived from 2020 ACS - US Census





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com