



OFFERING MEMORANDUM

Turnkey Office Suite

760 WOODBOURNE ROAD

Langhorne, PA 19047

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SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE:	Office
BUILDING SIZE:	4,157 SF±
AVAILABLE SF:	710-2,175 SF±
ZONING:	P - Professional District
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	12,669 VPD

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease 710 - 2,175 SF± (divisible) of turnkey office space. This multi-tenant office building is located in immediate proximity to the Woodbourne Train Station. The building houses numerous personal service businesses and can accommodate various potential uses. The property is situated in a densely populated residential area with a diverse tenant mix nearby. It boasts a superior location with easy access to the region’s highway systems and major commuter routes.

LOCATION OVERVIEW

The property is located on the heavily traveled Woodbourne Road in Langhorne, Middletown Township, PA. This visible and central location offers convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey’s. It is just minutes away from the Woodbourne Train Station, Newtown, Langhorne Borough, and Yardley.

PROPERTY DETAILS

LEASE RATE	A - \$1,450 /MO (FS) B1 - \$2,000/MO (FS) A/B1 - \$3,100/MO (FS)
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LOCATION INFORMATION

STREET ADDRESS	760 Woodbourne Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Wood Lane
TOWNSHIP	Middletown Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy - 0.9 Mi.
NEAREST AIRPORT	Philadelphia Int'l Airport (PHL) - 34 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	P - Professional District
LOT SIZE	1.8 AC±
APN #	22-057-004-001
LOT FRONTAGE	166 ft
TRAFFIC COUNT	12,669 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Butternut Ln

PARKING & TRANSPORTATION

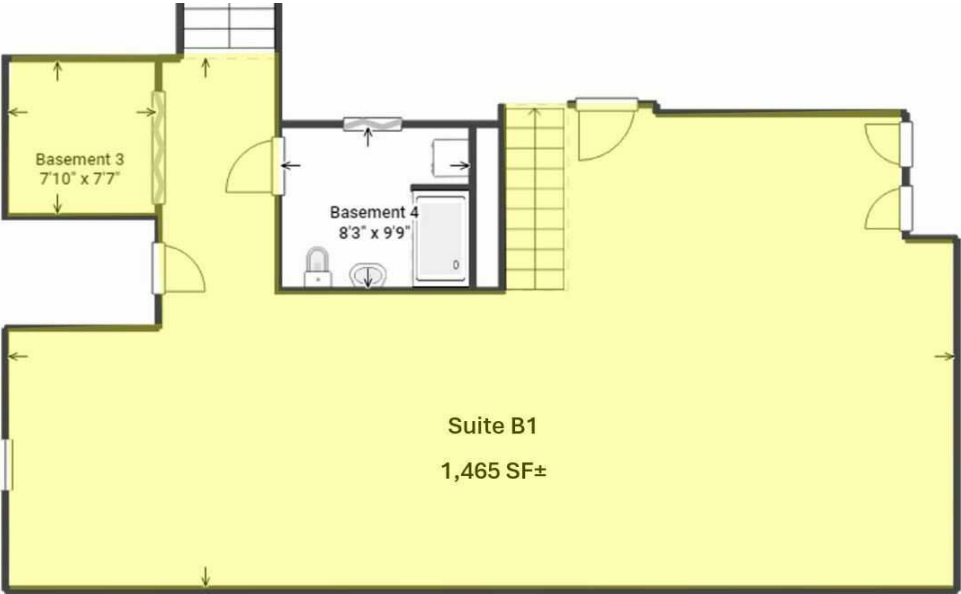
PARKING TYPE	Surface Paved Lot
PARKING SPACES	21
PARKING RATIO	5.0

PROPERTY HIGHLIGHTS

- Turnkey office space
- Full service lease structure
- Immediate occupancy available
- Ample parking
- Convenient and accessible location
- Close proximity to Woodbourne Train Station and Oxford Valley Mall
- Minutes to Newtown, Yardley and Langhorne Borough
- Amenities rich neighborhood
- Diverse platform of national, regional and local tenants in the area
- Convenient access to/from Lincoln Hwy, Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



FLOOR PLANS



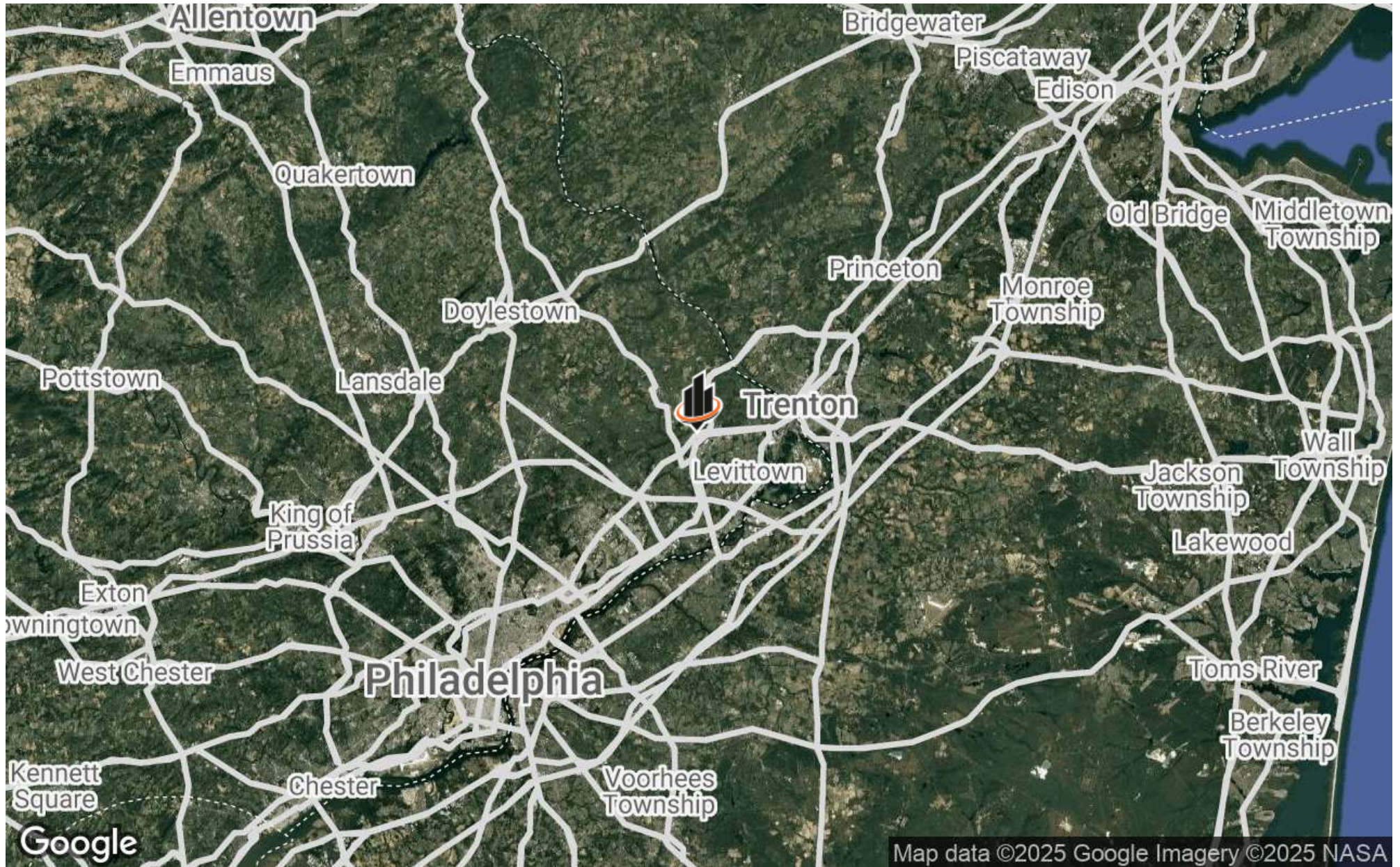
ADDITIONAL PHOTOS



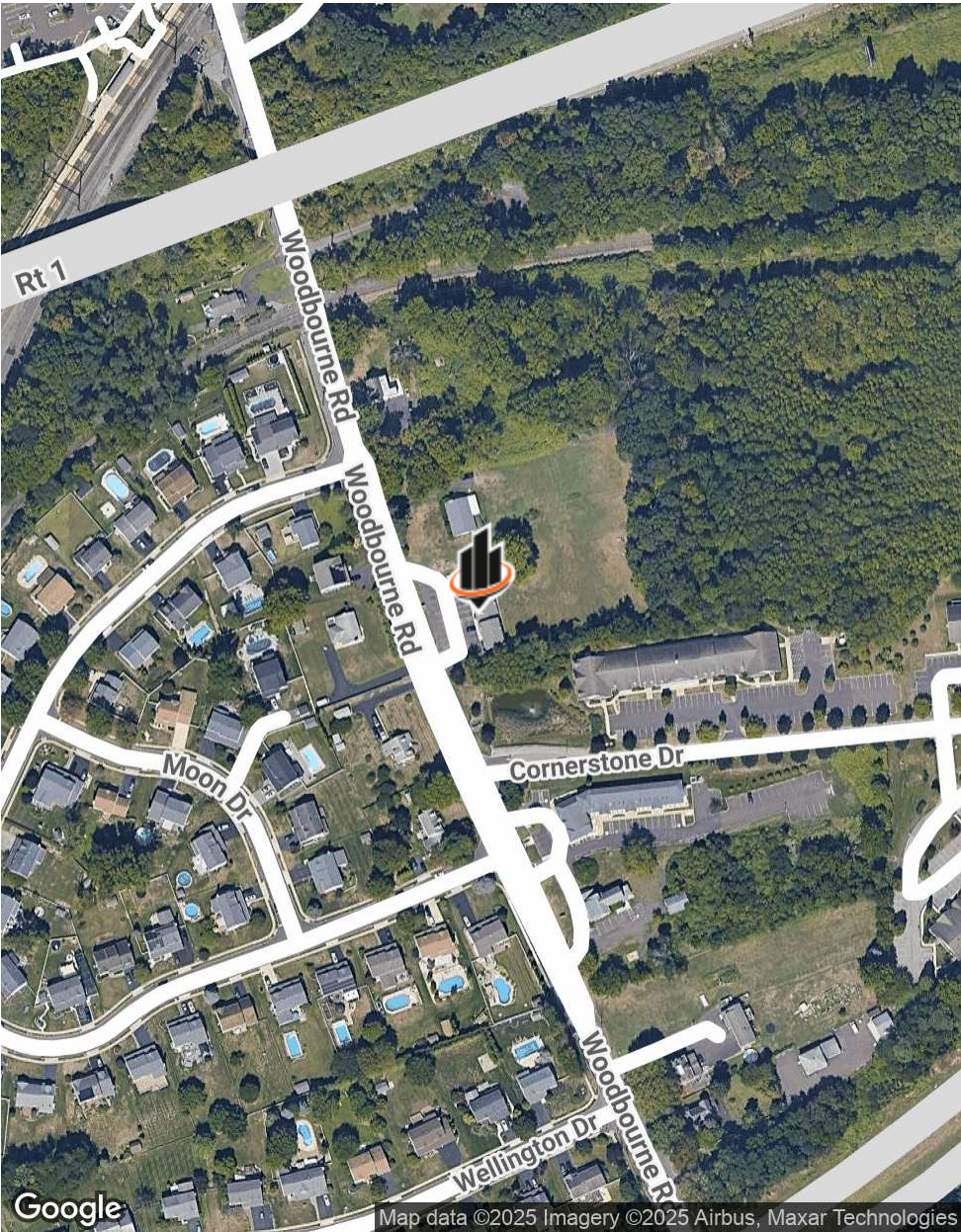
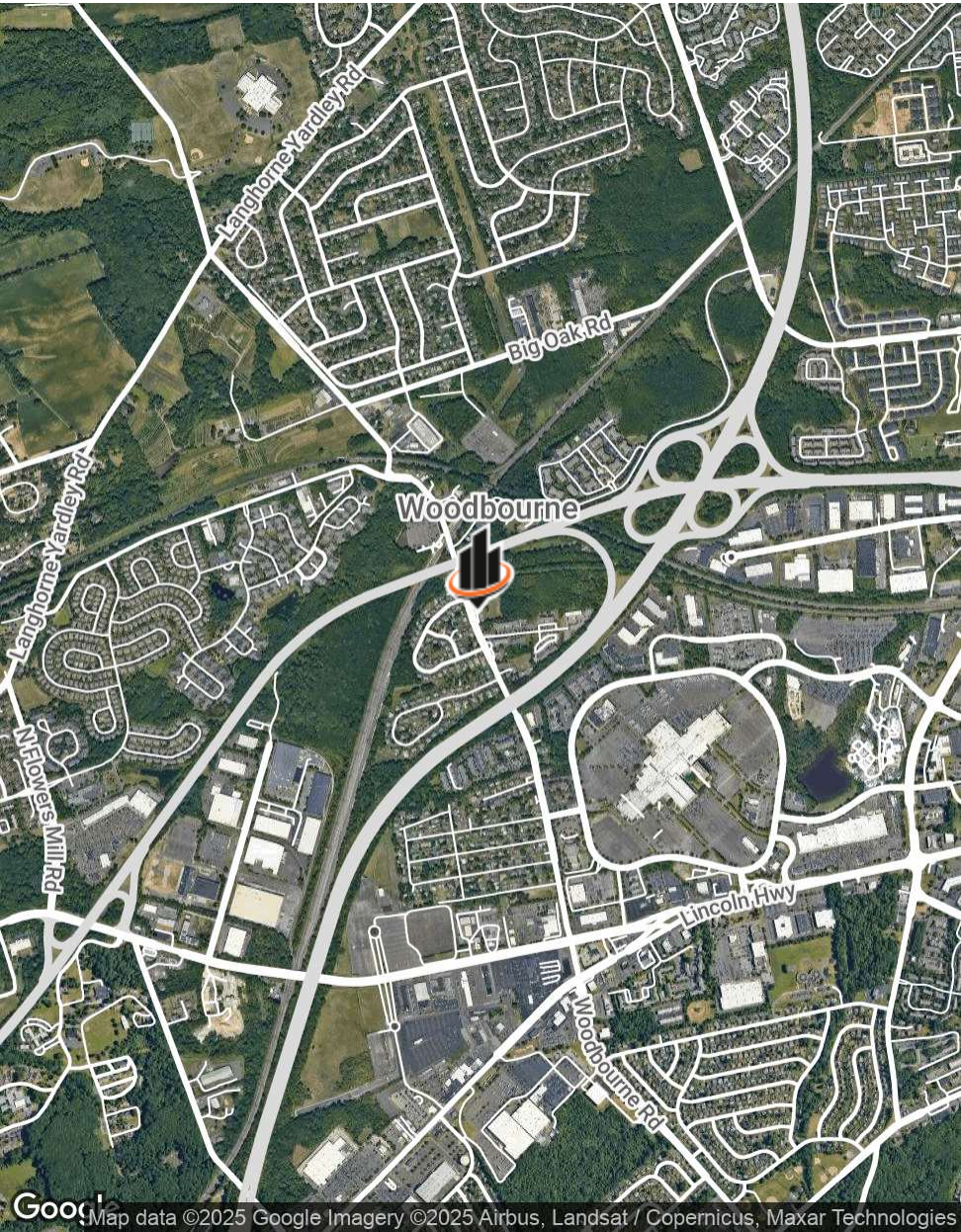


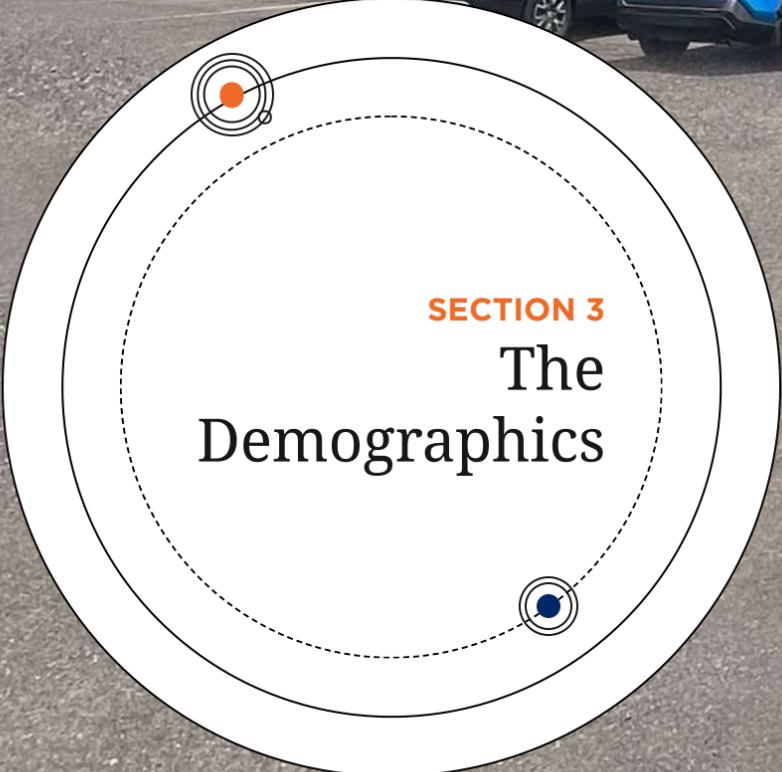
SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





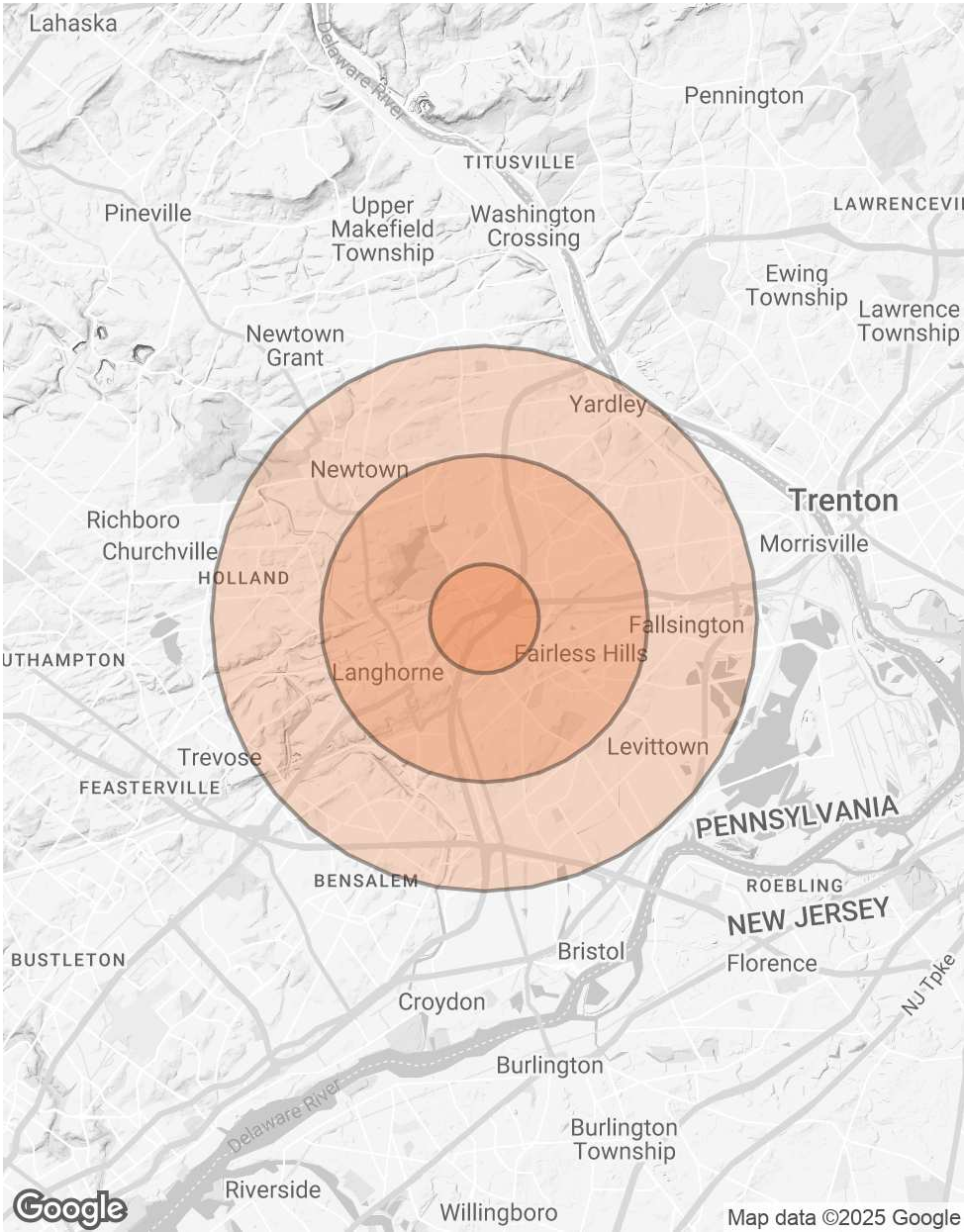
SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,177	73,852	210,316
AVERAGE AGE	43.5	40.1	40.3
AVERAGE AGE (MALE)	39.4	38.2	38.8
AVERAGE AGE (FEMALE)	46.7	42.1	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,801	26,435	75,636
# OF PERSONS PER HH	3.4	2.8	2.8
AVERAGE HH INCOME	\$104,386	\$93,684	\$93,696
AVERAGE HOUSE VALUE	\$392,292	\$340,573	\$344,957

2020 American Community Survey (ACS)





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