



OFFERING MEMORANDUM

Oxford Crossing Office Condo

333 N. OXFORD VALLEY ROAD, SUITE 401

Fairless Hills, PA 19030

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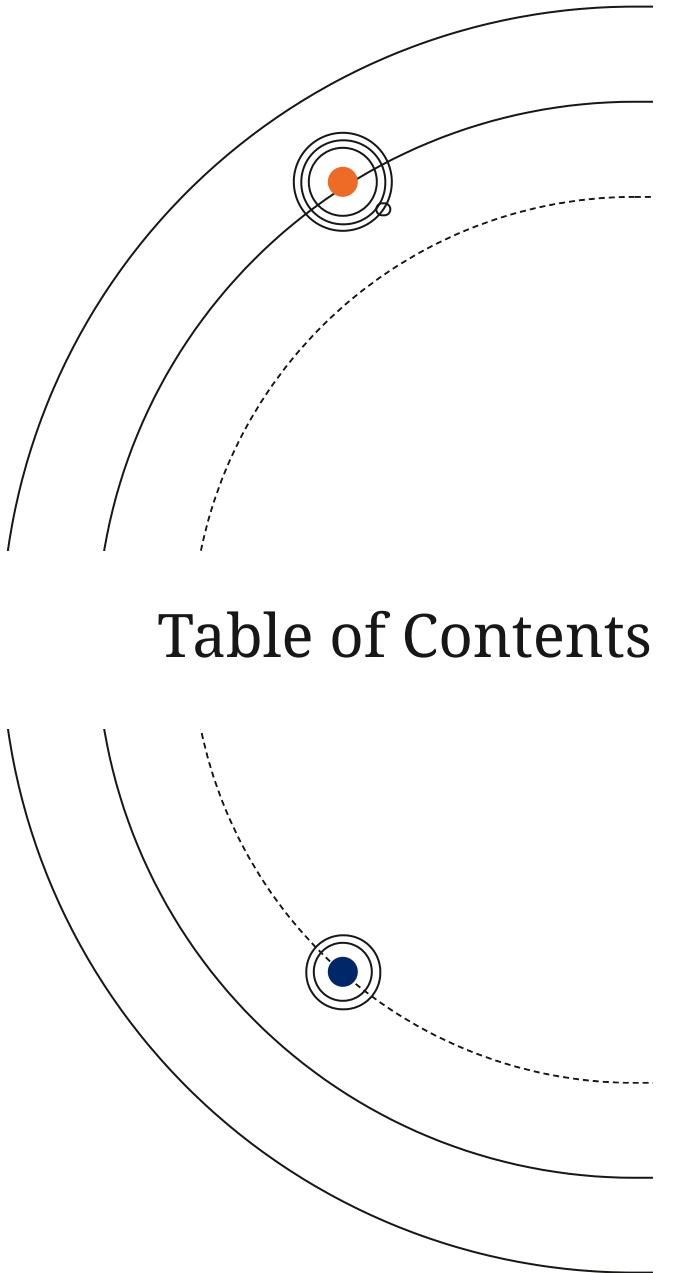


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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (MG)
AVAILABLE SF:	1,200 SF±
YEAR BUILT:	1988
RENOVATED:	2018
ZONING:	NCR
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

Turn-key professional office condominium available for lease in the highly desirable Oxford Crossing Professional Park. This recently upgraded suite offers move-in ready environment designed for convenience and functionality. The inviting floor plan, filled with natural light, is well-suited for a variety of professional uses. The current layout includes a spacious waiting area, reception area, four private offices, a conference room, and a kitchenette. Additional features include handicap accessibility, ample parking, and proximity to public transportation.

LOCATION OVERVIEW

The site is centrally situated in immediate proximity to/from the area's major intersection of Lincoln Highway and Oxford Valley Rd which provides direct connection to Rt. 1, I-95, Rt. 413, PA and NJ Turnpike. The site is in proximity to Oxford Valley Mall, Sesame Place, Aria-Jefferson Health regional hospital, numerous hotels, national chain restaurants and retailers. Centrally located between Philadelphia, Princeton and New Jersey markets.

PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Oxford Crossing Office Condo
STREET ADDRESS	333 N. Oxford Valley Road, Suite 401
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Road & Lincoln Highway
TOWNSHIP	Falls Township
NEAREST HIGHWAY	Lincoln Hwy (Route 1)
NEAREST AIRPORT	Trenton-Mercer (TTN)

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	NCR
LOT SIZE	0.14 Acres

BUILDING INFORMATION

BUILDING SIZE	1,200 SF±
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1988
YEAR LAST RENOVATED	2018
CONSTRUCTION STATUS	Existing

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	Two

PROPERTY HIGHLIGHTS

- Professional office condominium
- 1,200 SF± available
- Turnkey delivery
- Ample parking
- Handicap accessibility
- Nearby public transportation
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Quality demographic profile
- Amenities rich location with nearby shopping and restaurants
- Easy access via route 1, I-95 & PA Turnpike



INTERIOR PHOTOS

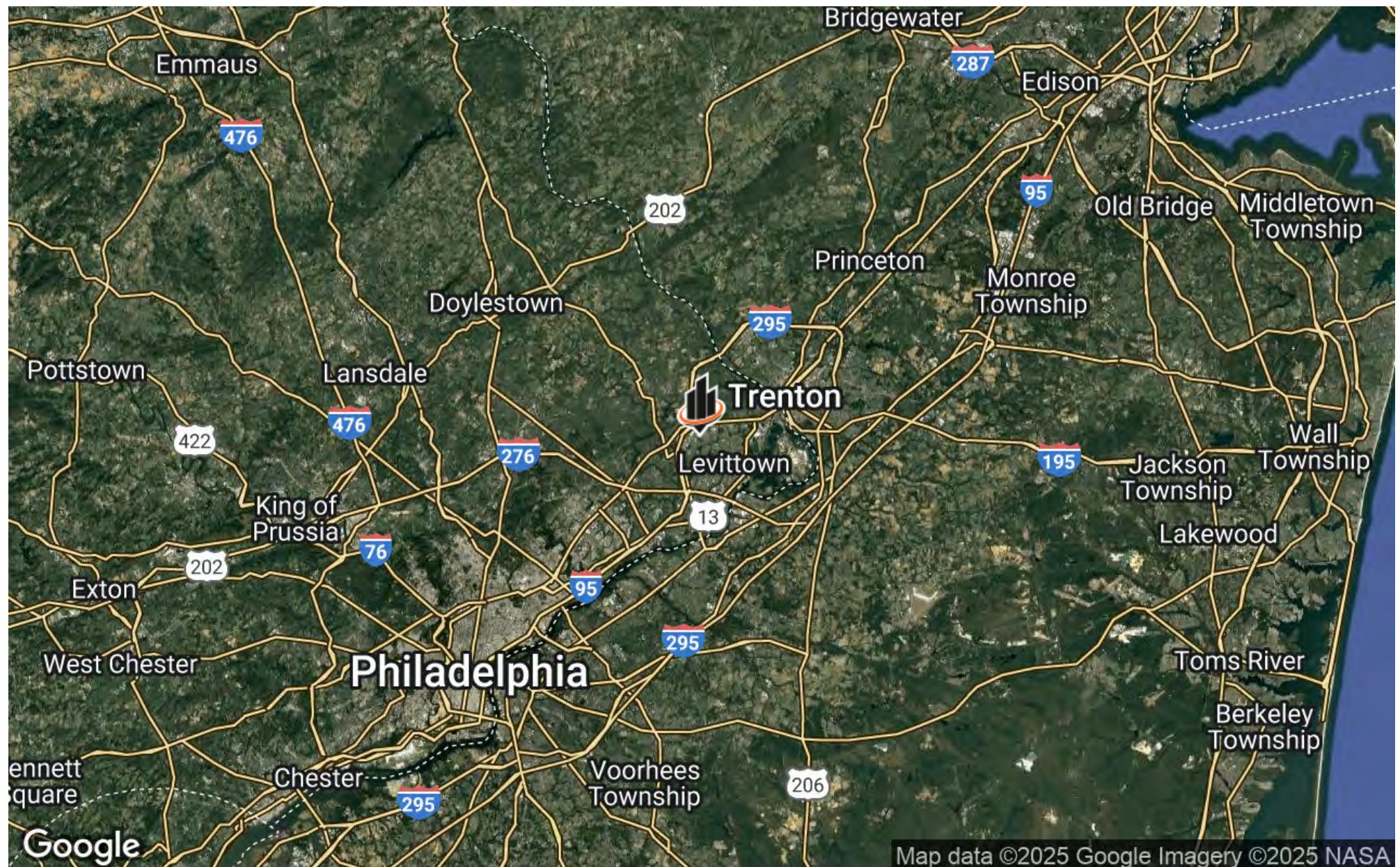


ADDITIONAL PHOTOS

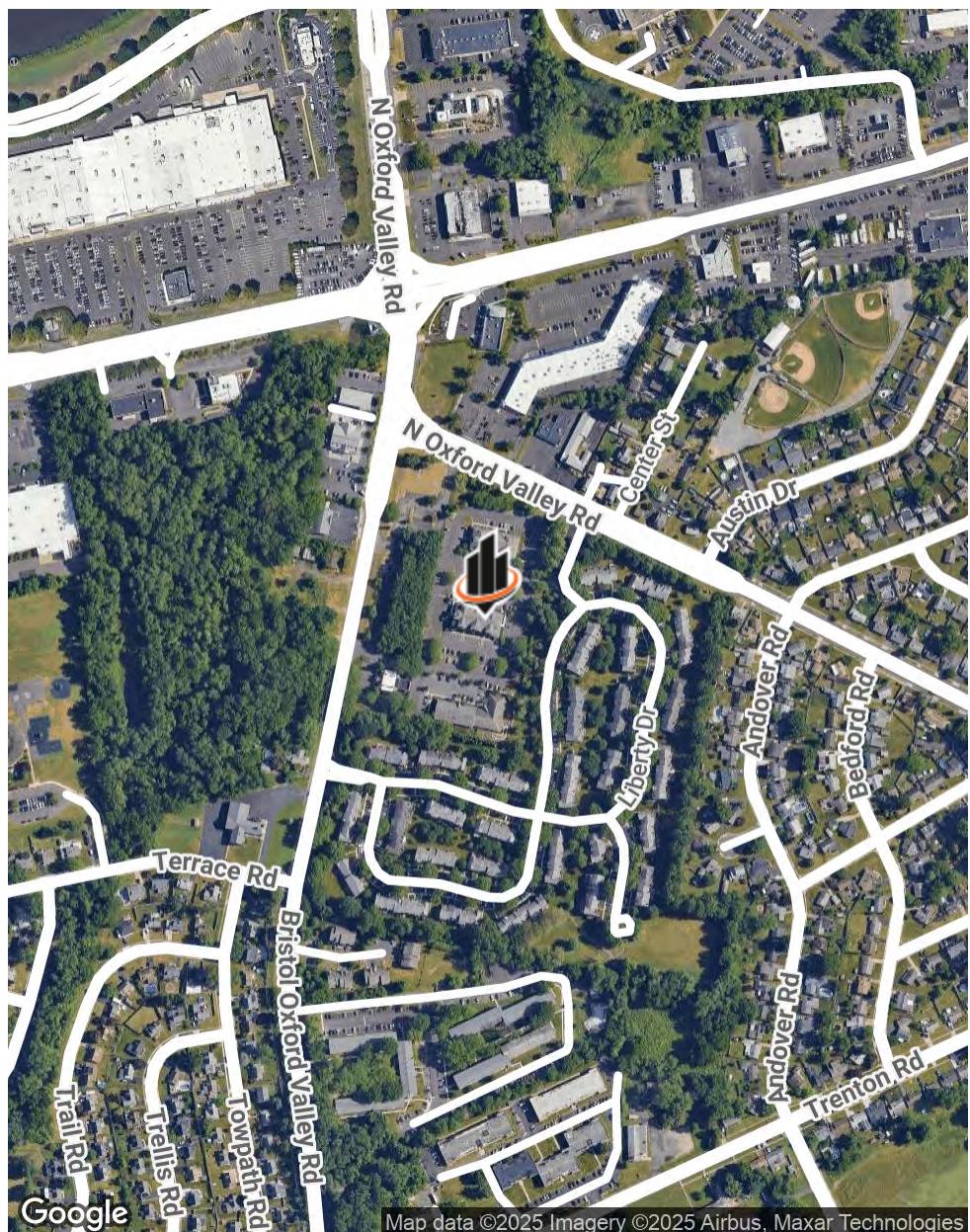
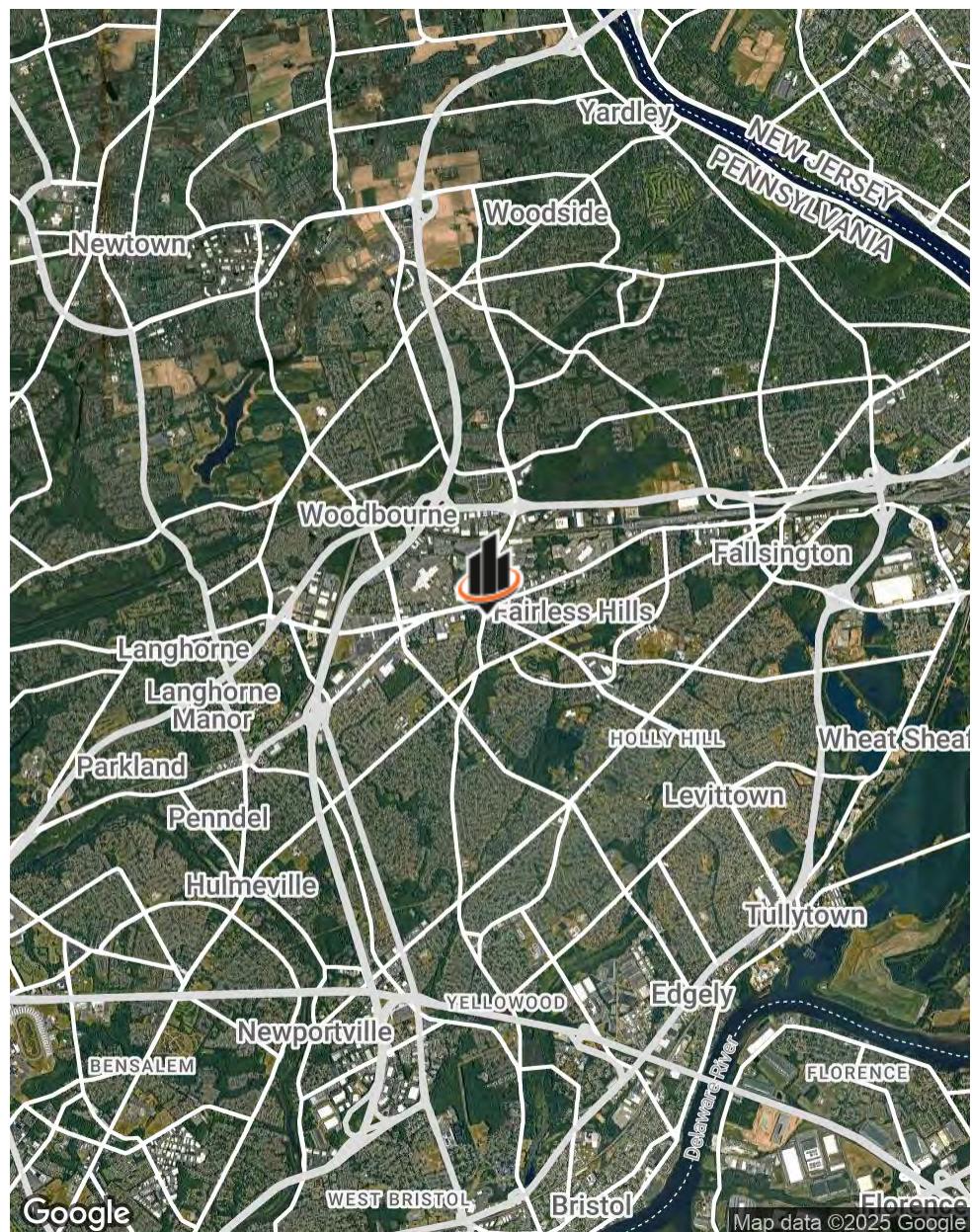


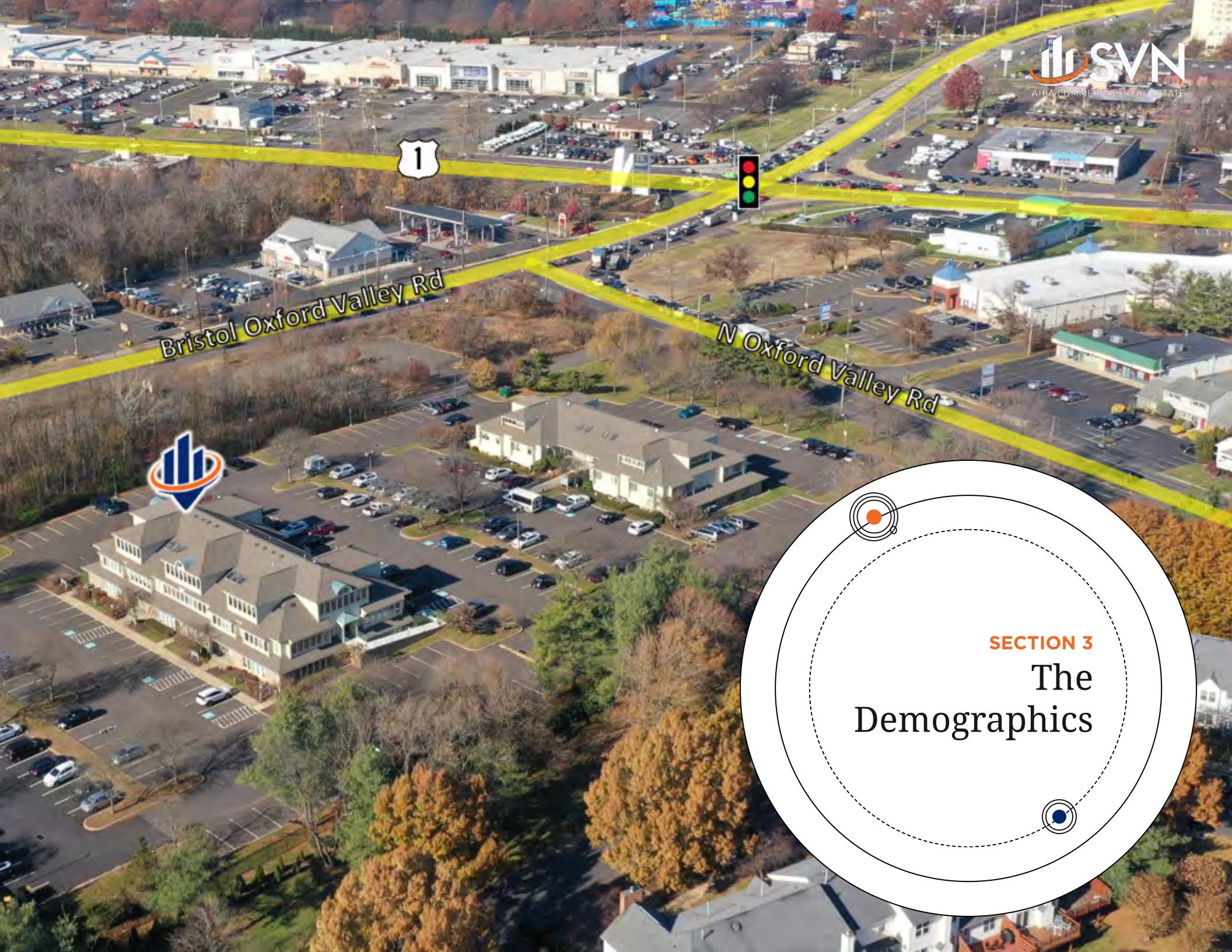


REGIONAL MAP



LOCATION MAP





DEMOGRAPHICS MAP & REPORT

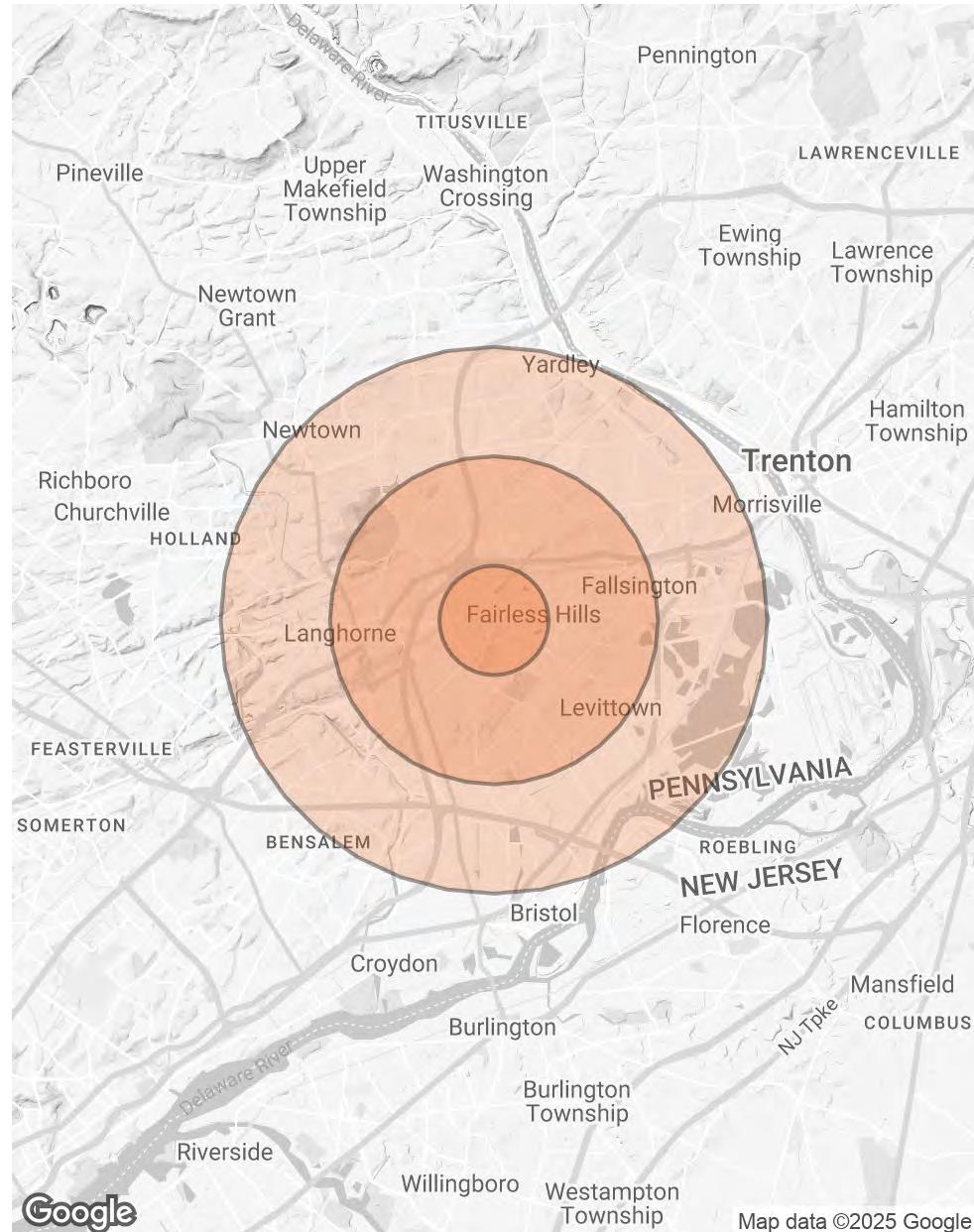
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,626	92,673	198,879
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,464	34,741	75,574
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$113,697	\$129,757	\$136,840
AVERAGE HOUSE VALUE	\$360,722	\$397,617	\$415,761

Demographics data derived from AlphaMap





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