

**OFFERING MEMORANDUM**

# EXCEPTIONAL PROFESSIONAL OFFICE SPACE

**2050 CABOT BLVD W.  
LANGHORNE, PA 19047**

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





## TABLE OF CONTENTS

4

### THE PROPERTY

Property Summary	5
Property Details	6
Property Highlights	7
Floor Plan - Ste 230	8
Additional Photos	9

10

### THE LOCATION

Regional Map	11
Location Map	12

13

### THE DEMOGRAPHICS

Demographics Map & Report	14
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SECTION 1

# THE PROPERTY





## OFFERING SUMMARY

LEASE RATE:	\$20/SF/yr (MG)
PROPERTY TYPE:	Office
AVAILABLE SF:	2,411 SF±
LOT SIZE:	6.4 AC±
YEAR BUILT:	1974
ZONING:	M-1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Oxford Valley Rd

## PROPERTY OVERVIEW

Exceptional corporate headquarters and professional office opportunity in Langhorne, Bucks County, Pennsylvania. A two-building complex combines to total of 71,751 GLA. These two-story, modern facilities are situated on almost 7 acres of ideally located real estate. Properties are elevator served, fully sprinkled, ADA compliant and enjoy a generous 5:1000 parking ratio. The campus is located within Bucks County Business Park in immediate proximity to area amenities. The spaces demonstrate thoughtfulness in design coupled with excellence in construction in a convenient location. Ample parking available.

## LOCATION OVERVIEW

The property is located in Bucks County Business Park approximately 0.7 miles of the signalized intersection Oxford Valley Road in Lower Makefield Township. Bucks County, Pennsylvania. The site is on the perimeter of the Oxford Valley corridor and located 0.9 miles to U.S. Route 1, 1.5 miles to Interstate 95 / 295, 4.2 miles to Newtown Bypass (PA Rt. 332), and 8.0 miles to PA. The property is located in immediate proximity to extensive area amenities, including the Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, restaurants, hotels, public transportation and the turnpike, offering convenient access from/to Philadelphia and Central and Southern New Jersey.



LEASE RATE	\$20.00 SF/YR (MG)
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### LOCATION INFORMATION

STREET ADDRESS	2050 Cabot Blvd. W
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1 - 0.9 Mi
NEAREST AIRPORTS	Trenton Mercer [TTN] - 9.9 MI Philadelphia Intl [PHL] - 35.3 MI

### PROPERTY INFORMATION

ZONING	M-1
LOT SIZE	6.4 Acres
APN #	22-057-008-006
PROPERTY TYPE	Office

### BUILDING INFORMATION

BUILDING SIZE	30,000 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,000 SF±
YEAR BUILT	1974

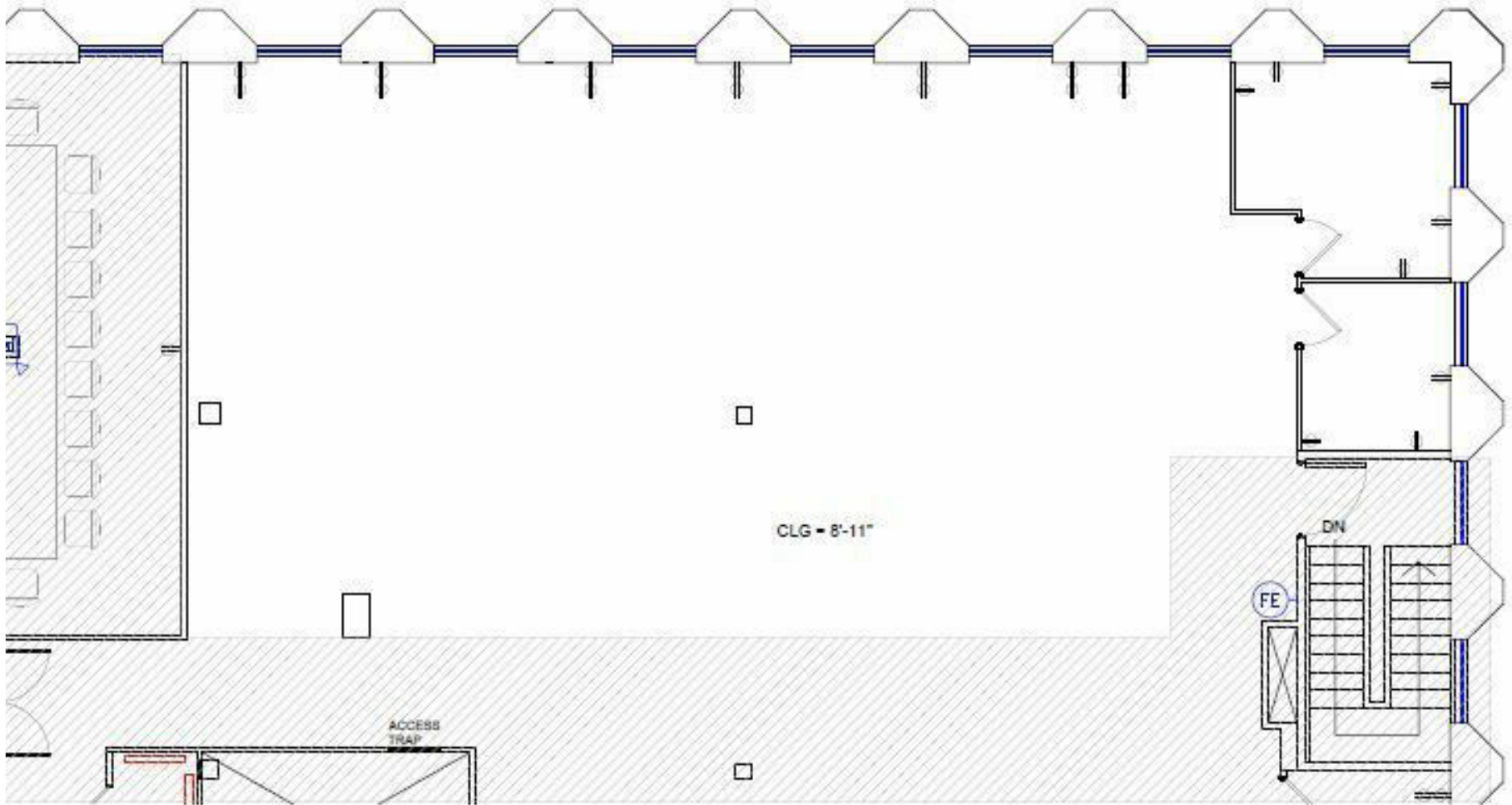
### PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking
PARKING RATIO	5.0/1000
NUMBER OF PARKING SPACES	300

## PROPERTY HIGHLIGHTS

- Professional office building opportunity
- Class "A" office
- Located in Bucks County Office Park
- Second Floor: 2,411 SF available ±
- Custom and turn-key delivery available
- Elevator served
- Many upgrades throughout
- Abundance of natural light
- Ample parking [300+ spaces / 5:1000 SF ratio]
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, many restaurants and hotels
- 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





Suite # 230  
SCALE: N.T.S.

2,411 F





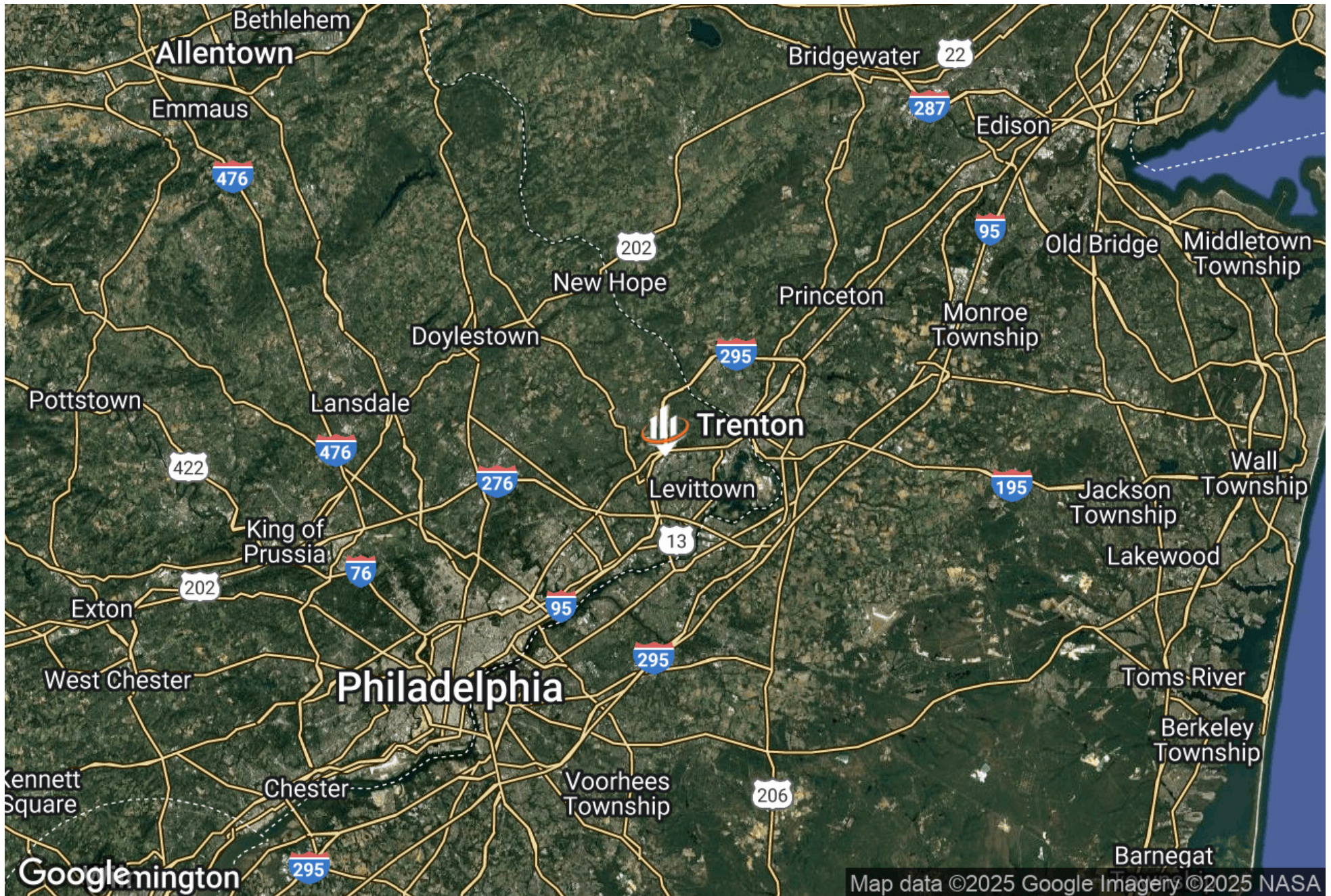


## SECTION 2

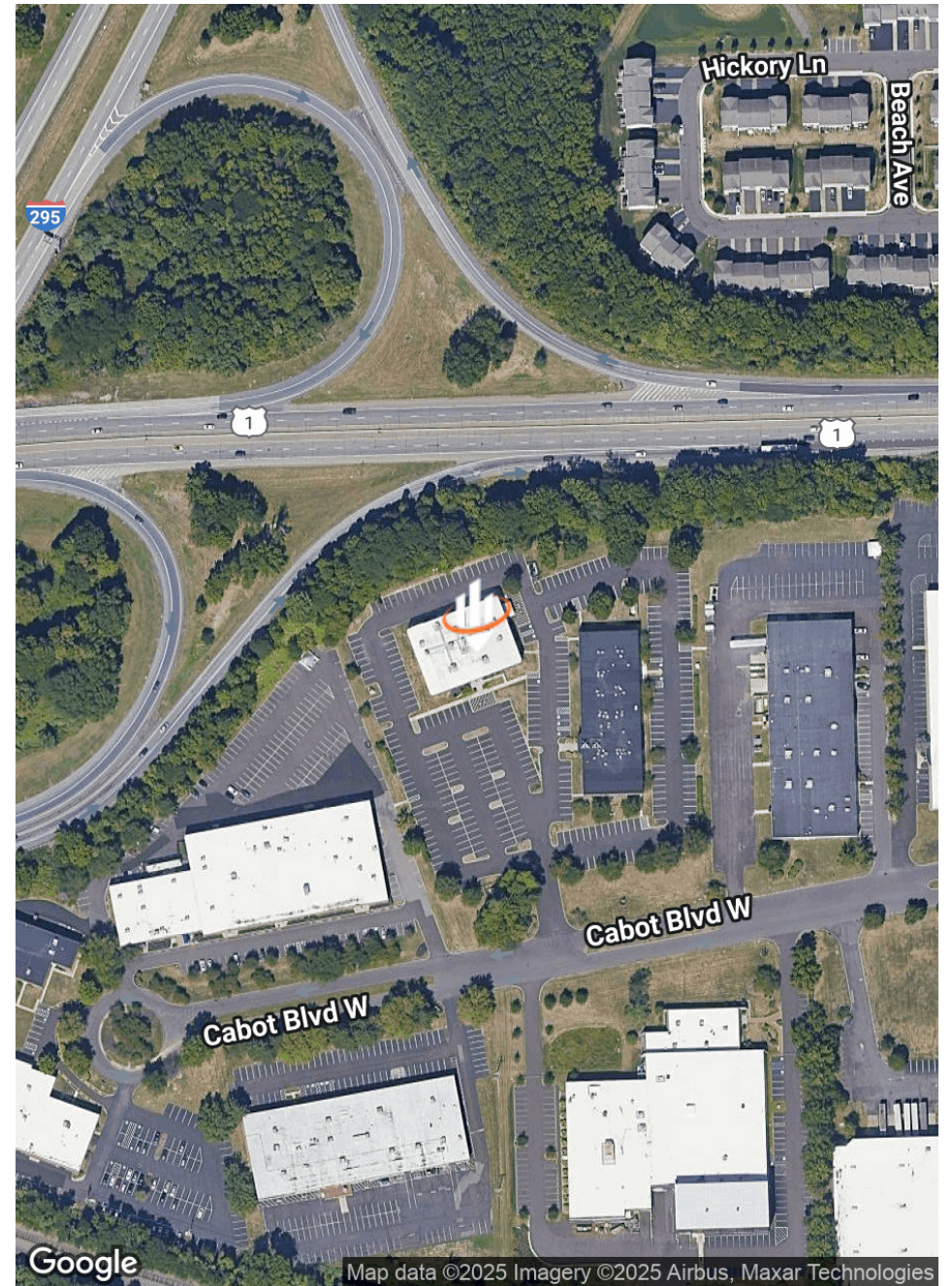
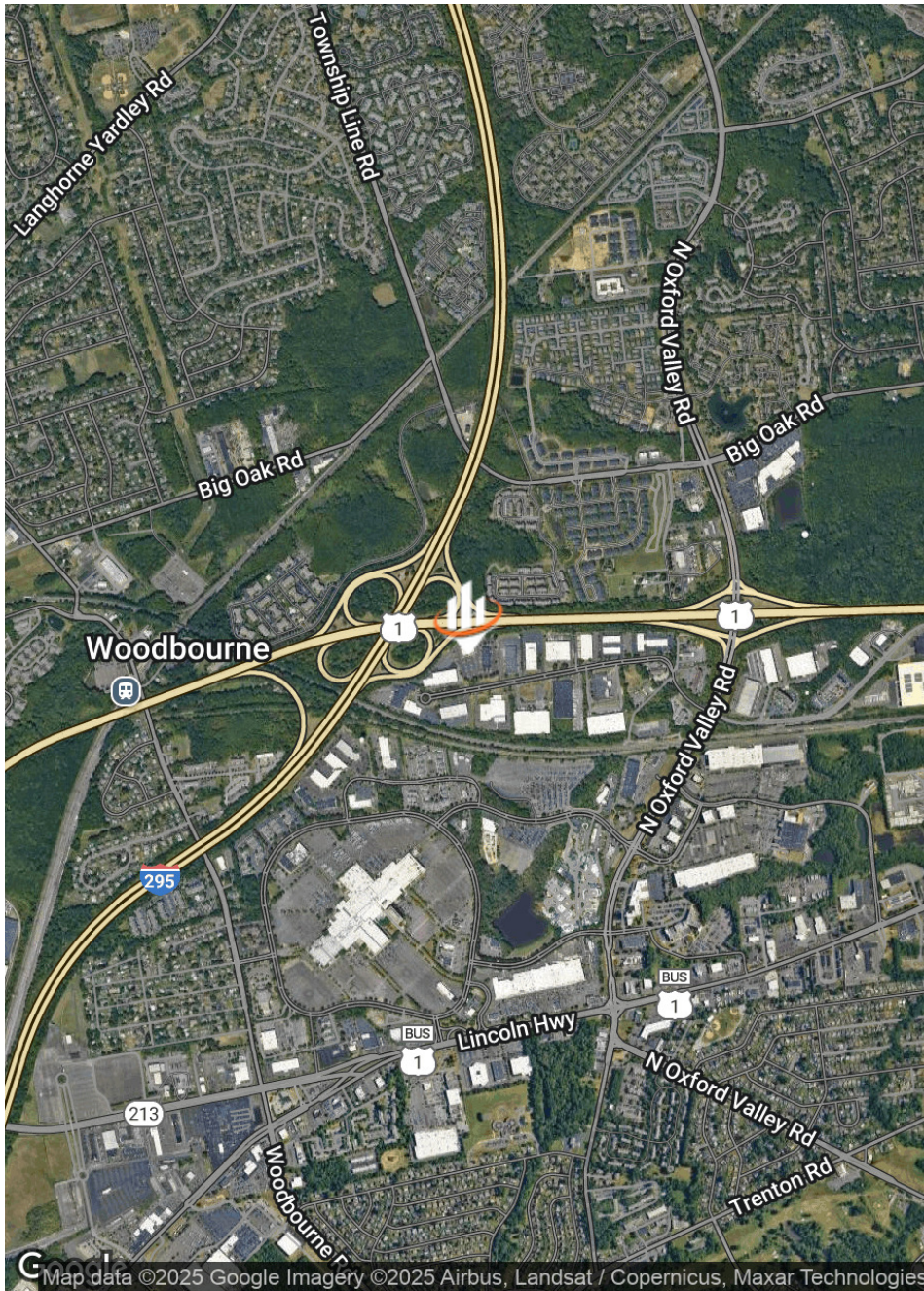
# THE LOCATION













### SECTION 3

# THE DEMOGRAPHICS



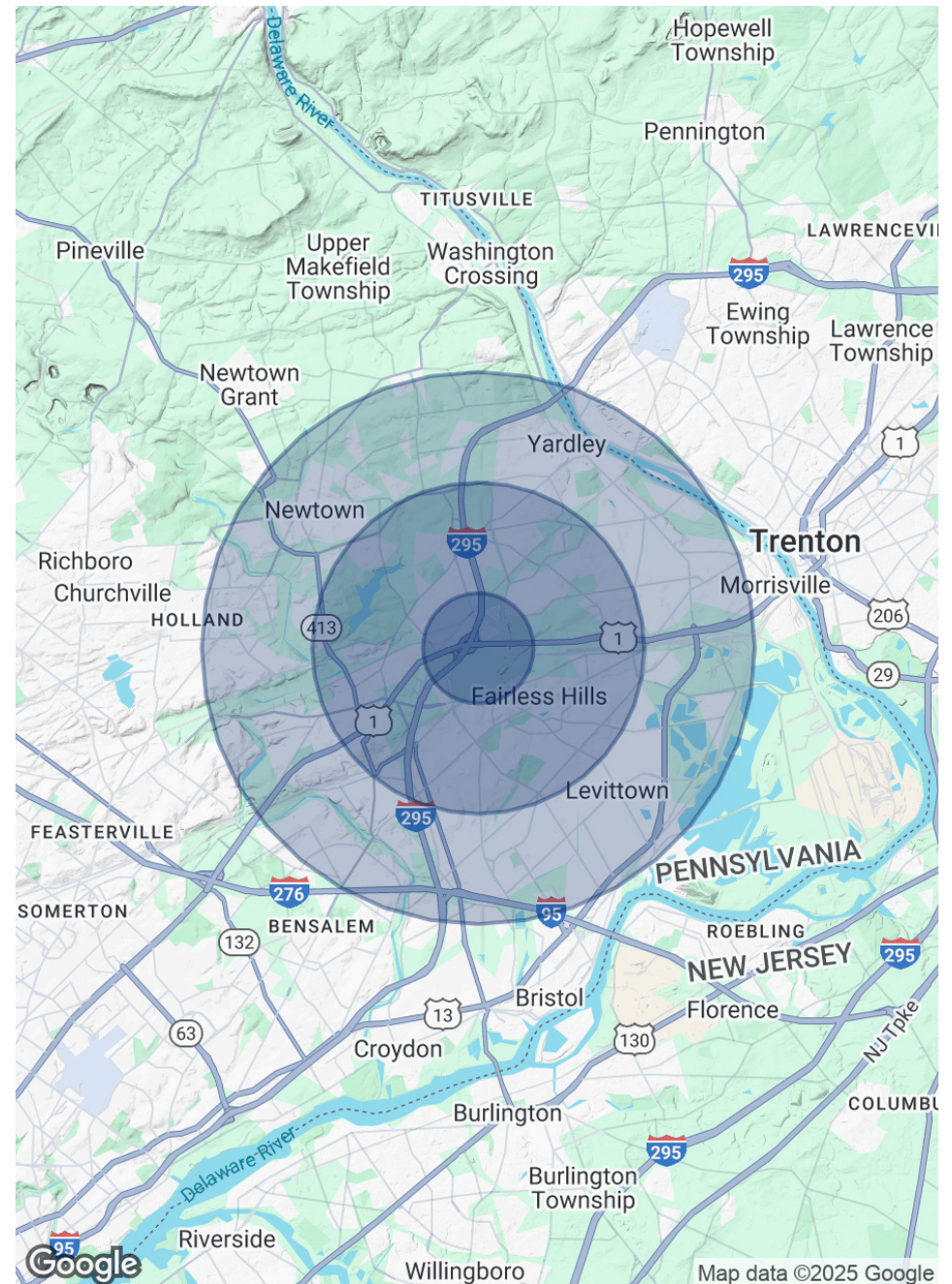
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,370	73,995	208,935
AVERAGE AGE	41.9	41.2	40.3
AVERAGE AGE (MALE)	38.9	39.0	38.8
AVERAGE AGE (FEMALE)	44.8	43.1	41.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,788	26,681	75,316
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$100,854	\$96,635	\$93,255
AVERAGE HOUSE VALUE	\$356,126	\$343,474	\$343,907

\* Demographic data derived from 2020 ACS - US Census







125 Pheasant Run, Ste 102  
Newtown, PA 18940  
215.757.2500  
SVNAhia.com