

OFFERING MEMORANDUM
Turnkey Office Suite
760 WOODBOURNE ROAD
Langhorne, PA 19047

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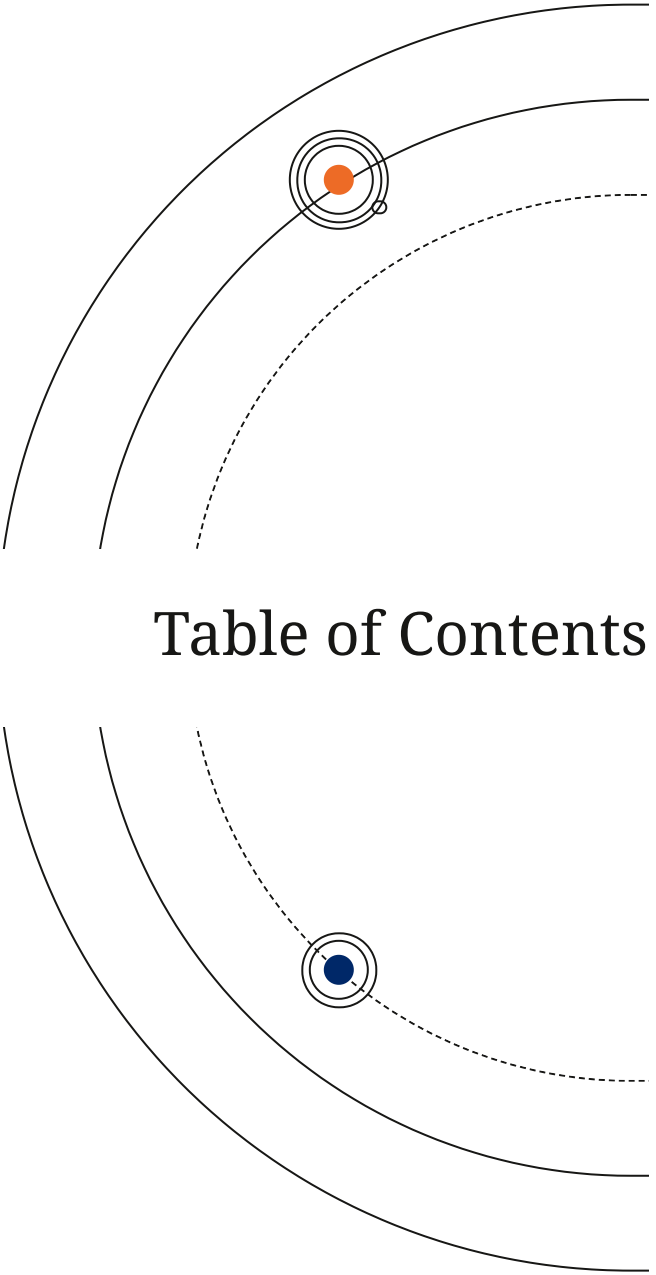


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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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
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 a prime leasing opportunity for highly visible office space along heavily traveled Woodbourne Road in Langhorne, PA. The offering includes a 710 SF± first-floor office suite and a 1,465 SF± lower-level office space, available individually or together. Both suites have been recently upgraded with new flooring, fresh paint, and HVAC systems. The property is home to several established professional and personal service businesses and is well-suited for a range of office and service-oriented uses. Located within a densely populated residential area, the property offers excellent accessibility, prominent signage opportunities, and strong visibility.

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 SUITE A	\$1,750/MO (MG)
LEASE RATE SUITE B1	\$1,250/MO (MG)

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

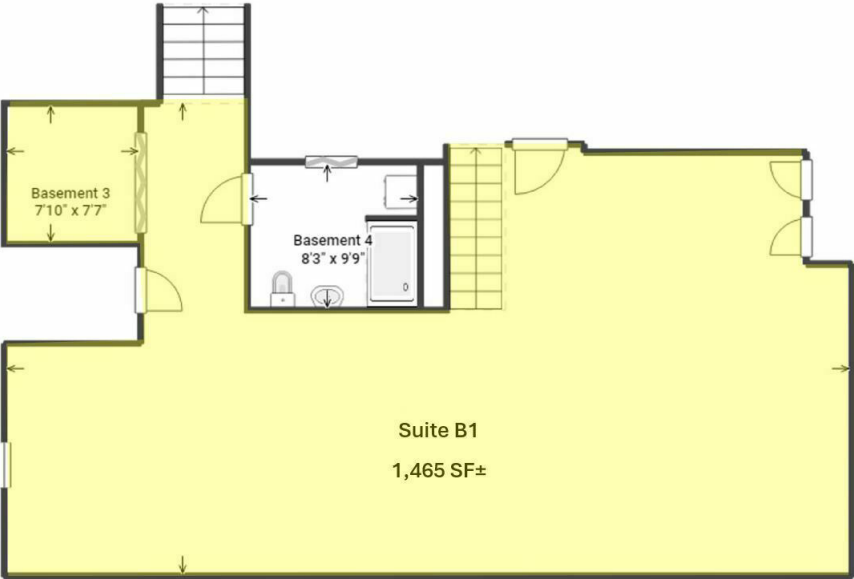
PARKING TYPE	Surface Paved Lot
PARKING SPACES	21
PARKING RATIO	5.0

PROPERTY HIGHLIGHTS

- Turnkey office space
- 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



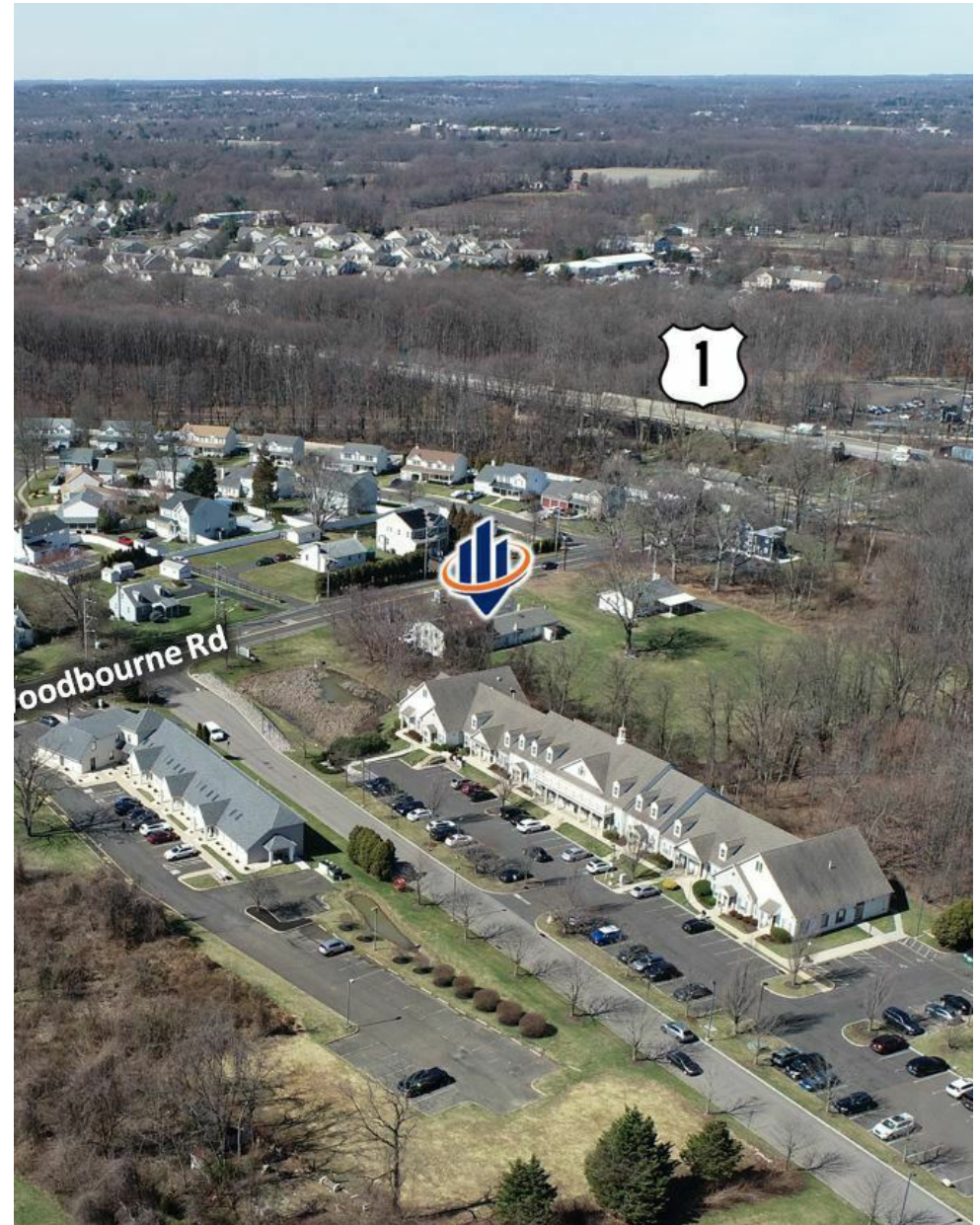
FLOOR PLANS



INTERIOR PHOTOS

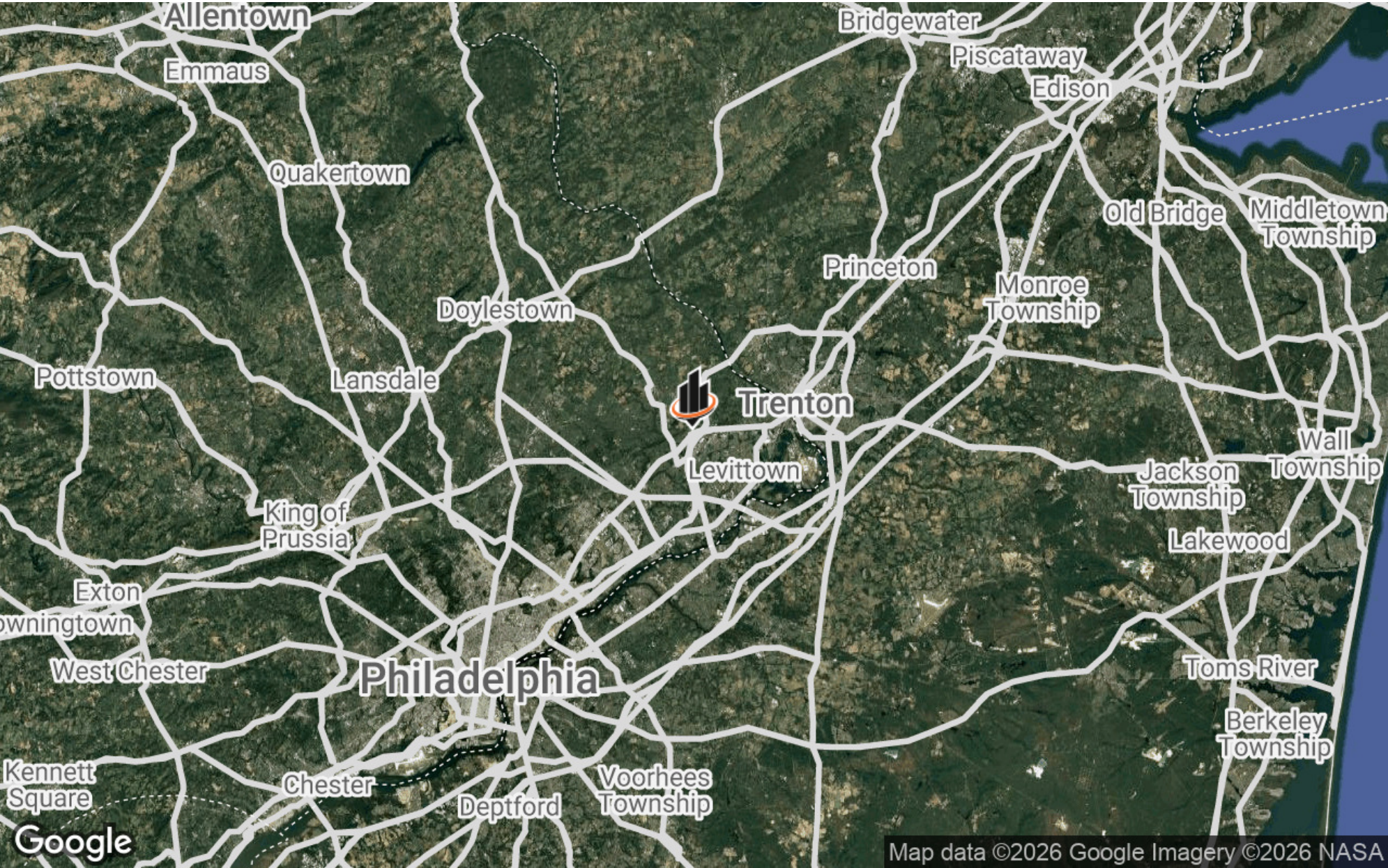


ADDITIONAL PHOTOS

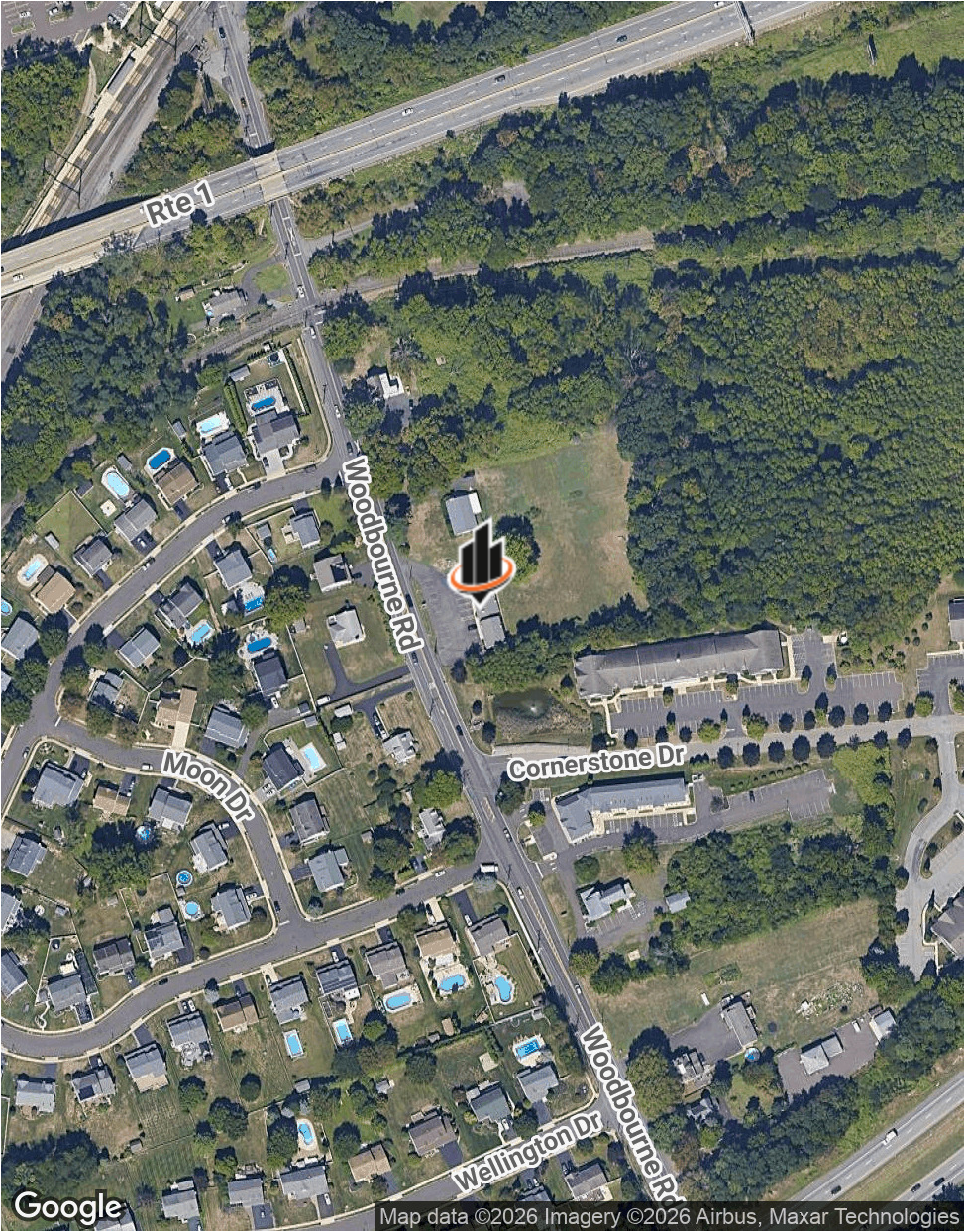
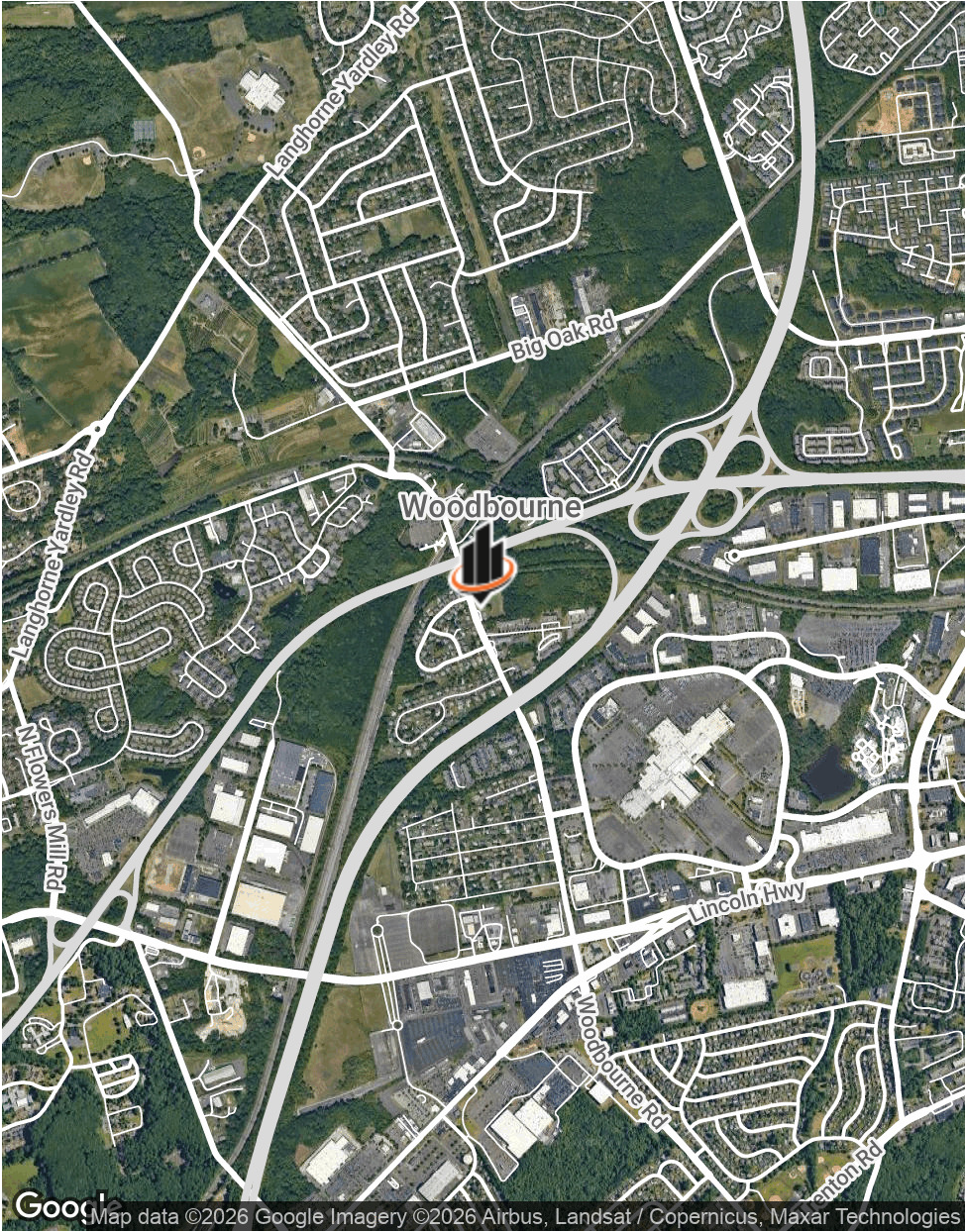


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP



SECTION 3
The Zoning

ARTICLE XVIII
P Professional District

§ 500-1801. Purpose and intent.

The purpose of the Professional District is to provide reasonable standards for the harmonious development of offices, medical facilities and educational, religious and philanthropic institutions and other related uses where, because of the nature of the undeveloped land, intensive development is not appropriate. The construction of single-family detached dwellings will not be precluded from this district.

§ 500-1802. Use regulations. [Amended 10-2-2001 by Ord. No. 01-13]

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Professional, business or government offices other than medical offices. Such uses shall not involve the actual storage, exchange or delivery of merchandise on the premises.
- B. Medical office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto. Such uses shall have a minimum lot area of 20,000 square feet.
- C. Financial institutions on a minimum lot area of 20,000 square feet.
- D. Mortuaries.
- E. Government or public buildings.
- F. Educational institutions, including dormitories, day-care centers and driving schools.
- G. Buildings for public worship.
- H. Philanthropic and other nonprofit institutions which are noncommercial in nature.
- I. Museums and libraries.
- J. Club, lodge or fraternal institutions on a minimum lot area of 20,000 square feet.
- K. Single-family detached dwelling, subject to the area and dimensional requirements of the R-2 Residence District (§ 500-903). Section 500-1803 shall not be applicable to this use.
- L. Transient dwelling. **[Added 6-6-2016 by Ord. No. 16-01¹]**
- M. Telephone central office, electric substation.
- N. Accessory use on the same lot with and customarily incidental to any permitted use in this district.
- O. Signs when erected and maintained in accordance with the provisions of Article XXVIII.

1. Editor's Note: This ordinance also provided for the redesignation of former Subsections L through O as Subsections M through P, respectively.

- P. Forestry/timber harvesting, pursuant to the regulations set forth in § 500-402M of this chapter.

§ 500-1803. Area, dimensional and design requirements.

Unless a greater area or dimensional regulation is stated in § 500-1802, Use regulations, for a specific use, all uses in the P District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 80 feet.
- C. Maximum building coverage: 20%.
- D. Maximum impervious surface ratio: 50%.
- E. Maximum building height: 35 feet.
- F. Minimum yards.
 - (1) Front: 50 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 25 feet.
- G. Buffer yard. Along any adjacent land zoned for or in residential or agricultural use, a buffer yard shall be provided which shall be not less than 75 feet in width, measured from the property line or the street line. The buffer yard shall be in accordance with the provisions of § 500-2605.
- H. Parking. Off-street parking shall be provided in accordance with the provisions of Article XXVII.
- I. Each use shall be served by adequate public water and public sewage disposal facilities.

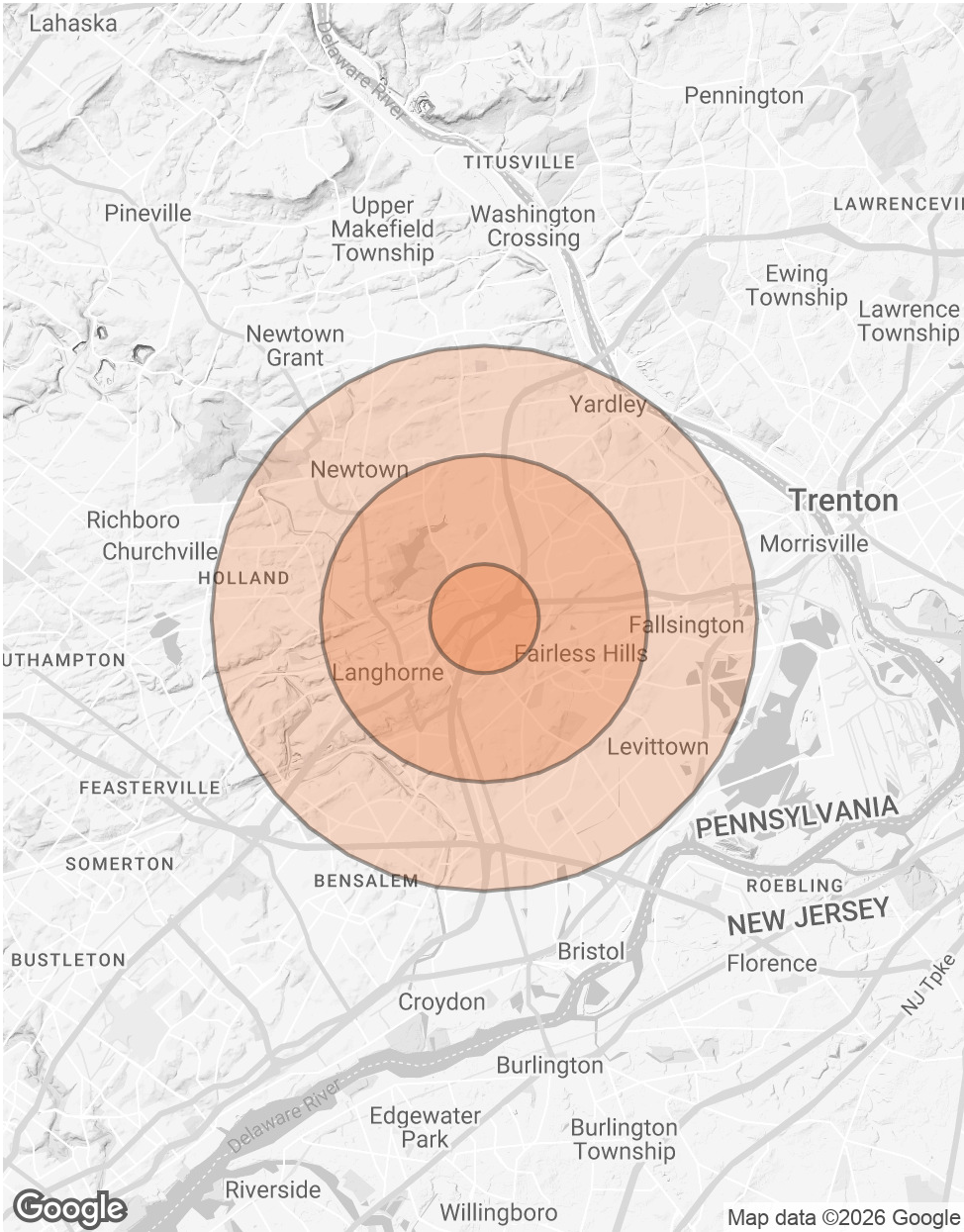
SECTION 4
The
Demographics

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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