



1568 WOODBOURNE ROAD, LEVITTOWN, PA

6,300 SF | MEDICAL, SURGICAL OR OFFICE BUILDING



COLDWELL BANKER | HEARTHSIDE

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INVESTMENT SUMMARY

1568 Woodbourne Road presents an excellent opportunity to acquire an approximately 6,300-square-foot medical/professional building on approximately one acre in a highly visible Levittown location. The property features an established medical build-out, substantial on-site parking, more than 150 feet of road frontage, and a prominent illuminated monument sign along Woodbourne Road, with daily traffic counts exceeding 25,000 vehicles. The building includes updated rooftop HVAC systems, a silicone roof, recently paved parking areas, and an updated water heater. Its P — Professional District zoning provides flexibility for a variety of medical, professional, service-oriented, educational, daycare, and other permitted uses, subject to township approval. The second floor offers additional flexible space suitable for administrative operations, a complementary professional provider, or potential sublease opportunity. Conveniently located near Jefferson Health, St. Mary Medical Center, I-95, Route 1, rail service, and SEPTA bus routes, 1568 Woodbourne Road offers a compelling combination of functionality, visibility, accessibility, and long-term flexibility for an owner-user or investor.

PROPERTY SUMMARY

Offering Price	\$1,689,000
Presently	Operating
Building SqFt	6,300 SF
Lot size (acres)	1 AC
Property Type	Medical/Office
Year Built/Renovated	1987
Zoning Type	P
County	Bucks
Parking	35 Spaces
Building Height	Two stories





PROPERTY HIGHLIGHTS

This approximately 6,300-square-foot professional medical building sits on approximately one acre with substantial front and rear parking. The property is ideal for medical groups, dental practices, professional service providers, owner-users, or investors seeking a highly visible location with an established medical build-out. Zoned P — Professional District, the property may accommodate a variety of professional and service-oriented uses, subject to township approval.

The first floor provides more than 5,000 square feet of medical space, featuring a welcoming reception and waiting area, administrative area, eight examination rooms, dedicated retina examination and diagnostic area, laboratory space, retail display area, three private physician offices, three ADA-compliant restrooms, kitchenette, and multiple storage areas.

The approximately 1,300-square-foot second floor offers flexible space for administrative operations, a complementary medical or professional provider, or potential sublease opportunity. This level includes open space, two private offices, a large conference room, full kitchen, private restroom, and oversized storage room.

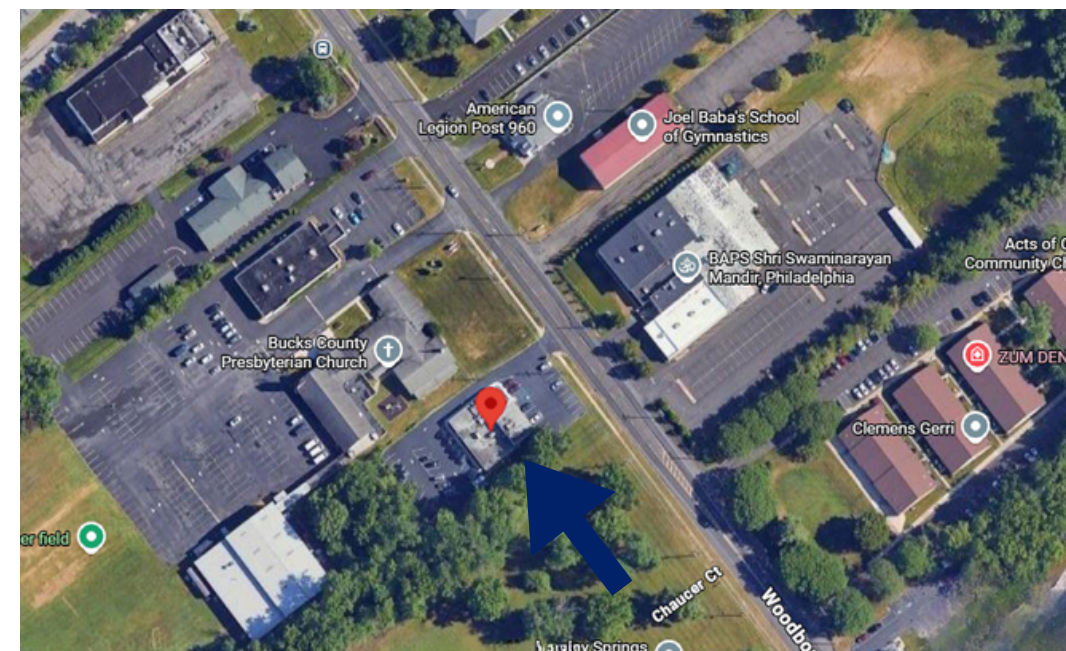
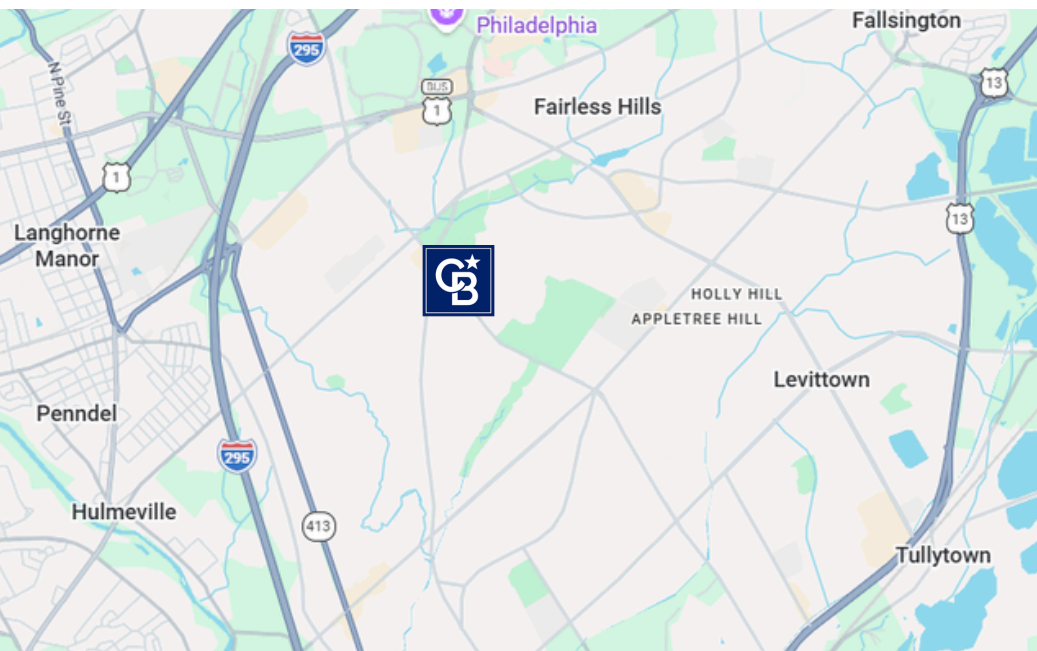
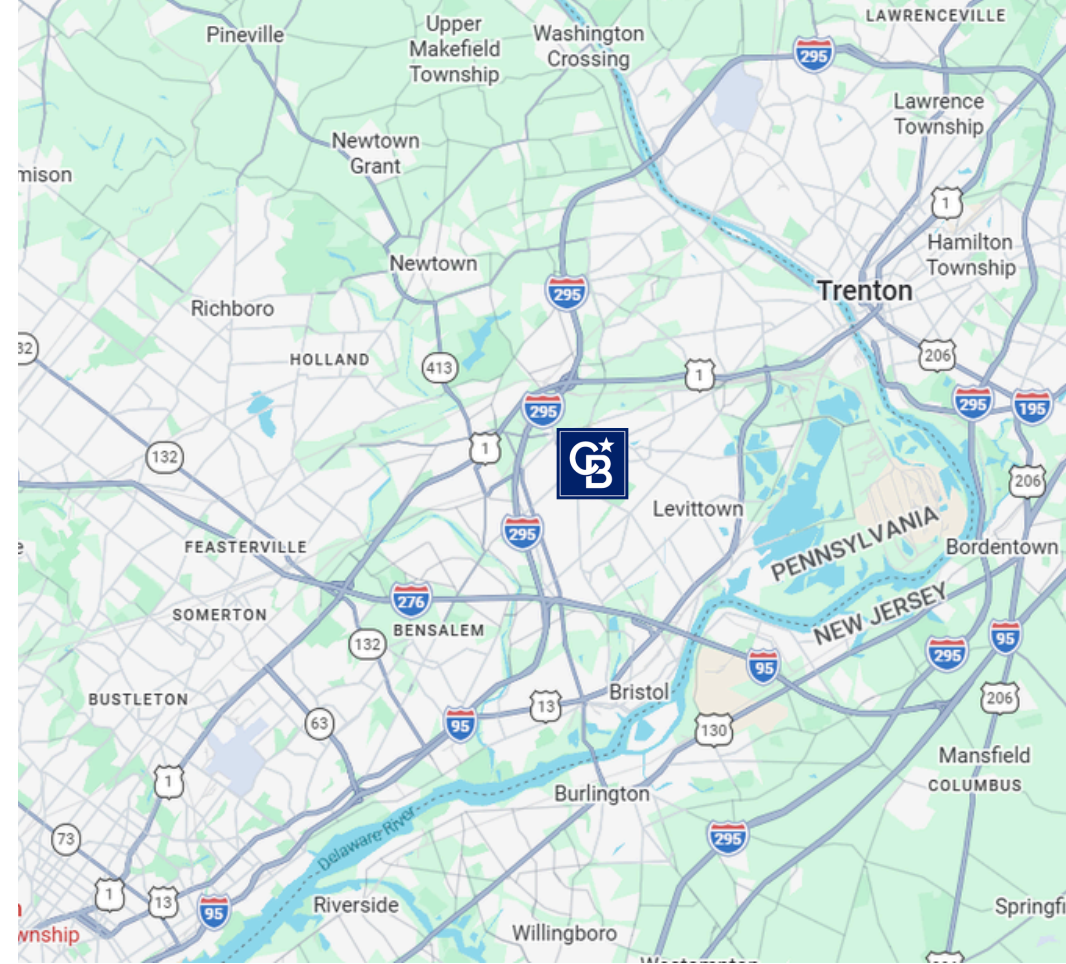
The property has been thoughtfully maintained with recently paved parking areas, a silicone roof, updated rooftop HVAC systems, and an updated hot water heater.

More than 150 feet of road frontage, a prominent illuminated monument sign, and traffic counts exceeding 25,000 vehicles daily provide exceptional visibility along Woodbourne Road. Convenient access to I-95, Route 1, rail service, and SEPTA bus routes further enhances the location.



LOCATION HIGHLIGHTS

Bucks County has a highly educated workforce and an average household income surpassing \$120,000. These prosperous demographics, combined with the area's strategic location minutes from Philadelphia and also midway between New York City and Washington, DC, support a thriving local market. Several growing healthcare providers and research firms call this area home, such as Capital Health, Amplify Health, and Syneous Health, and they make up a significant share of the region's tenant base, further providing desirable medical practice synergy.





2025 BUILDING EXPENSES

Pest Control	\$919.02
Heating/HVAC	\$2,546.09
Water/Sewer	\$2,743.16
Landscaping	\$3,905
Electricity	\$6,225.82
Waste Removal	\$7,241.82
Snow Removal	\$9,959.40
Property/School Tax	\$28,279.32
Total	\$61,819.63





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	12,245	98,028	206,357
2030 Population	12,150	98,117	206,722
Pop Growth 2025-2030	(0.78%)	+ 0.09%	+ 0.18%
2025 Total Households	4,324	36,413	77,829
HH Growth 2025-2030	(0.90%)	+ 0.04%	+ 0.14%
Median Household Inc	\$107,923	\$97,175	\$99,903
Average Age	42	42	43
Avg Household Size	2.7	2.6	2.6
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$382,432	\$357,228	\$372,298
Median Year Built	1957	1958	1968





Conveniently Located Near Major Employment & Population Centers

Newtown	15 min drive	10 mi
Trenton	15 min drive	10 mi
Princeton	30 min drive	21 mi
Philadelphia	35 min drive	26 mi

Strategically located along the Woodbourne Road corridor with convenient access to Route 1, Route 413, I-295 and I-95/PA Turnpike, providing excellent connectivity throughout Lower Bucks County, Philadelphia and neighboring New Jersey.



TRANSIT/COMMUTER RAIL

Langhorne	7 min drive	3.1 mi
Woodbourne	7 min drive	3.9 mi



AIRPORT

Trenton Mercer Airport	20 min drive	11.5 mi
Philadelphia International Airport	52 min drive	33.8 mi



HOSPITALS

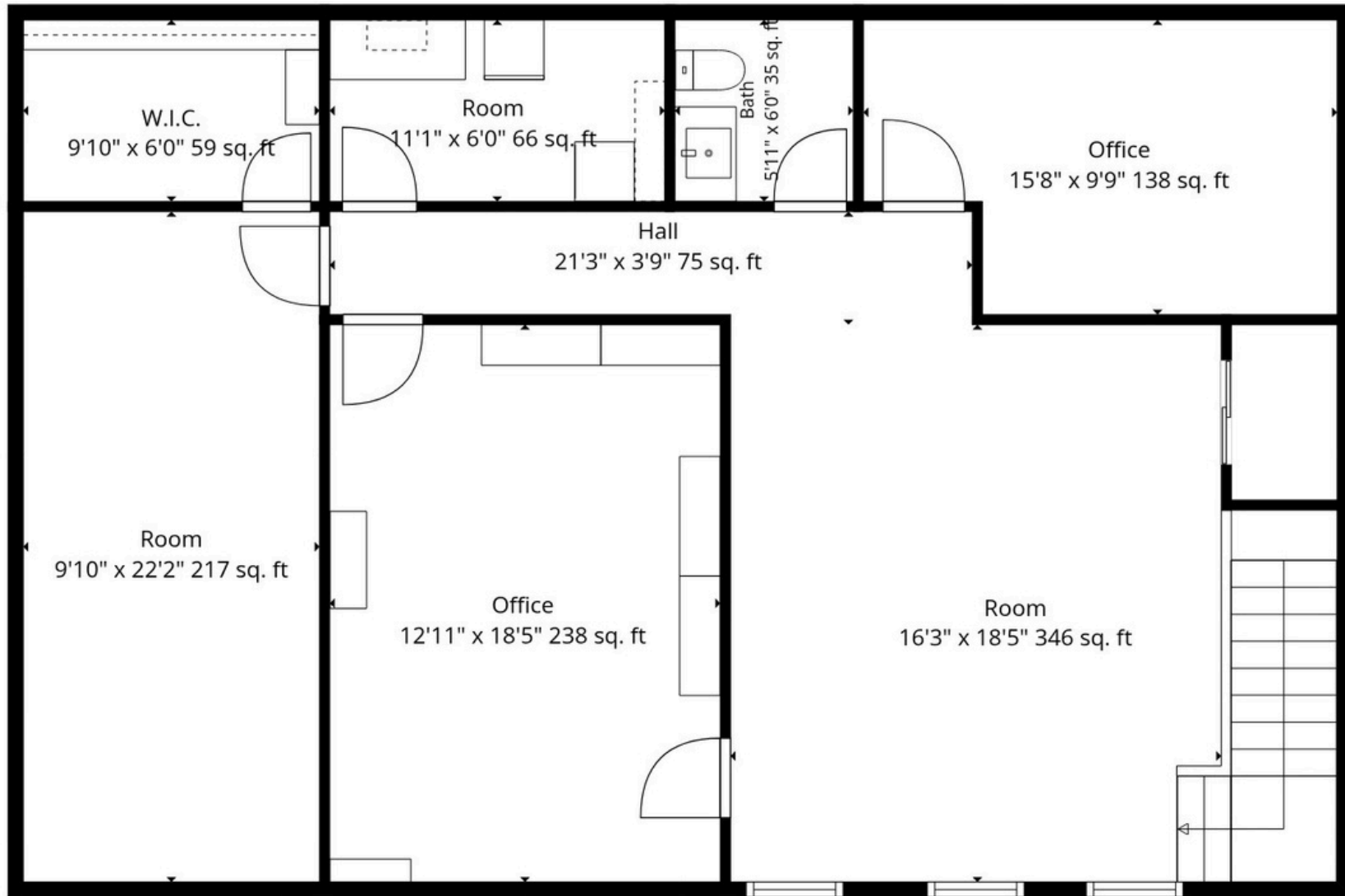
Jefferson Bucks Hospital	6 min drive	1.8 mi
Oxford Valley Medical Plaza	6 min walk	2 mi
Lower Bucks Hospital	11 min drive	4.9 mi
St. Mary's Medical Center	15 min drive	5.4 mi
Rothman Orthopaedic Specialty Hospital	19 min drive	7.9 mi

Travel times are approximate and vary with traffic.

1ST FLOOR



2ND FLOOR





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

EXCLUSIVELY PRESENTED BY:



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