

444 Oxford Valley Plaza
58,233 sq.ft Commercial



PROPERTY DETAIL

**CLASS "A" PROFESSIONAL
OFFICE SPACE**



444 OXFORD VALLEY ROAD

Langhorne, PA 19047

**CLICK HERE TO CONTACT US
FOR ADDITIONAL INFORMATION**



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The information in this proposal is only for evaluating the possible purchase of the property and should not be used for any other purpose. Photocopying or sharing this information with any third party without written consent from the contact person or property owner is prohibited. The only person authorized to represent the owner for the sale of the property is the contact person listed in this proposal.

Neither the owner nor the contact person makes any guarantees about the accuracy or completeness of the information provided. This proposal may contain statements and estimates that may or may not be correct. The recipient should conduct their own analysis of the property.

This proposal is only a request for interest and is not a formal offer to sell the property. The owner reserves the right to reject any expressions of interest, terminate negotiations at any time, and only a signed real estate purchase agreement will legally bind the owner to sell the property.

Any correspondence between the owner or their agents and the prospective purchaser should not be considered binding, and the prospective purchaser proceeds at their own risk. Only a fully executed real estate purchase agreement will bind the owner and the prospective purchaser.



SECTION I

PROPERTY INFORMATION





OFFERING SUMMARY

AVAILABLE:	58,233 sq.ft. (divisible)
OWNER SHIP:	Condo - Fee Simple
YEAR BUILT:	1985
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	37,276 VPD
CROSS STREET:	S. Buckstown Rd

PROPERTY OVERVIEW

The Oxford Valley Plaza located in Bucks County, PA is a 58,813 sq.ft. three-story office building that exudes design, construction, and character. It boasts a steel frame and block structure, complemented by an abundance of natural light that enters the building through its all-glass exterior. The ground floor houses a 2,700 sqft medical office with a surgery center, while the upper levels feature open floor plans that offer flexibility in space planning. This property is located in a highly visible area, halfway between Center City Philadelphia and Princeton, NJ, near multiple highway access points, and several major medical systems. The surrounding area offers an abundance of local, regional, and national retailers, restaurants, and it is connected to the Sheraton Bucks County Hotel, which offers dining, bar & lounge, conference facilities, and a fitness center. Elevator-served and fully sprinkled, this building also has ample parking.

LOCATION OVERVIEW

In the heart of the bustling Oxford Valley corridor, 444 Oxford Valley Plaza offers a prime location on the well-known Oxford Valley Road. The property is situated near a plethora of amenities including the Oxford Valley Mall, Sesame Place, Jefferson Bucks Hospital, and numerous shopping centers, hotels, and dining options. With easy access to major highways such as U.S. Route 1 just 0.4 miles away, Interstate 95/295 1.2 miles away, and the Scudder Falls Bridge 4.2 miles away, the building is a convenient hub for those traveling to Philadelphia or central and southern New Jersey.



HIGHLIGHTS

- Currently zoned highway commercial, and up to date environmental
- By-right use for Hospital, Nursing Home, Drug and Alcohol recovery, and Charter School
- Ideally Located Corporate Headquarters Opportunity
- 58,233 sq.ft. Gross Building Area
- 3-Story Building w/ Ample-sized Floor Plates
- Multi Level Parking with over 300 Parking Spaces
- Elevator & Sprinkler Served
- Short walk to the Sheraton Bucks County Hotel
- Condo Fee Simple Ownership
- Location is Highly Visible and Accessible
- Business and Consumer Access
- Close to Several Major Medical Systems
- Adjacent to Densely Populated Residential Trade Areas
- Attractive Demographic Profile
- Entertainment, Shopping, Restaurants, and Hotels Nearby
- Nearby SEPTA Woodbourne Train Station and Yardley Train Station
- Immediate Access to Public Transportation
- Adjacent to US-1, US-1 Business, I-95, I-295 and PA / NJ Turnpikes

LOCATION INFORMATION

BUILDING NAME:	444 Oxford Valley Plaza
STREET ADDRESS:	444 Oxford Valley Road
CITY,STATE ,ZIP:	Langhorne , PA 19047
COUNTY:	Bucks
MARKET:	Philadelphia
SUB-MARKET:	Lower Bucks County
MARKET TYPE:	Medium
TOWNSHIP:	Falls Township
NEARES HIGHWAY:	Lincoln Highway - 0.3 Mi .
NEAREST AIRPORTS:	Trenton Mercer Airport [TTN] - 9.9 Mi. Newark Airport - 93 Mi. Laguardia Airport [NYC] - 93Mi. Philadelphia International Airport [PHL] - 33.3 Mi.



BUILDING INFORMATION

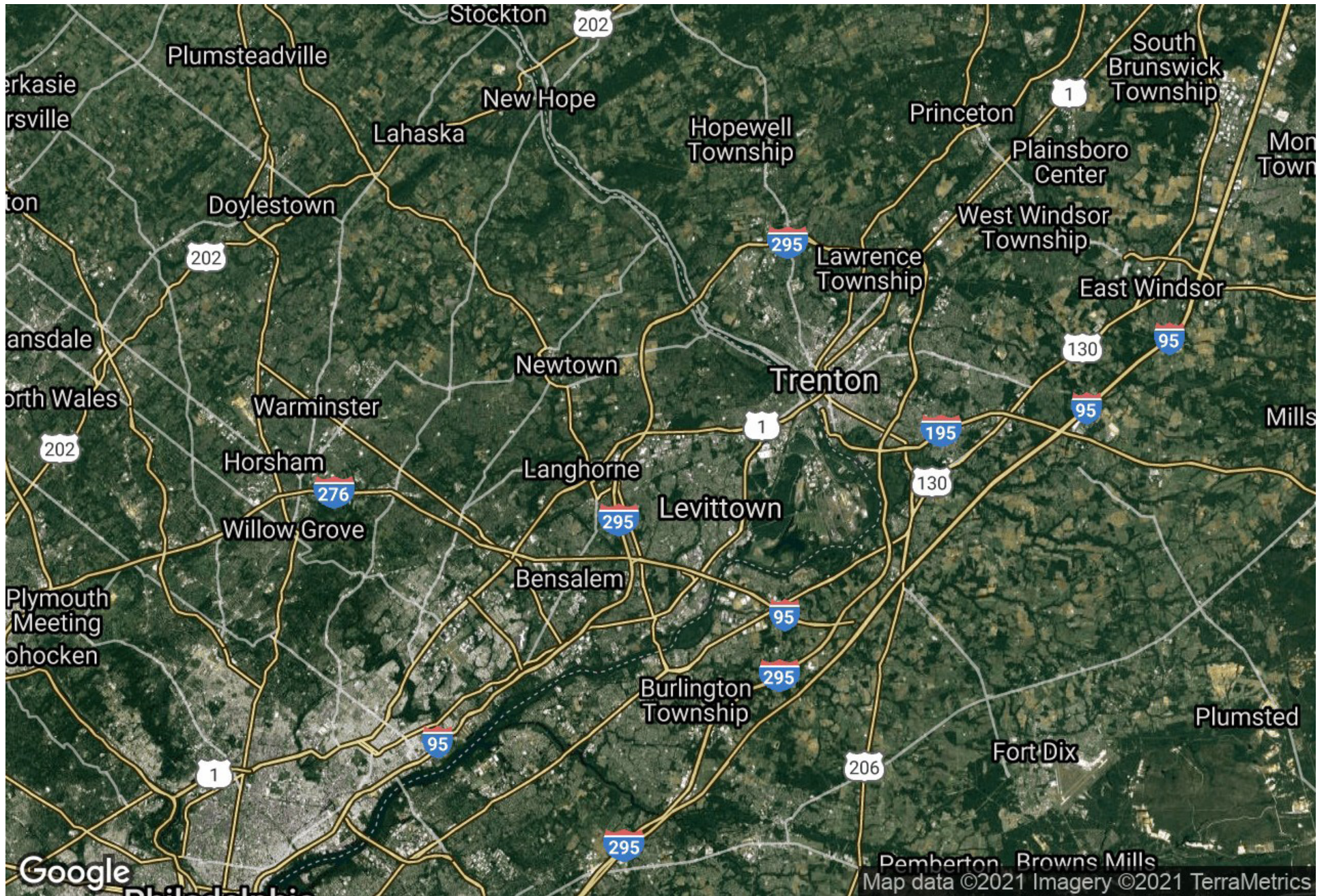
BUILDING SIZE:	58,233 sq.ft.±
NUMBER OF FLOOR:	3
BUILDING CLASS:	A
ELEVATOR:	Yes
SPRINKLED:	Yes
PARKING SPACES:	315
ZONING:	HC - Highway Commercial
APN:	13-003-031-002

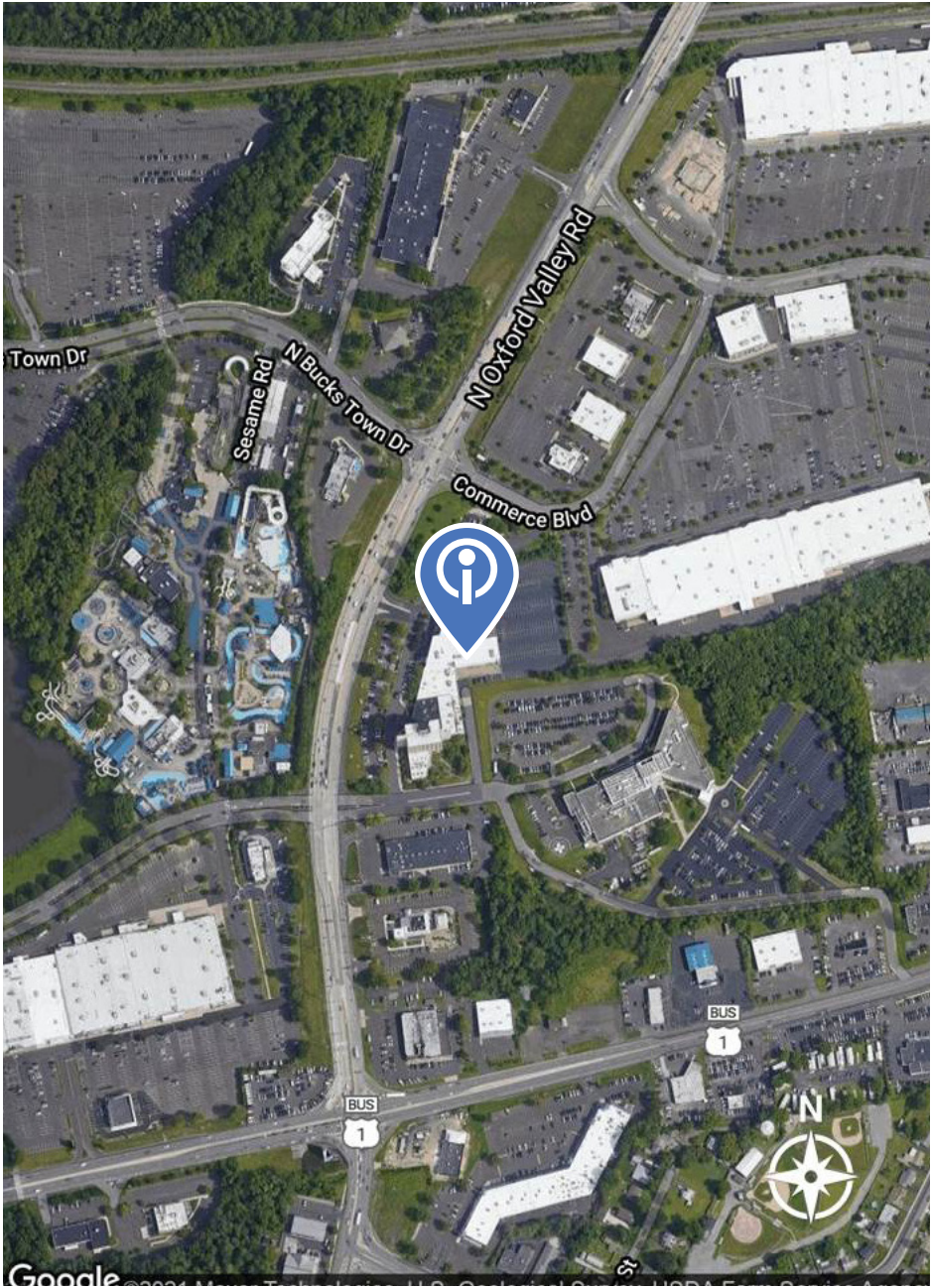
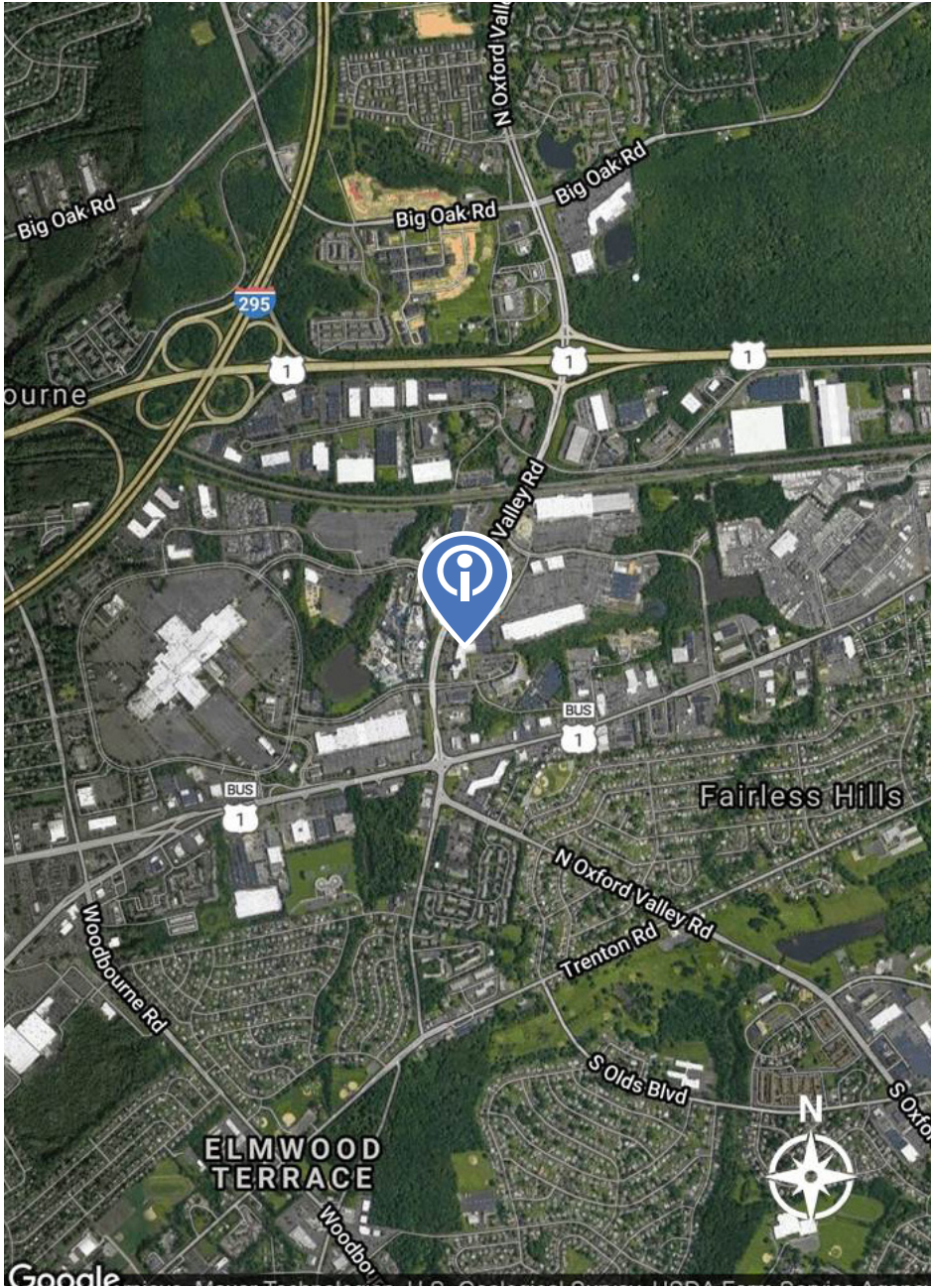


SECTION 2

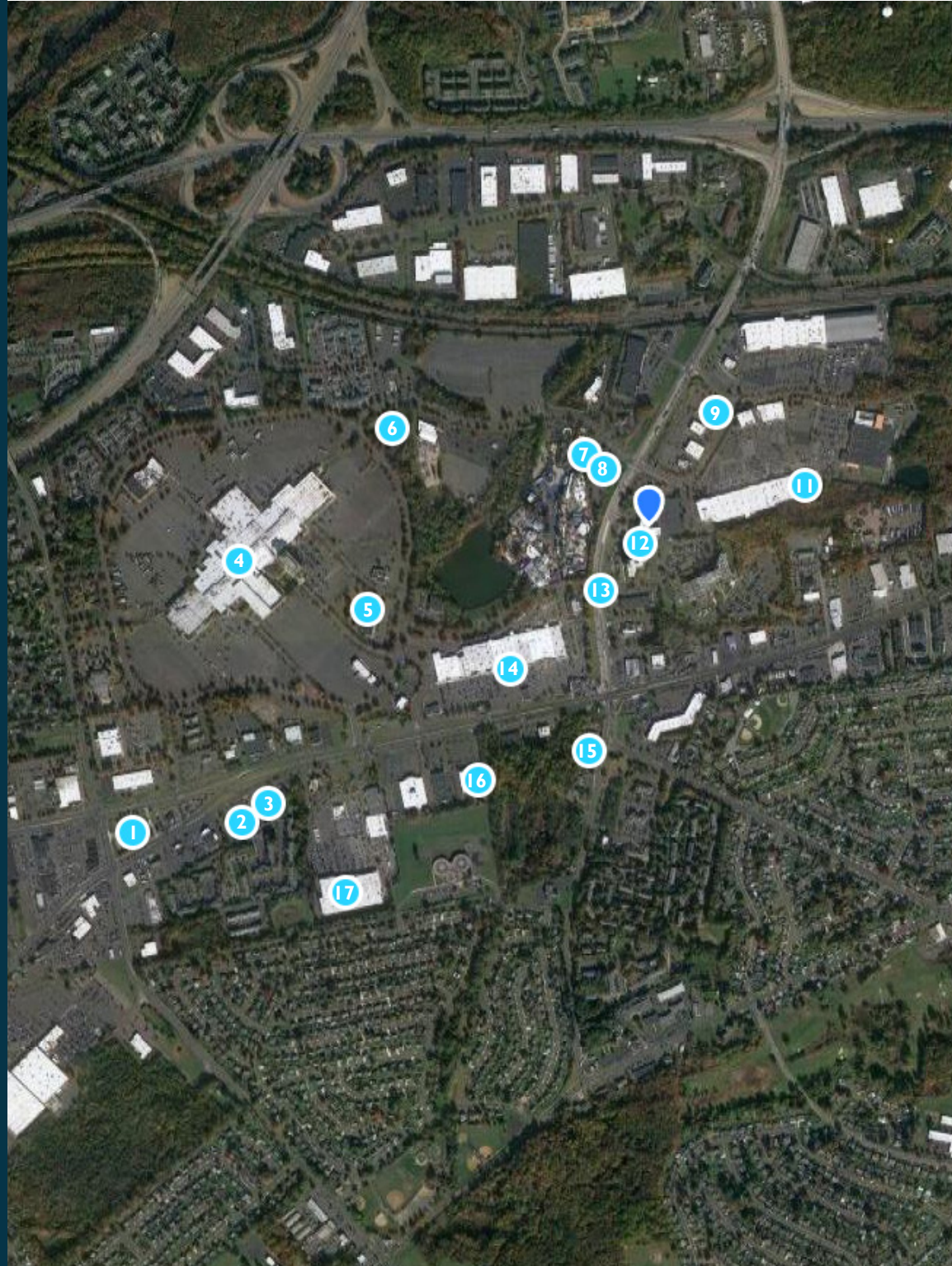
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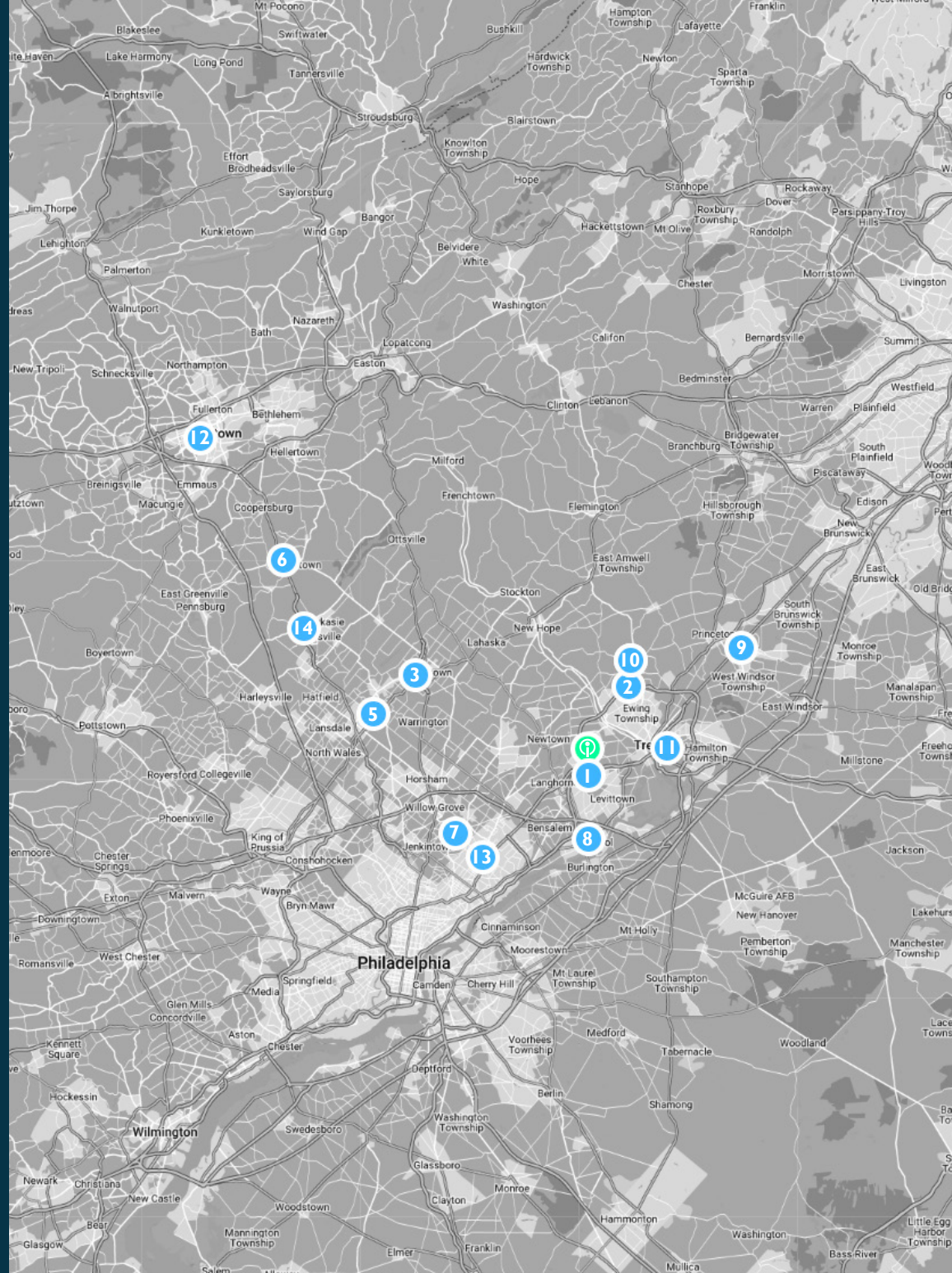




- 4 Ann Taylor: Loft
- 11 Ashley HomeStore
- 9 Barnes & Noble
- 16 Burlington
- 6 Chick-fil-a
- 11 Dick's Sporting Goods
- 4 Express
- 14 Home Goods
- 13 Jefferson Bucks Hospital
- 9 Joann Fabrics
- 4 Macy's
- 8 Margaritas
- 14 Michael's
- 4 Nordstrom Rack
- 11 Office Depot/Office Max
- 2 Olive Garden
- 15 PNC
- 9 PetSmart
- 6 Reb Robin
- 3 Red Lobster
- 7 Sesame Place
- 12 Sheraton Bucks County Langhorne
- 17 Starbucks
- 4 T.J. Maxx
- 1 TD Bank
- 5 T.G.I Fridays
- 17 Target
- 11 The Home Depot
- 15 Wawa



- 1 Aria Health-Bucks County
- 2 Capital Health
- 3 Doylestown Health
- 4 Grand View Hospital
- 5 Health Center at Chalfont
- 6 Health Center at Quakertown
- 7 Holy Redeemer
- 8 Lower Bucks Hospital
- 9 Penn Medicine: Princeton Health
- 10 RWJBarnabas Health
- 11 St. Francis Medical Center
- 12 St. Luke's Allentown Campus
- 13 Temple Health
- 14 Trinity Health

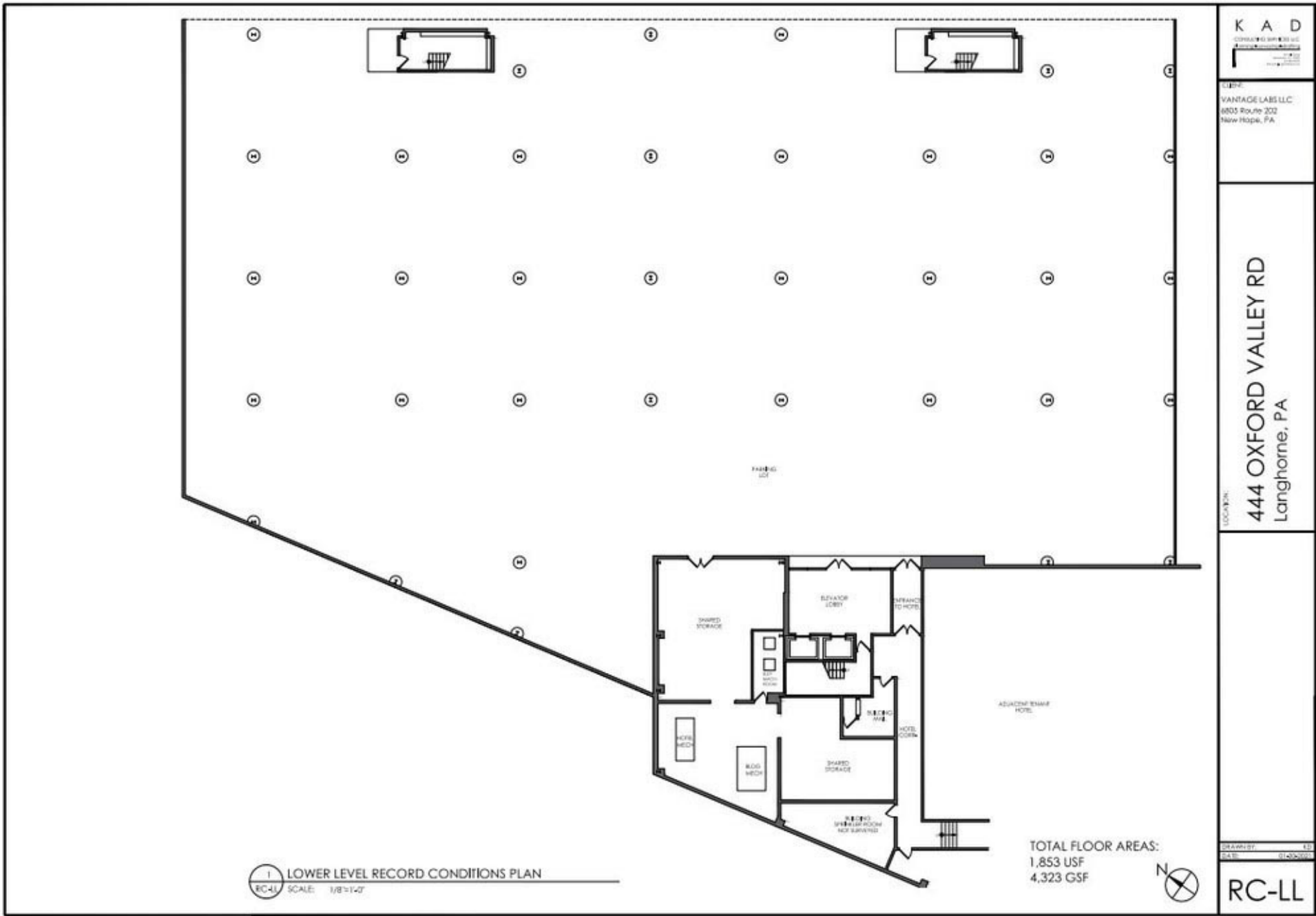


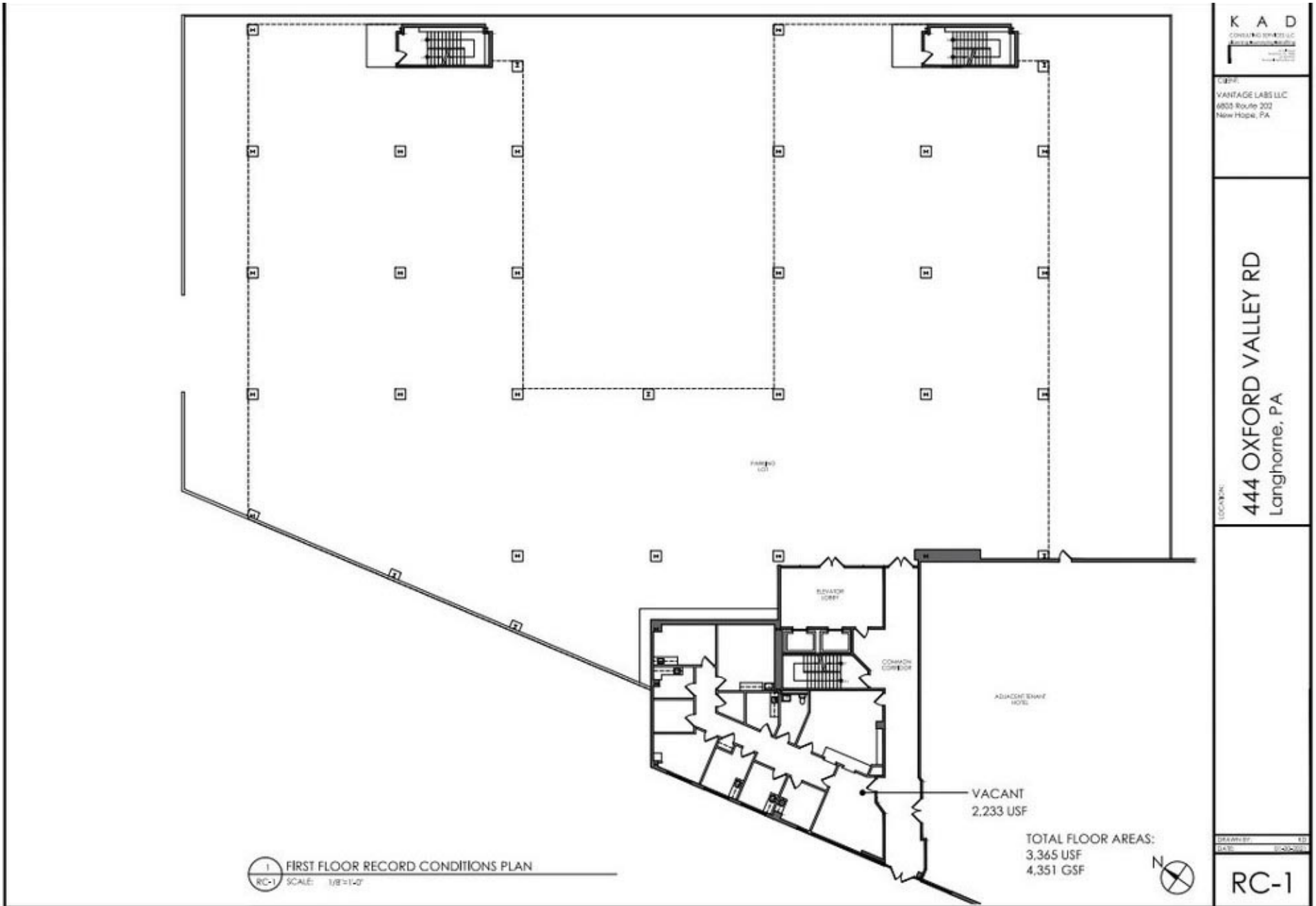


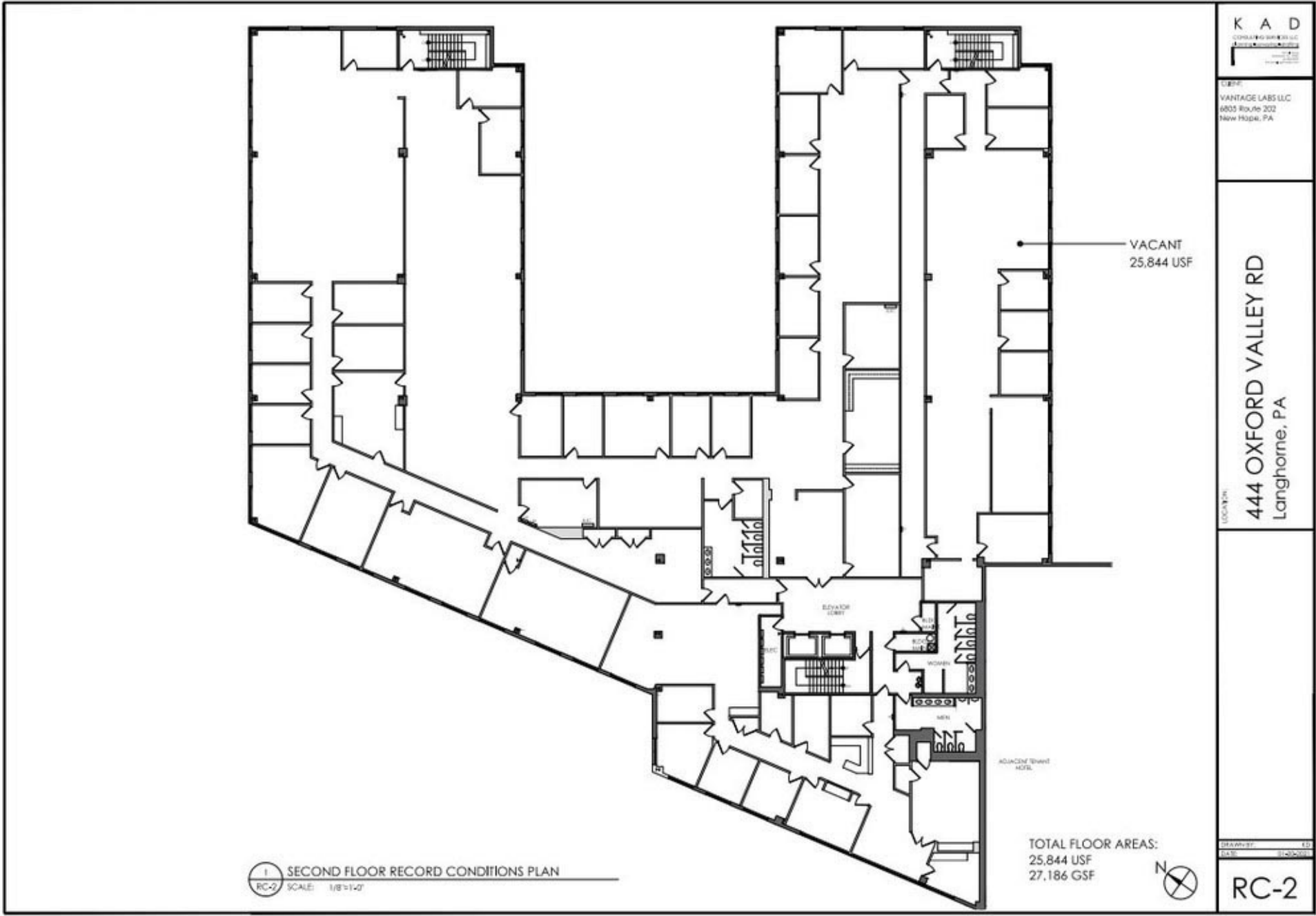
SECTION 3

FLOOR PLANS









K A D
 CONSULTING ARCHITECTS, LLC
 1000 Walnut Street, Suite 200
 Philadelphia, PA 19106
 (215) 563-1000

CLIENT:
 VANTAGE LABS LLC
 6805 Route 202
 New Hope, PA

LOCATION:
444 OXFORD VALLEY RD
 Langhorne, PA

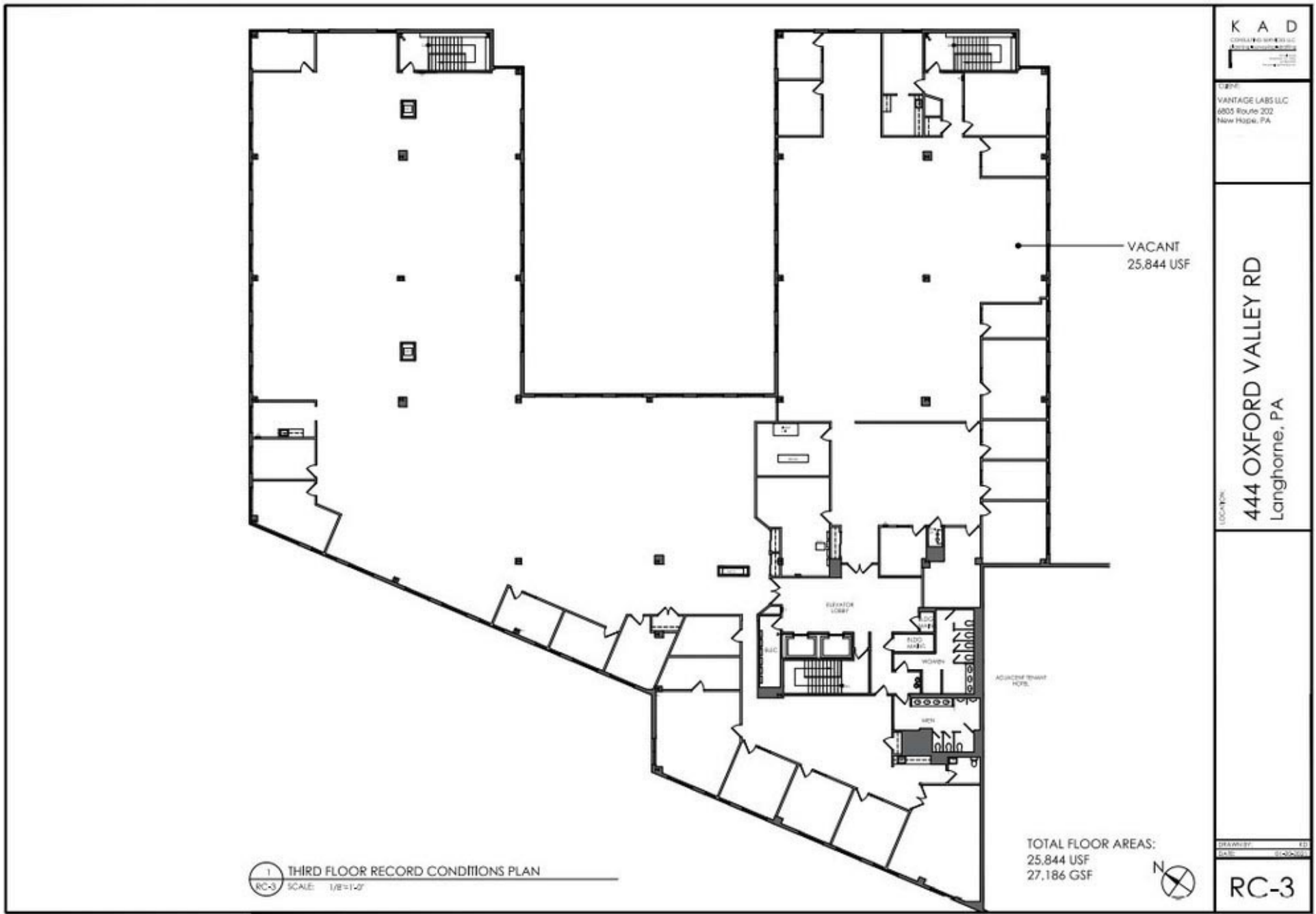
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 DATE: []

RC-2

1 SECOND FLOOR RECORD CONDITIONS PLAN
 RC-2 SCALE: 1/8"=1'-0"

TOTAL FLOOR AREAS:
 25,844 USF
 27,186 GSF





CLIENT: VANTAGE LABS LLC 6805 Route 202 New Hope, PA	
LOCATION: 444 OXFORD VALLEY RD Langhorne, PA	
DRAWN BY: DATE: 11-03-2014	E.D. 11-03-2014
RC-3	

1 THIRD FLOOR RECORD CONDITIONS PLAN
 RC-3 SCALE: 1/8"=1'-0"

TOTAL FLOOR AREAS:
 25,844 USF
 27,186 GSF



SECTION 4

ADDITIONAL SITE PHOTOS









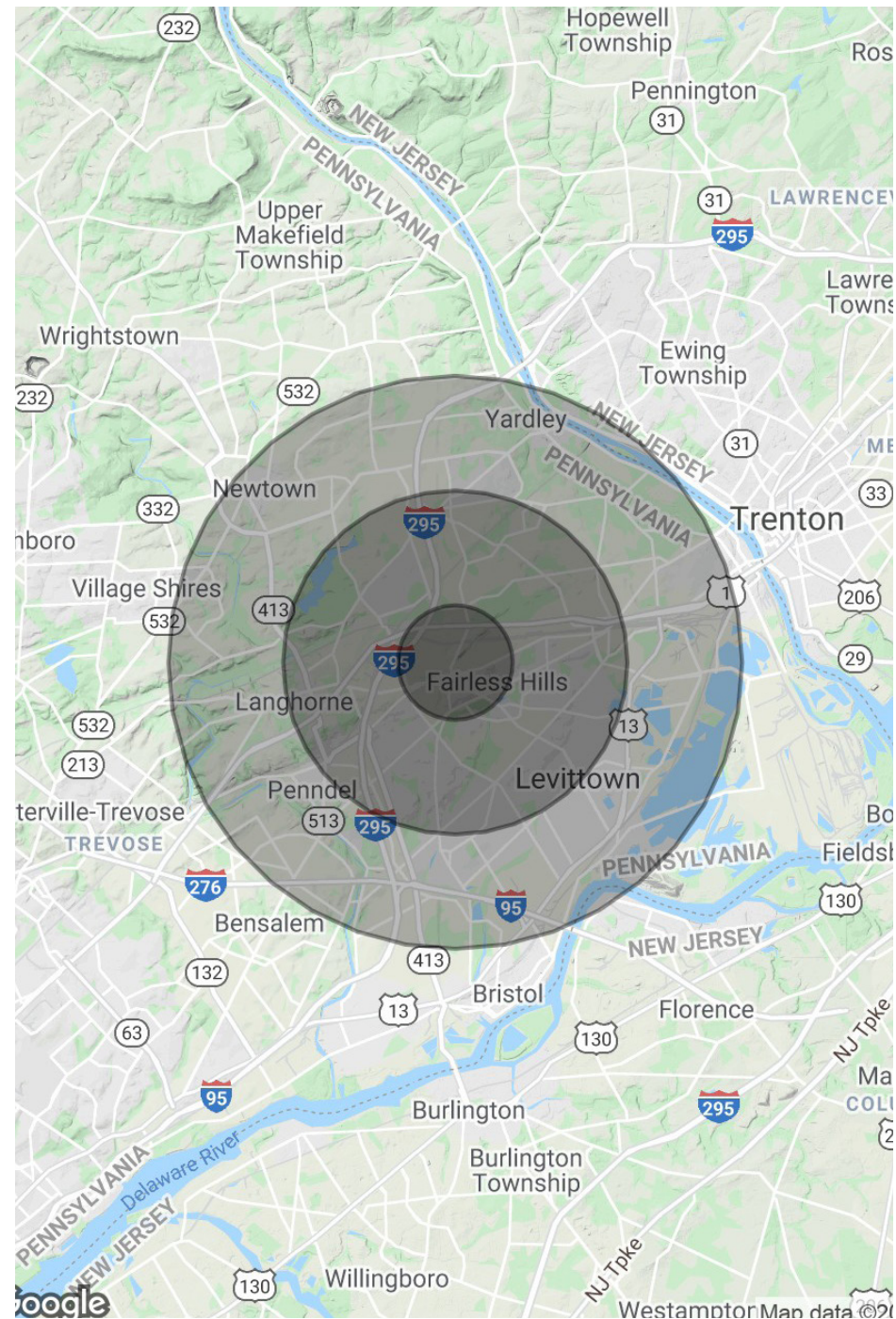


SECTION 5

DEMOGRAPHIC PROFILE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,315	87,061	208,041
AVERAGE AGE	39.9	40.7	40.1
AVERAGE AGE (MALE)	37.7	38.6	38.7
AVERAGE AGE (FEMALE)	42	42.5	41.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,485	31,236	75,368
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$78,655	\$88,644	\$89,576
AVERAGE HOUSE VALUE	\$308,041	\$322,611	\$330,569
TRAFFIC COUNTS			
DAILY TRAFFIC COUNTS	37,276/DAY		





THANK YOU

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