



Freestanding Office Building



919 Durham Road

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



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

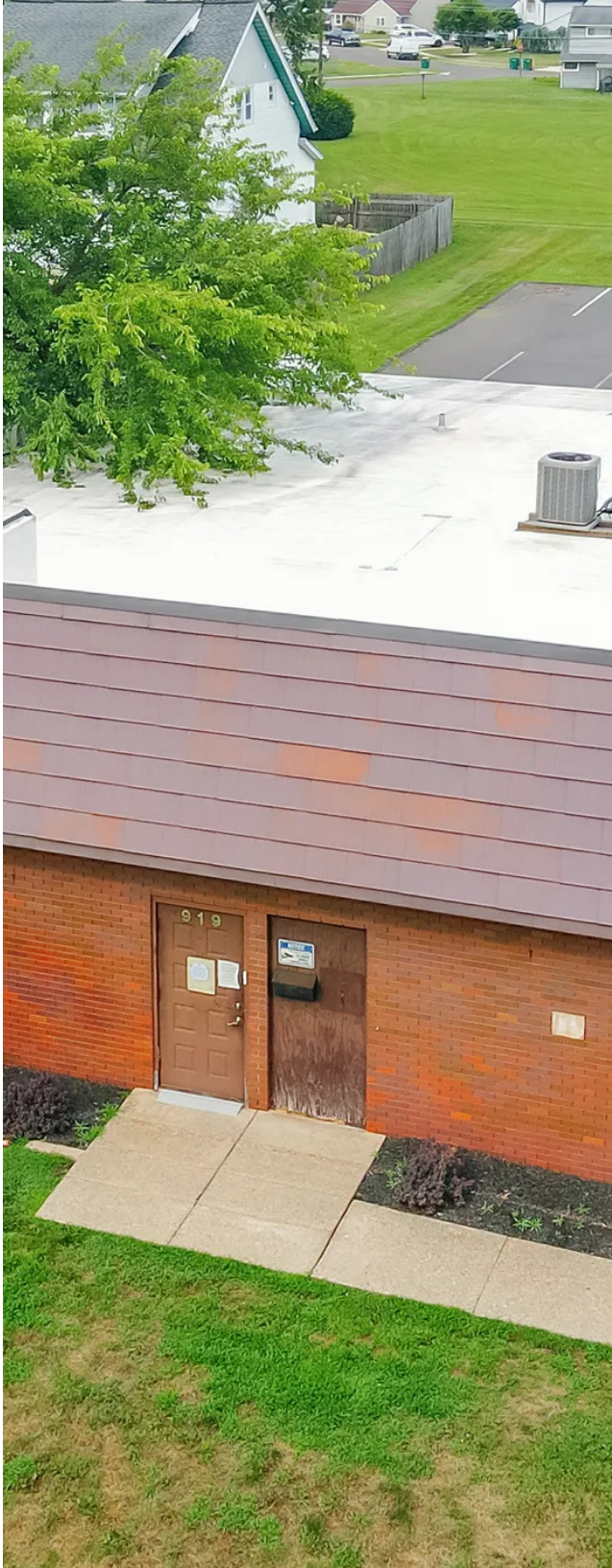
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal 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 Proposal 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.

TABLE OF CONTENTS

Disclaimer	2
The Marketing Team	4
THE PROPERTY	5
Property Summary	6
Property Highlights	7
Property Details	8
Property Photos	9
Floor Plans	10
THE LOCATION	11
Location Description	12
Regional Map	13
Aerial Map	14
THE DEMOGRAPHICS	15
Demographics Map & Report	16



THE MARKETING TEAM



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



The Property



PROPERTY SUMMARY

FREESTANDING OFFICE BUILDING

919 DURHAM ROAD
LANGHORNE, PA 19047

OFFERING SUMMARY

LEASE RATE:	\$22 SF/yr (MG)
BUILDING SIZE:	3,951 SF±
LOT SIZE:	1.12 AC±
PARKING SPACES:	23
ZONING:	R-2

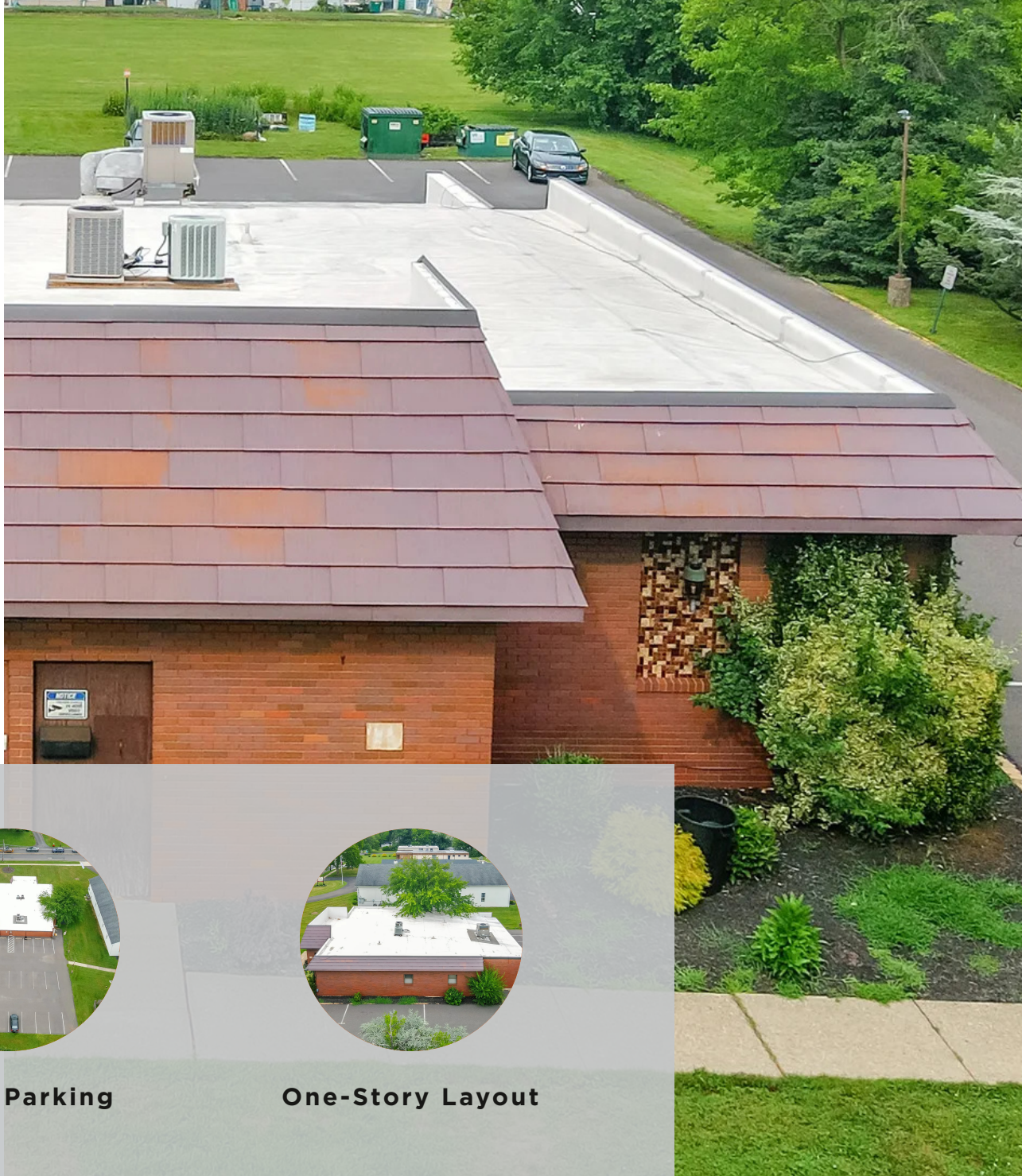
PROPERTY SUMMARY

SVN is proud to present an excellent opportunity to lease a freestanding, one-story office building located at 919 Durham Road in Langhorne, Bucks County, Pennsylvania. The property consists of approximately 3,951 SF and features a highly functional layout with 14 private offices, a spacious reception area, a dedicated waiting room, multiple storage areas, and ample on-site parking. The building's flexible floor plan can easily accommodate a variety of professional uses, including medical. Ideally positioned along Durham Road (PA Route 413), the property benefits from excellent visibility, convenient access, and strong daily traffic counts. Its central Bucks County location provides quick connectivity to Route 1, Interstate 295, the Pennsylvania Turnpike (I-276), and U.S. Route 13, allowing for easy access throughout Bucks County. The surrounding area is densely populated and features a strong mix of established residential and commercial neighborhoods.



PROPERTY HIGHLIGHTS

- Available for lease
- 3,951 SF freestanding office building
- One-story layout
- 14 private offices with flexible floor plan
- Ideal for office or medical users
- Ample on-site parking
- Signage available
- Excellent visibility on Durham Road
- Convenient access to Route 1, I-295 & PA Turnpike
- Surrounded by established businesses and residential communities



Freestanding Building



Ample Parking



One-Story Layout

PROPERTY DETAILS

LEASE RATE

\$22 SF/YR (MG)

LOCATION INFORMATION

STREET ADDRESS	919 Durham Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Trenton Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Hwy. - 1.1 Mi.
NEAREST AIRPORT	Trenton Mercer [TTN] - 12.2 Mi. Philadelphia Int'l [PHL] - 33.1 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	R-2, Residence District
LOT SIZE	1.12 Acres
APN #	22-049-019-001
YEAR BUILT	1969
LOT FRONTAGE	128 ft
LOT DEPTH	300 ft
TRAFFIC COUNT	13,261 VPD
TRAFFIC COUNT STREET	Dolphin Rd

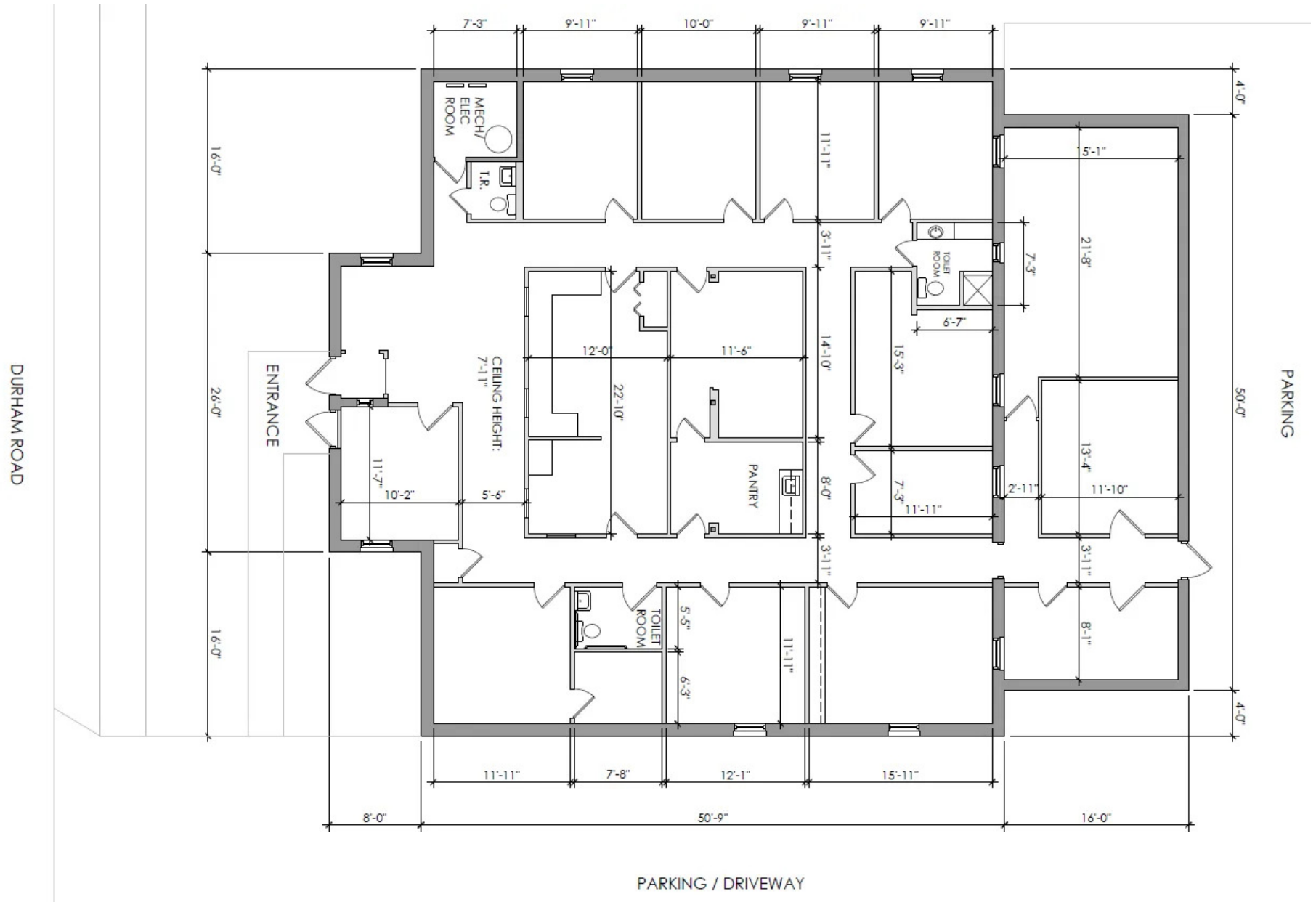
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	6/1000
NUMBER OF PARKING SPACES	23

PROPERTY PHOTOS



FLOOR PLANS





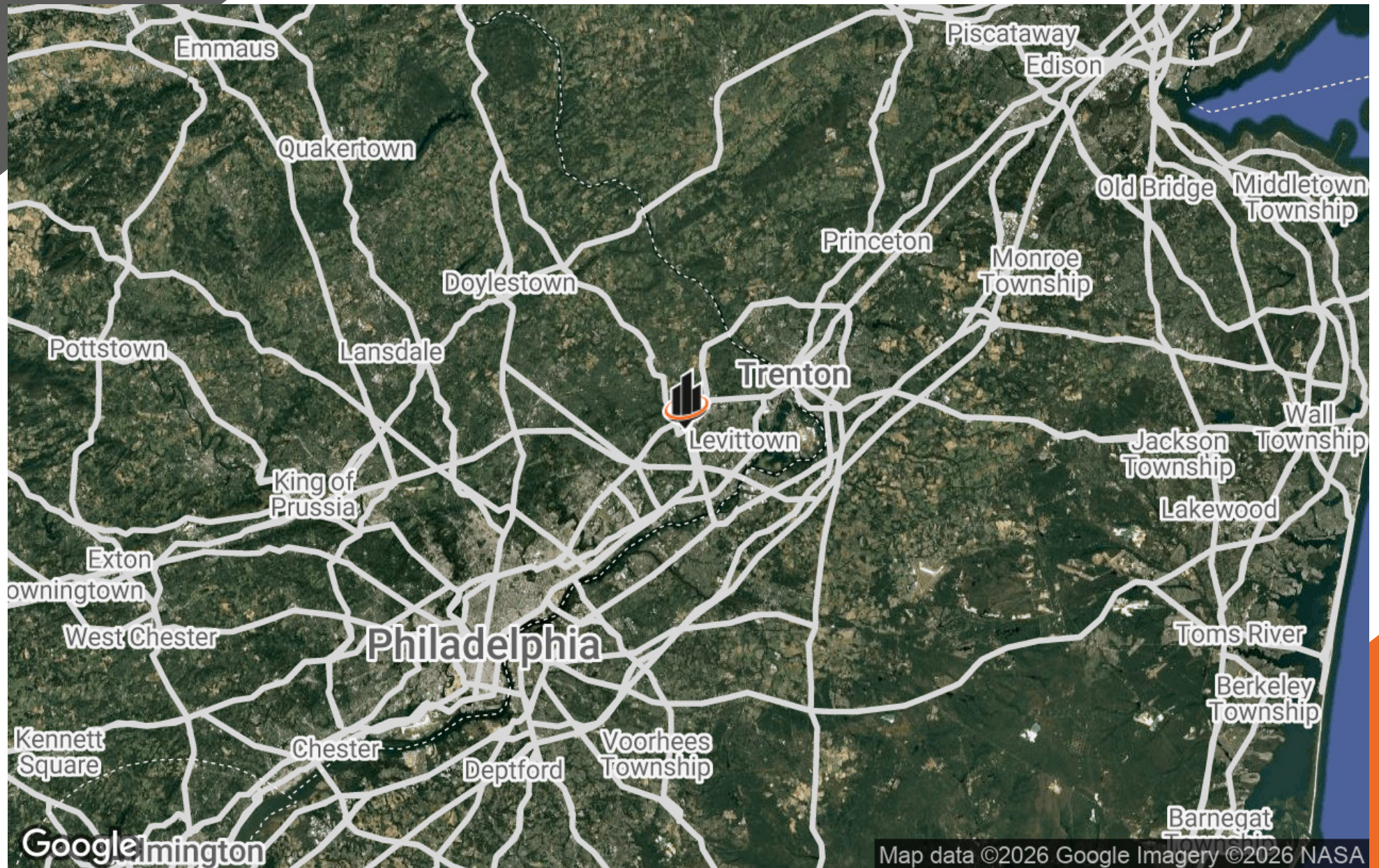
The Location



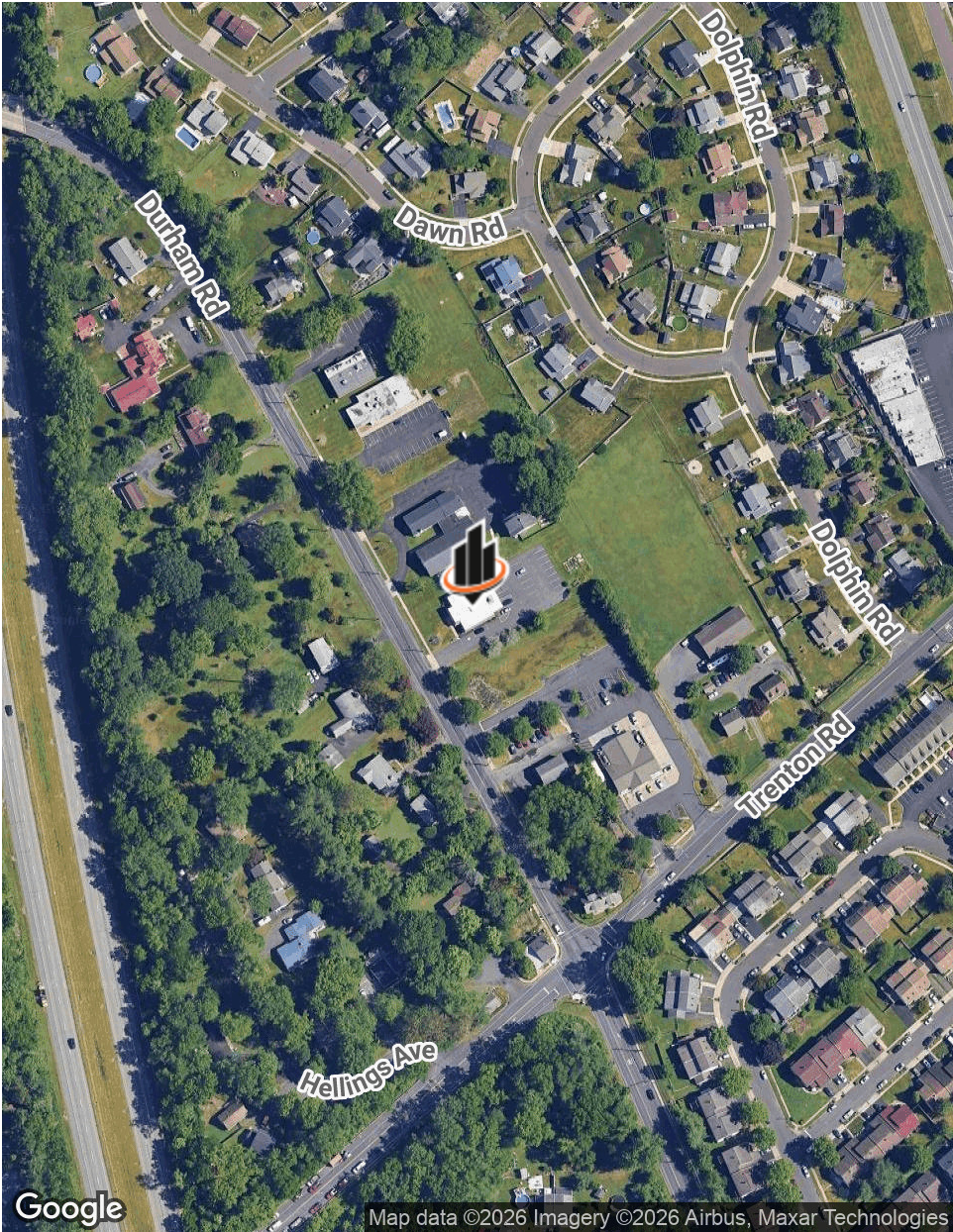
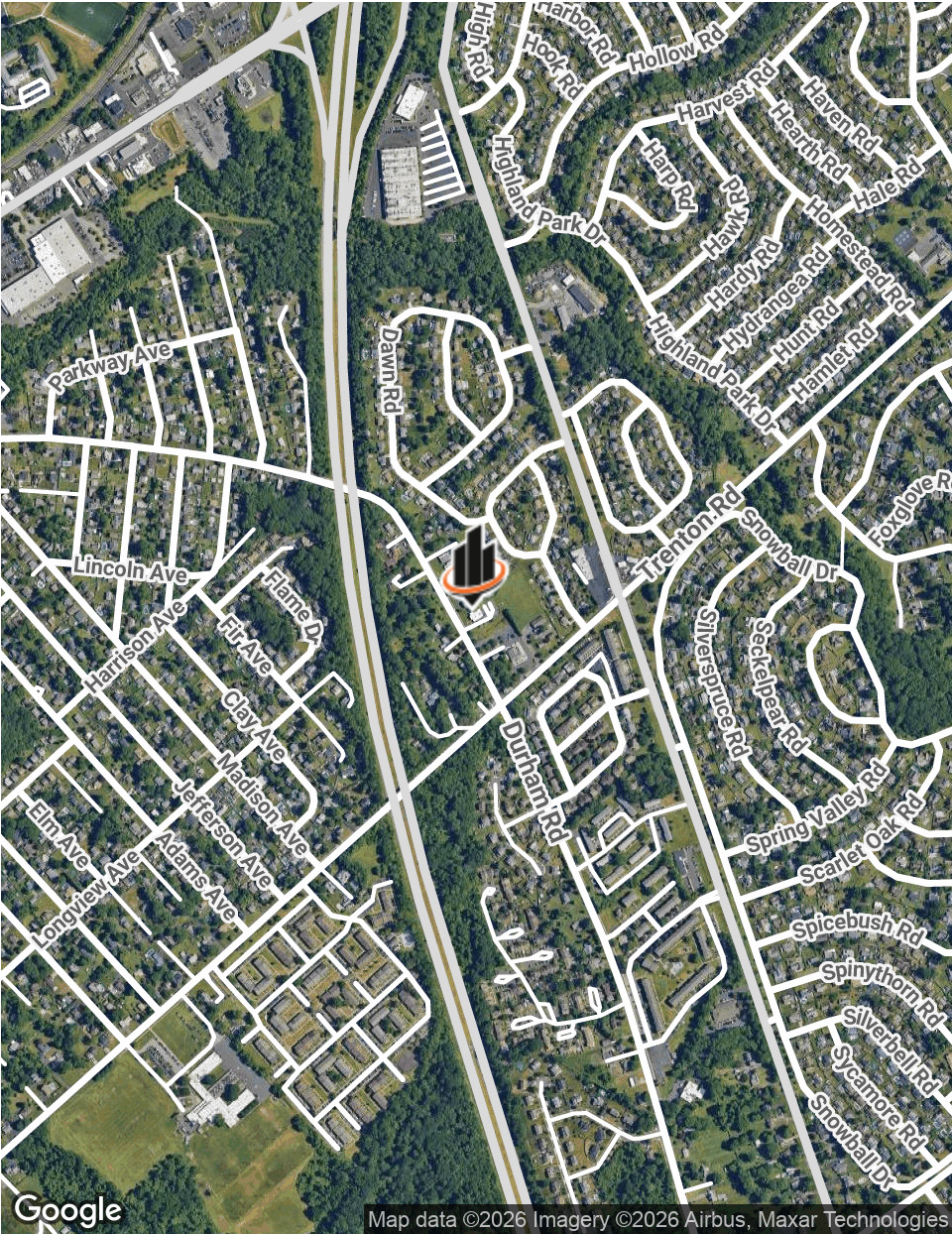
LOCATION DESCRIPTION

Situated in the heart of the Durham Road corridor, the property offers exceptional accessibility to major transportation routes. It is located just 0.3 miles from Route 413 (Veterans Highway), less than one mile from Route 513 (Bellevue Avenue), one mile from the Lincoln Highway (U.S. Route 1), and only 1.2 miles from Interstate 95. The property is approximately a 30-minute drive to both Philadelphia and Princeton, and about 90 minutes from New York City, making it an ideal location for businesses serving the Greater Philadelphia and Central New Jersey markets.

REGIONAL MAP



AERIAL MAP





The Demographics

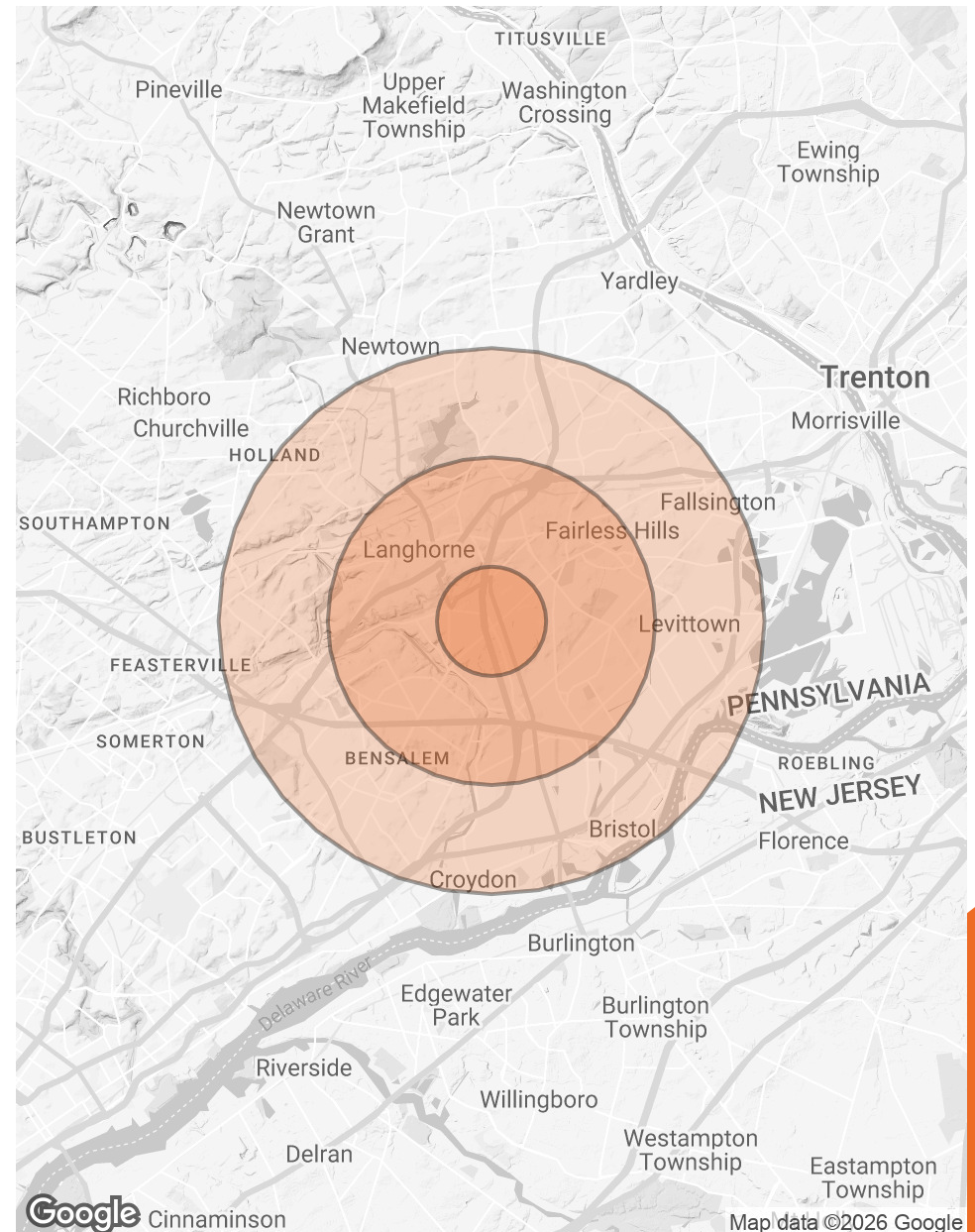


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,903	91,671	237,656
AVERAGE AGE	38.5	38.9	39.6
AVERAGE AGE (MALE)	37.8	38	38.2
AVERAGE AGE (FEMALE)	39.5	39.8	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,378	32,104	87,642
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$75,653	\$77,798	\$79,369
AVERAGE HOUSE VALUE	\$302,658	\$298,244	\$305,951

2020 American Community Survey (ACS)





Collective Strength, Accelerated Growth

125 PHEASANT RUN, STE 102
NEWTOWN, PA 18940



SVNAHIA.COM