

OFFERING MEMORANDUM

4259 W. Swamp Road
Doylestown, PA 18902



COMMERCIAL
PARTNERS

SERHANT.

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TABLE OF CONTENTS.

The Property.	Pages 3-5
Location Details.	Page 6
Photos.	Page 7
Available Space.	Page 8
Floor Plans.	Pages 9-10
Turnkey Suites.	Page 11
Medical Space.	Page 12
Location.	Page 13
Demographics.	Page 14
Leasing Rep.	Page 15

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THE PROPERTY

PROPERTY SUMMARY

Building Size.	79,090 +/- square feet
Available Space.	700 - 5,400 square feet
Site Size.	4.30 acres
Property Class.	Class A
Zoning.	PC1
Parking.	328 spots - 4.15/1000
Lease Type.	Modified Gross + Electric
Availability.	Immediate

This property presents an opportunity for a business that understands how location, visibility, and functionality work together in real life.

Located in the Cross Keys corridor, 4259 W Swamp Road offers a highly visible, accessible setting suited for operators who rely on consistent traffic flow and ease of access for both customers and staff.

The building spans approximately 19,464 square feet across a well-positioned site of ±3.02 acres, allowing for flexible use depending on layout and operational needs.

This is not a “plug and play for anyone” space. It is best suited for a business that:

- Understands its customer flow and parking requirements
- Has clarity on layout and build-out needs
- Values visibility and accessibility as part of its growth strategy

From an operational standpoint, the property offers the scale and positioning to support established users looking to expand, relocate, or improve how their space functions day-to-day.

Our approach is not just to lease space, but to ensure it aligns with how your business actually operates — from layout to build-out considerations and long-term usability.

PROPERTY DETAILS

Property Information

Property Type.	Office & Medical
Available Space.	700 - 5,400 square feet
Total Building Size.	79,090 square feet
Floor Plate Size.	19,773 square feet
Site Size.	4.30 +/- acres
Property Class.	Class A
Zoning.	PC1
Parking.	328 spots - 4.15/1000
Lease Type.	Modified Gross + Electric
Availability.	Immediate
Cafe On Site.	Wheat & Vine Cafe

WHEAT & VINE
PROVISIONS CO.



LOCATION DETAILS

Location Information

Street Address.	4259 W. Swamp Road
City, State, Zip Code.	Doylestown, PA 18902
County.	Bucks
Cross Streets.	Route 611 & Route 313
Township.	Buckingham
Daily Traffic Count.	20,000 + cars per day
Highway Proximity.	½ mile from RT 611
Surrounding Area.	Established retail & service corridor
Availability.	Immediate



ADDITIONAL PHOTOS

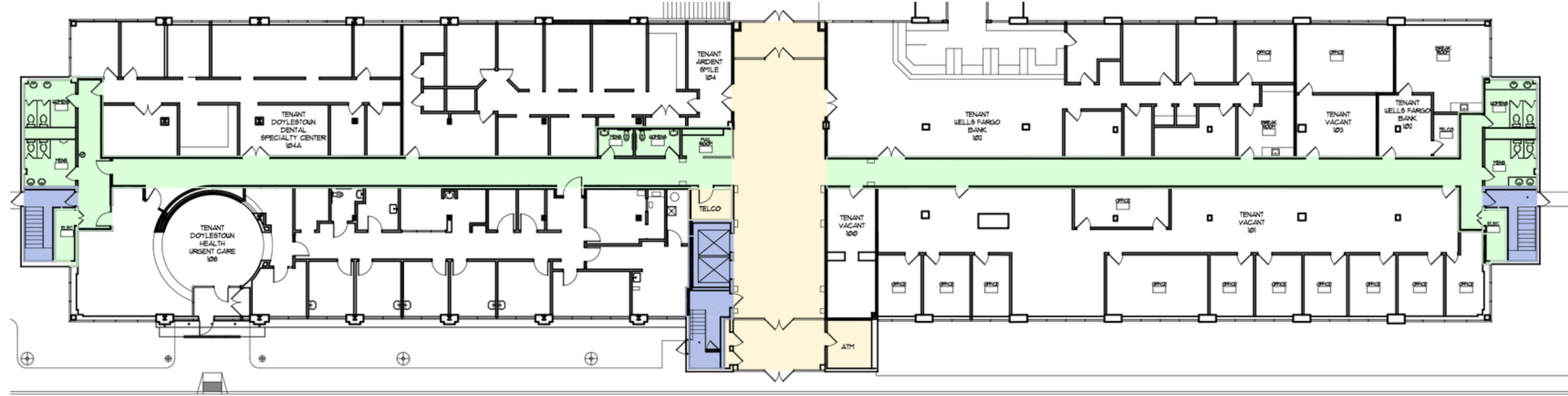


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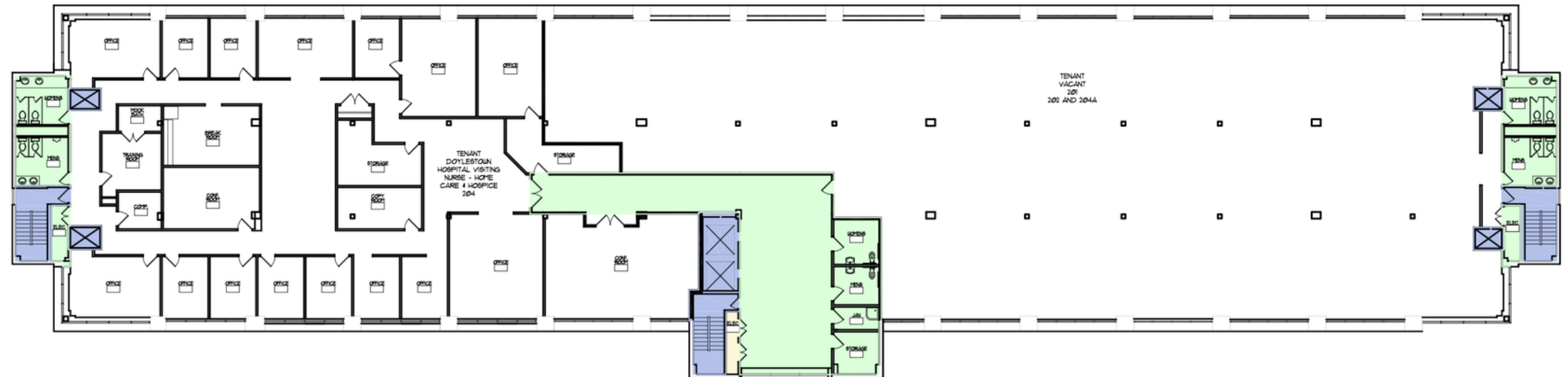
Floor & Suite.	Space Available.
1st - 103	672 square feet
2nd - 200-1	710 square feet
2nd - 200-2	900 square feet
3rd - 302A	2,313 square feet
3rd - 320	1,067 square feet
4th - 400	5,440 square feet

AVAILABLE SPACE

FLOOR PLANS

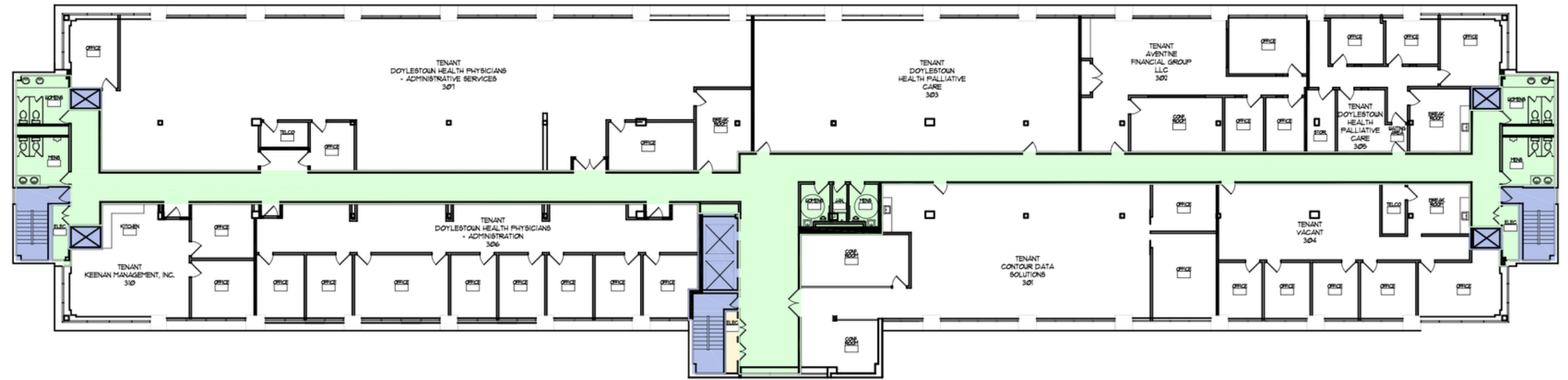


First Floor

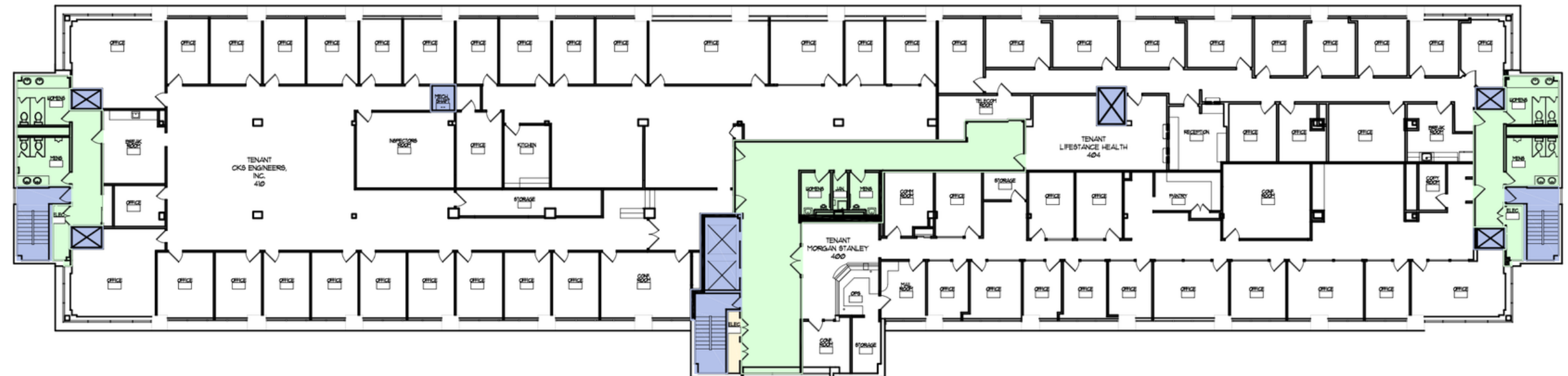


Second Floor

FLOOR PLANS



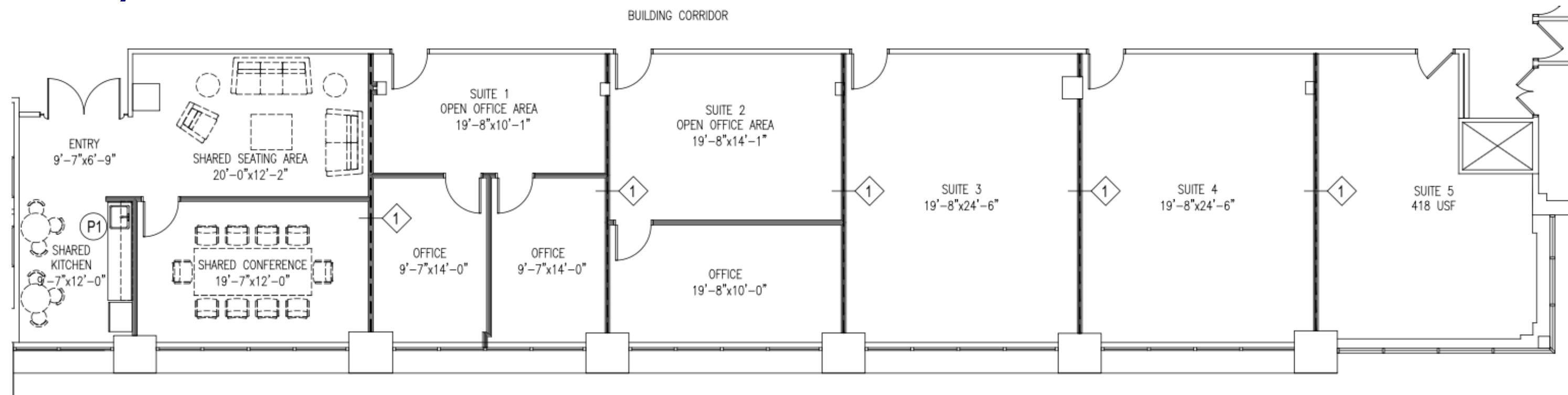
Third Floor



Fourth Floor

TURNKEY EXECUTIVE SUITES

FLEXIBLE, FULLY SERVICED OFFICE SPACE WITH ALL-INCLUSIVE PRICING



THE PROPERTY OFFERS A LIMITED COLLECTION OF TURNKEY EXECUTIVE SUITES RANGING FROM APPROXIMATELY 700+/- TO 900+/- SQUARE FEET, DESIGNED FOR BUSINESSES SEEKING A PLUG-AND-PLAY SOLUTION WITHOUT THE COMPLEXITY OF TRADITIONAL OFFICE LEASING.

THE SUITES FEATURE ALL-INCLUSIVE PRICING SHORTER TERM COMMITMENTS AND ACCESS TO PRIVATE AMENITIES INCLUDING A SHARED BREAKROOM WITH COFFEE, EXECUTIVE LOUNGE AND CONFERENCE ROOM.

SUITES PROVIDE FLEXIBLE LAYOUT OPTIONS RANGING FROM PRIVATE OFFICE CONFIGURATIONS TO WIDE-OPEN SPACES TO ACCOMMODATE A VARIETY OF OPERATIONAL NEEDS.

NOW LEASING MEDICAL SPACE

YOUR PRACTICE. IN GOOD COMPANY

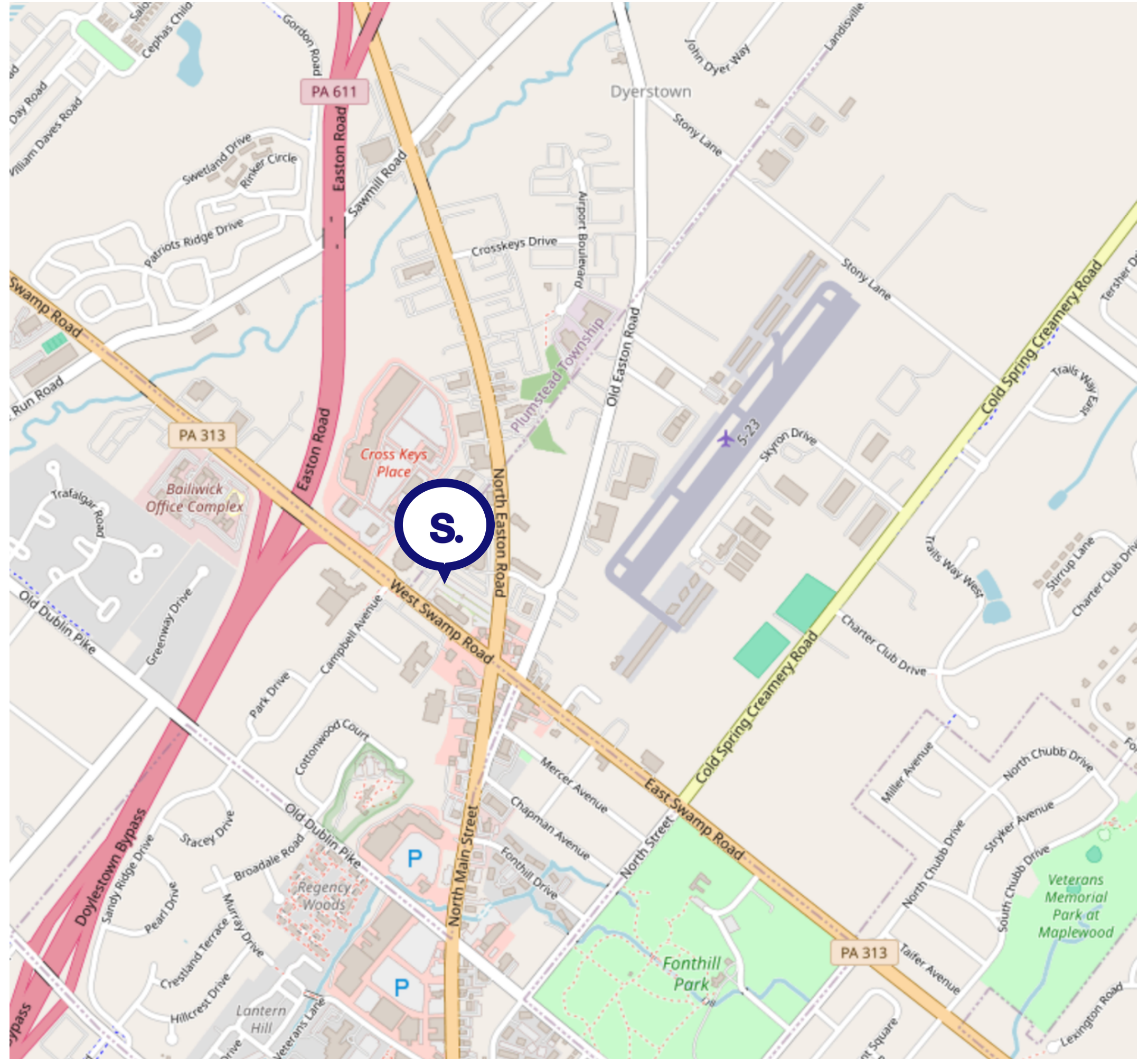
NOW LEASING MEDICAL SUITES RANGING FROM APPROXIMATELY 2,000 TO 10,000 SF AT CROSS KEYS OFFICE CENTER.
JOIN AN ESTABLISHED COMMUNITY OF MEDICAL AND PROFESSIONAL PROVIDERS, INCLUDING PENN MEDICINE



CROSS KEYS OFFERS AN IDEAL SETTING FOR PRACTICES LOOKING TO OPEN, RELOCATE, OR EXPAND.

LOCATION

Located in Buckingham Township (Doylestown, PA 18902) near the Cross Keys intersection at Swamp Road (Route 313) and Old Easton Road (Route 611), the property benefits from a well-trafficked location surrounded by established restaurants, car dealerships, and daily-use retail. The location offers strong visibility and supports a reliable customer base, along with a mix of professional, medical, and service-based users driven by consistent local demand and a dense residential population.



DEMOGRAPHICS

POPULATION	2 Miles.	5 Miles.	10 Miles.
2020 Population.	21,917	76,518	292,456
2025 Population.	23,948	78,877	301,489
Median Age.	48	46	45

HOUSEHOLDS.	2 Miles.	5 Miles.	10 Miles.
2020 Households.	9,097	27,726	109,404
2025 Households.	10,200	28,978	112,715
Average Household Size.	2.3	2.6	2.6

HOUSING & INCOME.	2 Miles.	5 Miles.	10 Miles.
Average Income.	\$138,443	\$163,493	\$151,373
Median Income.	\$110,545	\$137,030	\$122,214
Median Home Value.	\$588,427	\$643,559	\$523,500

LEASING REPRESENTATION



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