



Bristol Oxford Valley Rd

N Oxford Valley Rd



OFFERING MEMORANDUM

Oxford Crossing Office Space For Lease

**333 N. OXFORD VALLEY ROAD
SUITES 401 & 406**

Fairless Hills, PA 19030

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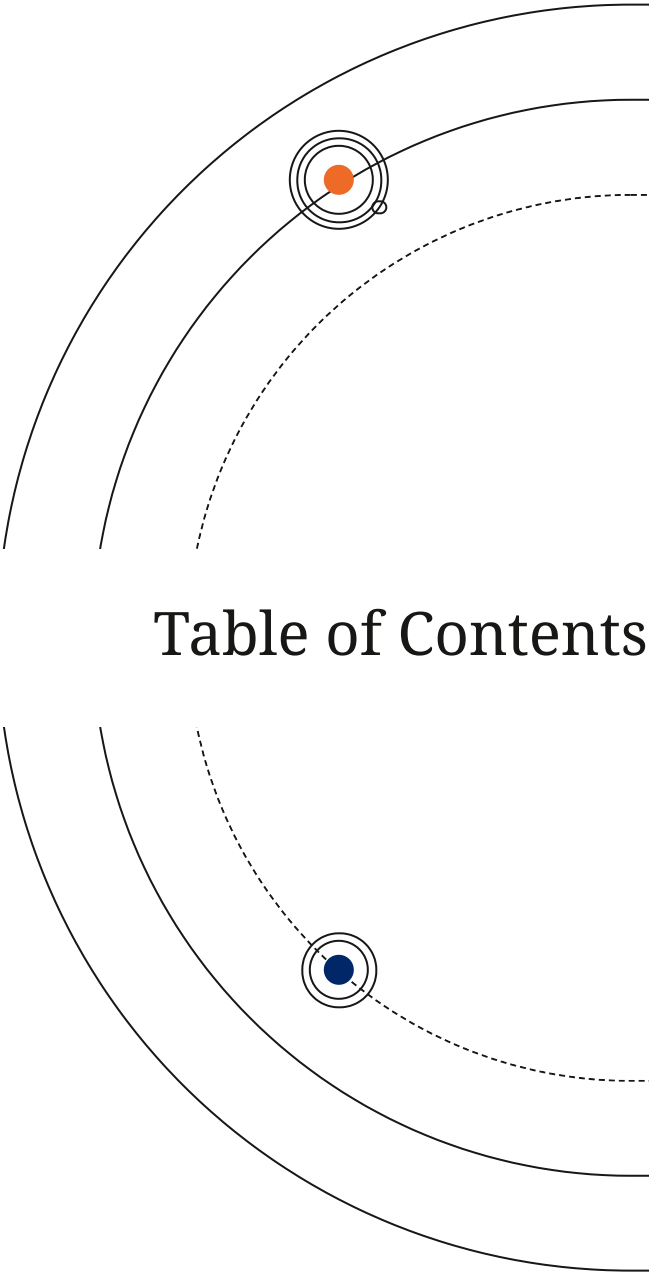


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Bristol Oxford Valley Rd

N Oxford Valley Rd



SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20 SF/yr (MG)
AVAILABLE SF:	1,086 SF & 1,200 SF±
YEAR BUILT:	1988
RENOVATED:	2025
ZONING:	NC
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County

PROPERTY OVERVIEW

Turn-key professional office condominiums available for lease in the highly desirable Oxford Crossing Professional Park. Two suites are available, comprising 1,086 SF and 1,200 SF. These recently upgraded office spaces offer a move-in-ready environment designed for both efficiency and functionality. The bright, well-appointed floor plans feature abundant natural light and are suitable for a variety of professional office users. The current layouts include a welcoming reception and waiting area, private offices, a conference room, and a kitchenette. Additional amenities include ADA accessibility, ample on-site parking, and convenient access to major roadways and public transportation.

LOCATION OVERVIEW

The site is centrally situated in immediate proximity to/from the area’s major intersection of Lincoln Highway and Oxford Valley Rd which provides direct connection to Rt. 1, I-95, Rt. 413, PA and PA Turnpike. The site is in proximity to Oxford Valley Mall, Sesame Place, Aria-Jefferson Health regional hospital, numerous hotels, national chain restaurants and retailers. Centrally located between Philadelphia, Princeton and New Jersey markets.

PROPERTY DETAILS

LEASE RATE	\$20 SF/YR (MG)
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LOCATION INFORMATION

BUILDING NAME	Oxford Crossing Professional Park
STREET ADDRESS	333 N. Oxford Valley Road, Stes 401 & 406
CITY, STATE, ZIP	Fairless Hills, PA 19030
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bristol Oxford Valley Road
TOWNSHIP	Falls Township
NEAREST HIGHWAY	Lincoln Hwy (Route 1)
NEAREST AIRPORT	Trenton-Mercer (TTN)

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	NC - Neighborhood Commercial District
LOT SIZE	0.14 Acres

BUILDING INFORMATION

BUILDING SIZE	1,200 SF±
NUMBER OF FLOORS	1
YEAR BUILT	1988
YEAR LAST RENOVATED	2025
CONSTRUCTION STATUS	Existing

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	Two

PROPERTY HIGHLIGHTS

- Professional office condominiums
- 1,086 SF± & 1,200 SF± available
- Turnkey delivery
- Ample parking
- Handicap accessibility
- Nearby public transportation
- Ideally located for business and consumer access
- Proximate to densely populated residential neighborhoods
- Quality demographic profile
- Amenities rich location with nearby shopping and restaurants
- Easy access via route 1, I-95 & PA Turnpike



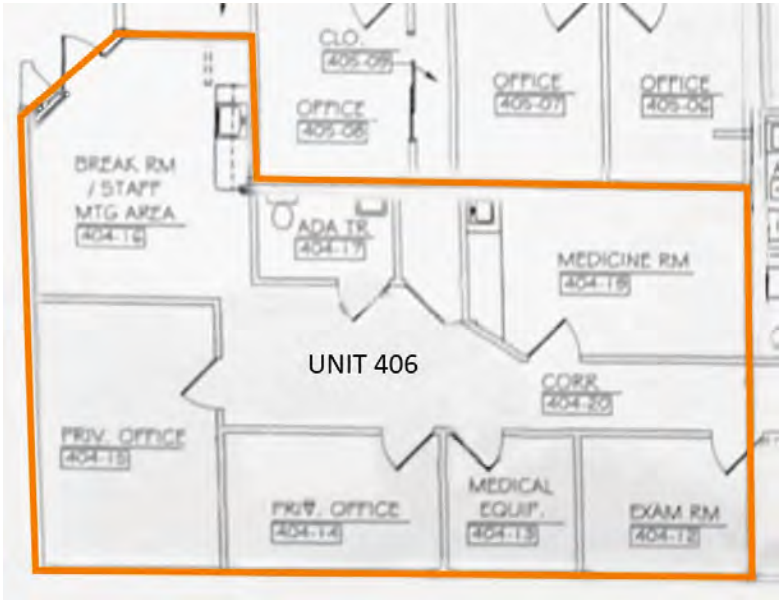
ADDITIONAL PHOTOS



SUITE 401 PHOTOS



SUITE 406 PHOTOS





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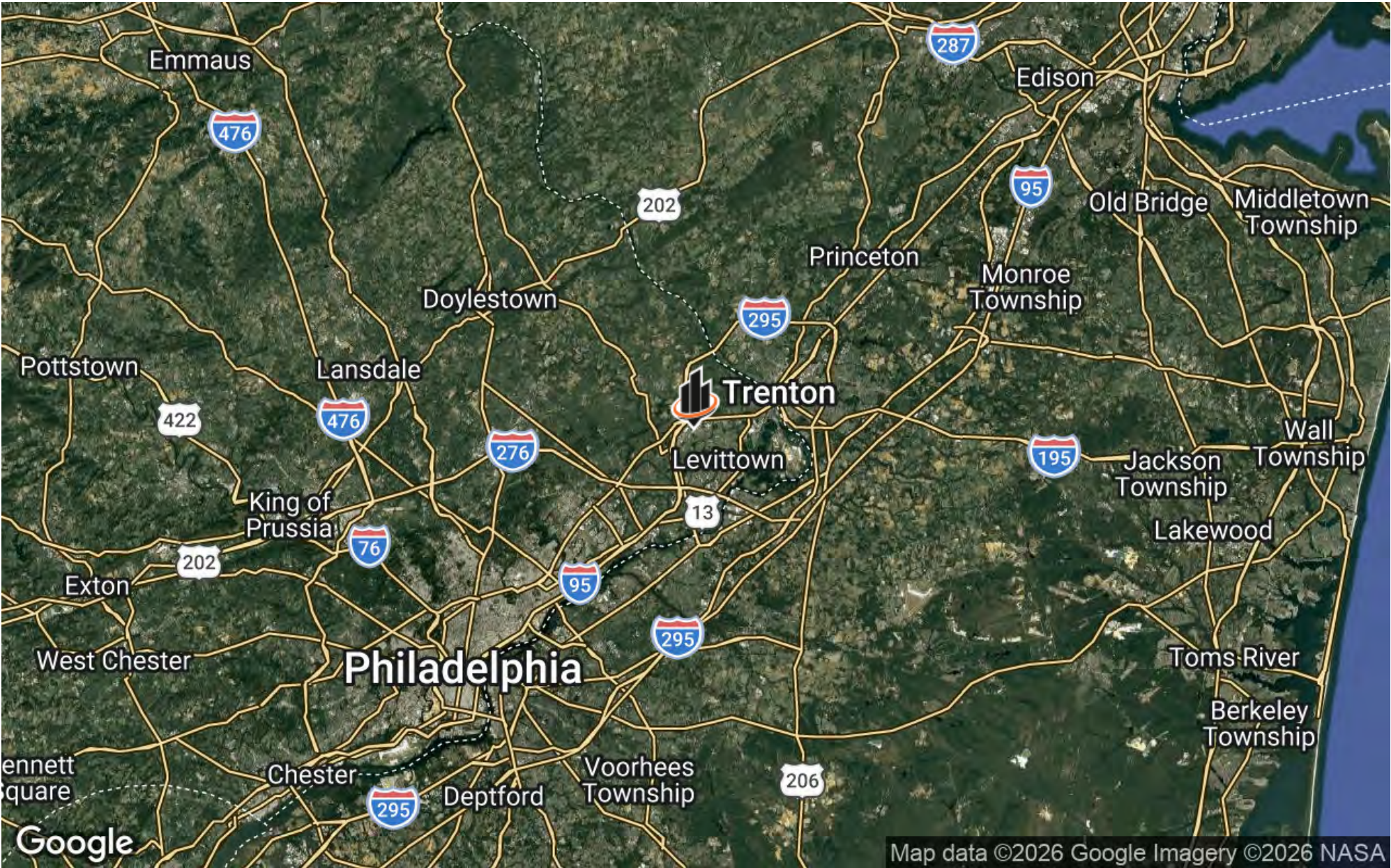


SECTION 2

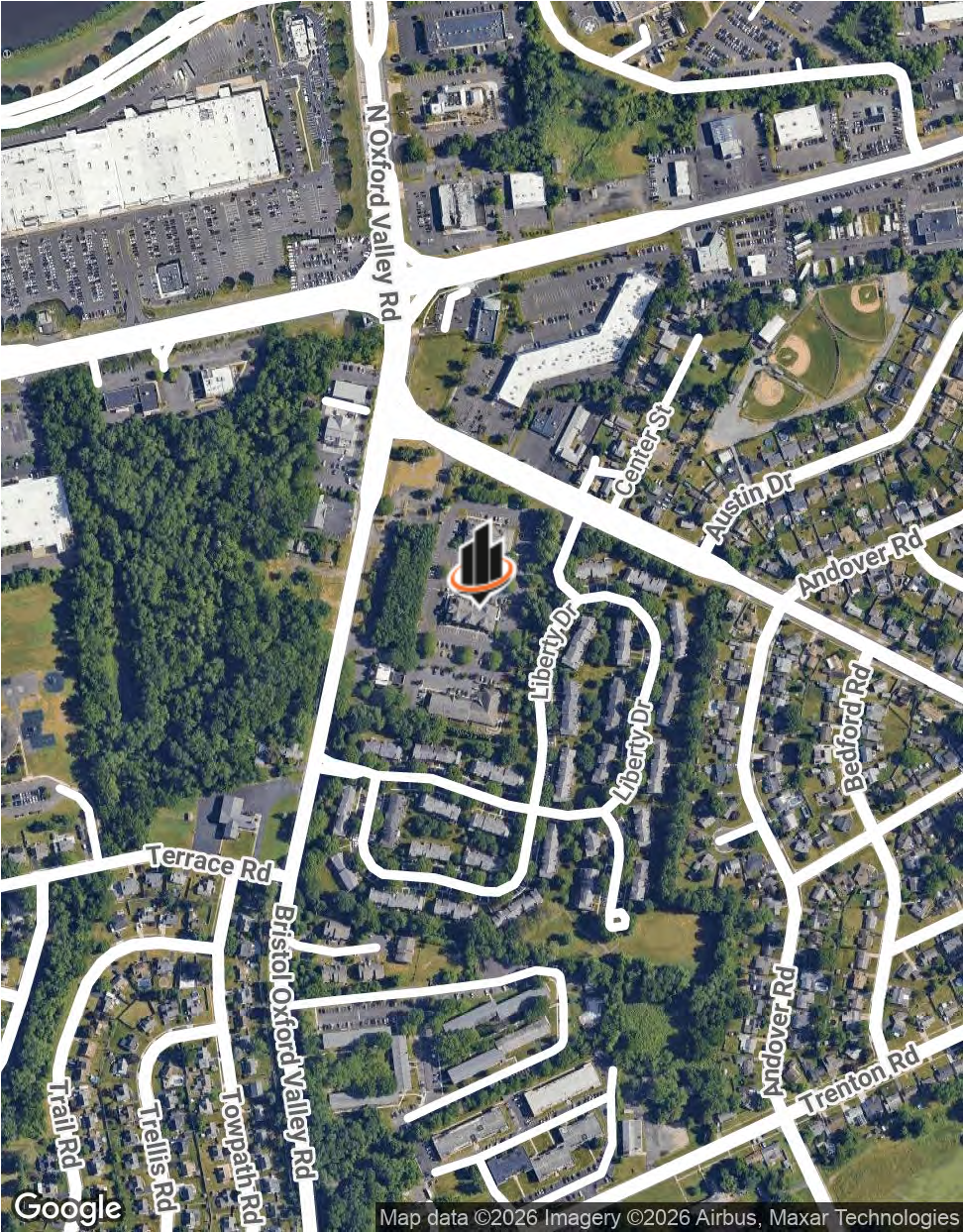
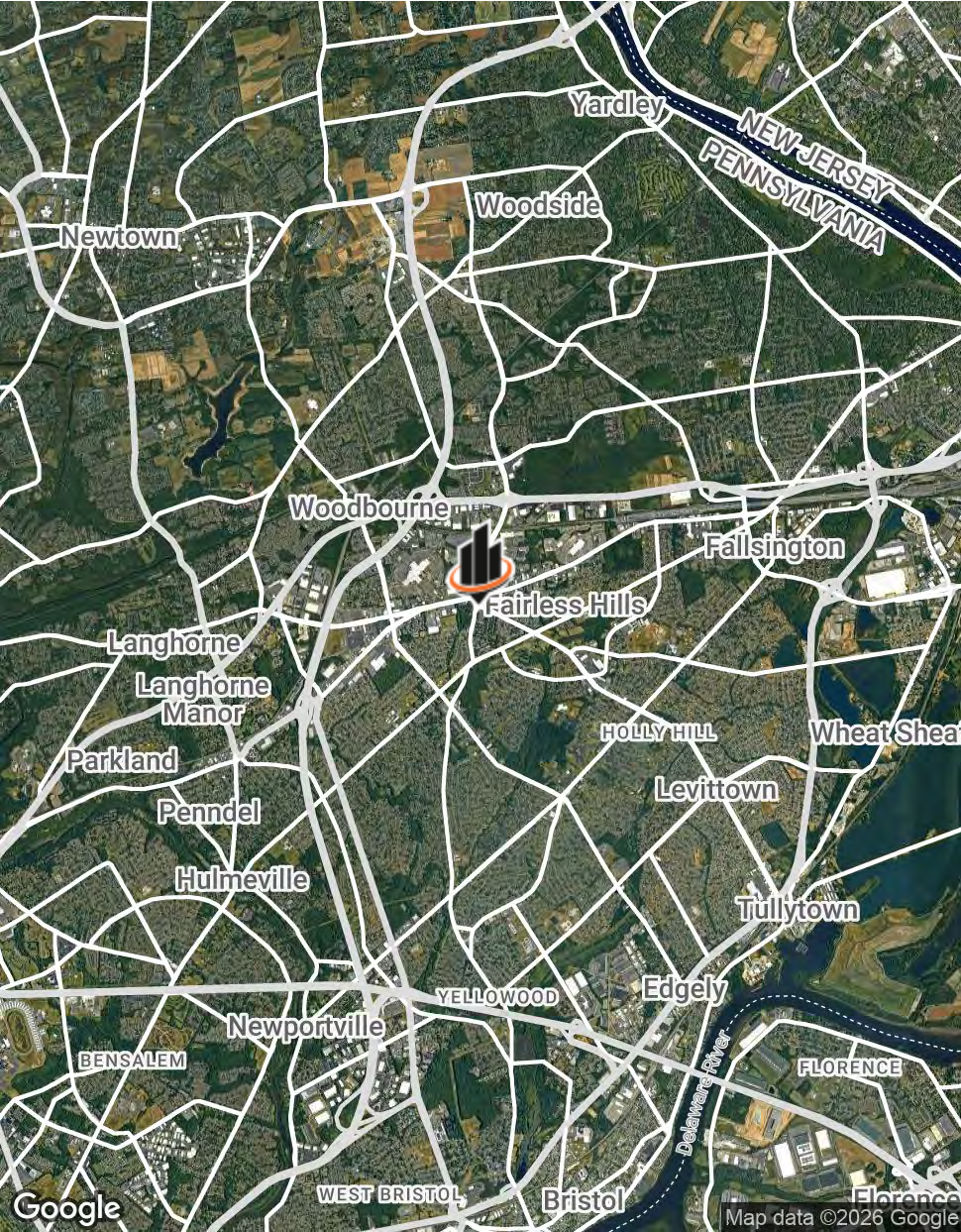
The Location



REGIONAL MAP



LOCATION MAP





Bristol Oxford Valley Rd

N Oxford Valley Rd



SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

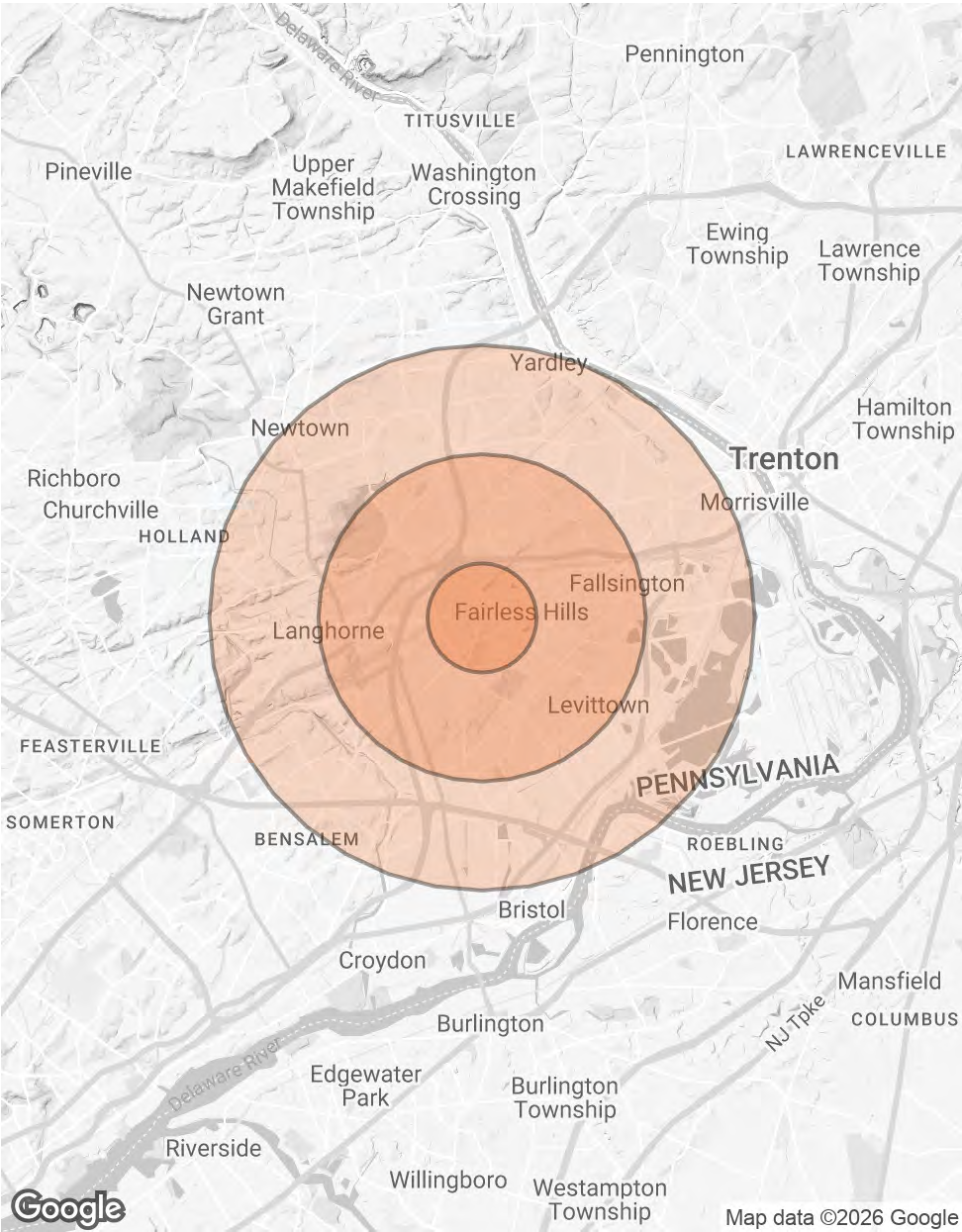
TOTAL POPULATION	8,626	92,673	198,879
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	3,464	34,741	75,574
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$113,697	\$129,757	\$136,840
AVERAGE HOUSE VALUE	\$360,722	\$397,617	\$415,761

2020 American Community Survey (ACS)





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