

**SUITES AVAILABLE FROM 1,048 — 9,542 RSF**



# Oxford Valley Medical Plaza

240 Middletown Boulevard  
Langhorne, PA 19047

## Available Space

- First floor: 1,048 RSF
- Second floor: 9,542 RSF  
*Can be demised to 2,000 RSF*

## Property Highlights

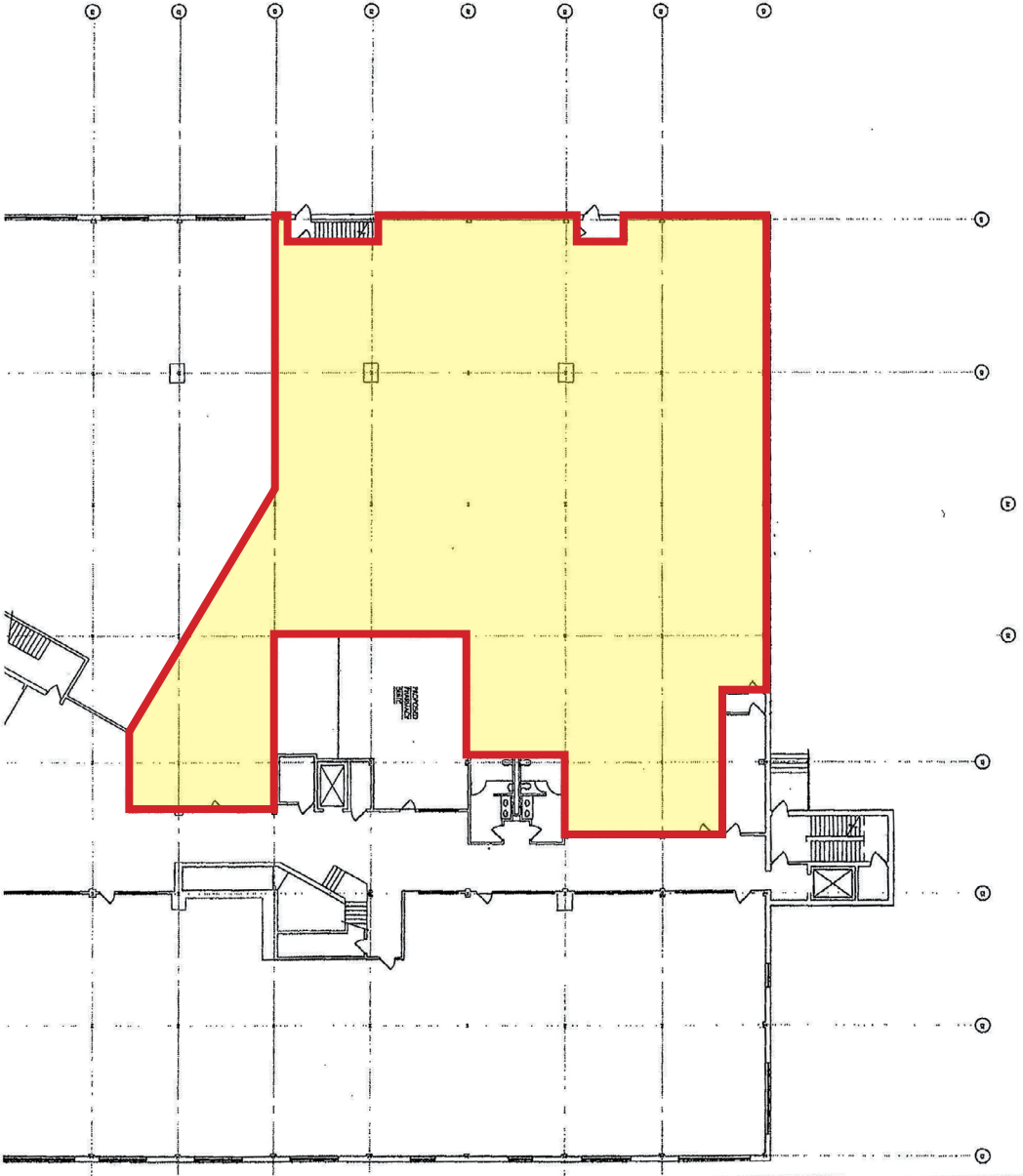
- Class A medical office space for lease
- Medical office building with beautiful common area & foyer finishes
- Warm shell space available on first and second floors
- ADA compliant and elevator served building
- First floor shell space is ± 1,048 RSF
- Second floor shell space is ± 9,542 RSF that can be demised
- Parking ratio of 5 per 1,000 SF
- Prime location within minutes of Route 1 Bypass, I-95, and PA Turnpike
- Brand new luxury apartment development across the street



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240 Middletown Boulevard  
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Suite 105: 1,048 RSF



Nick Branton  
nbranton@geisrealty.com

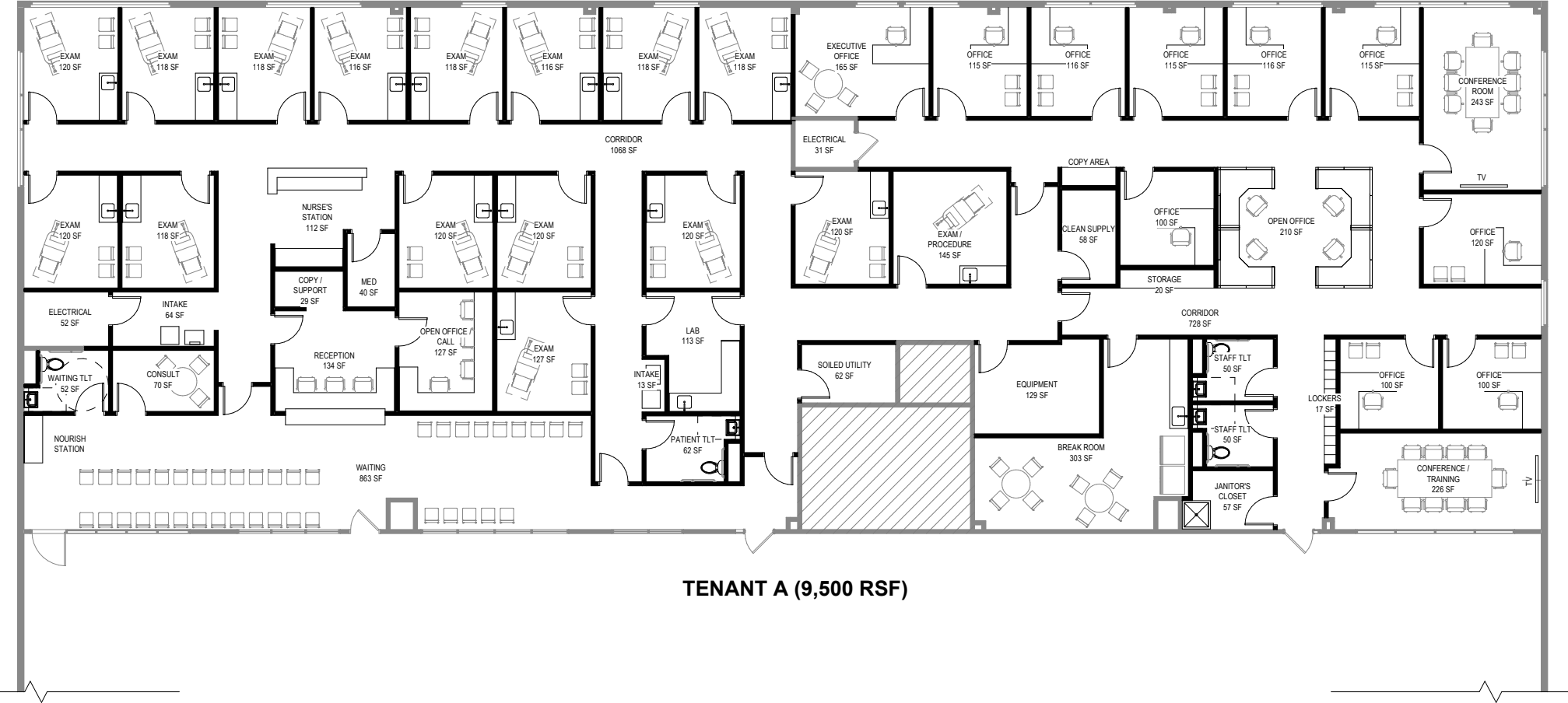
[www.geisrealty.com](http://www.geisrealty.com)  
(610) 989-0300

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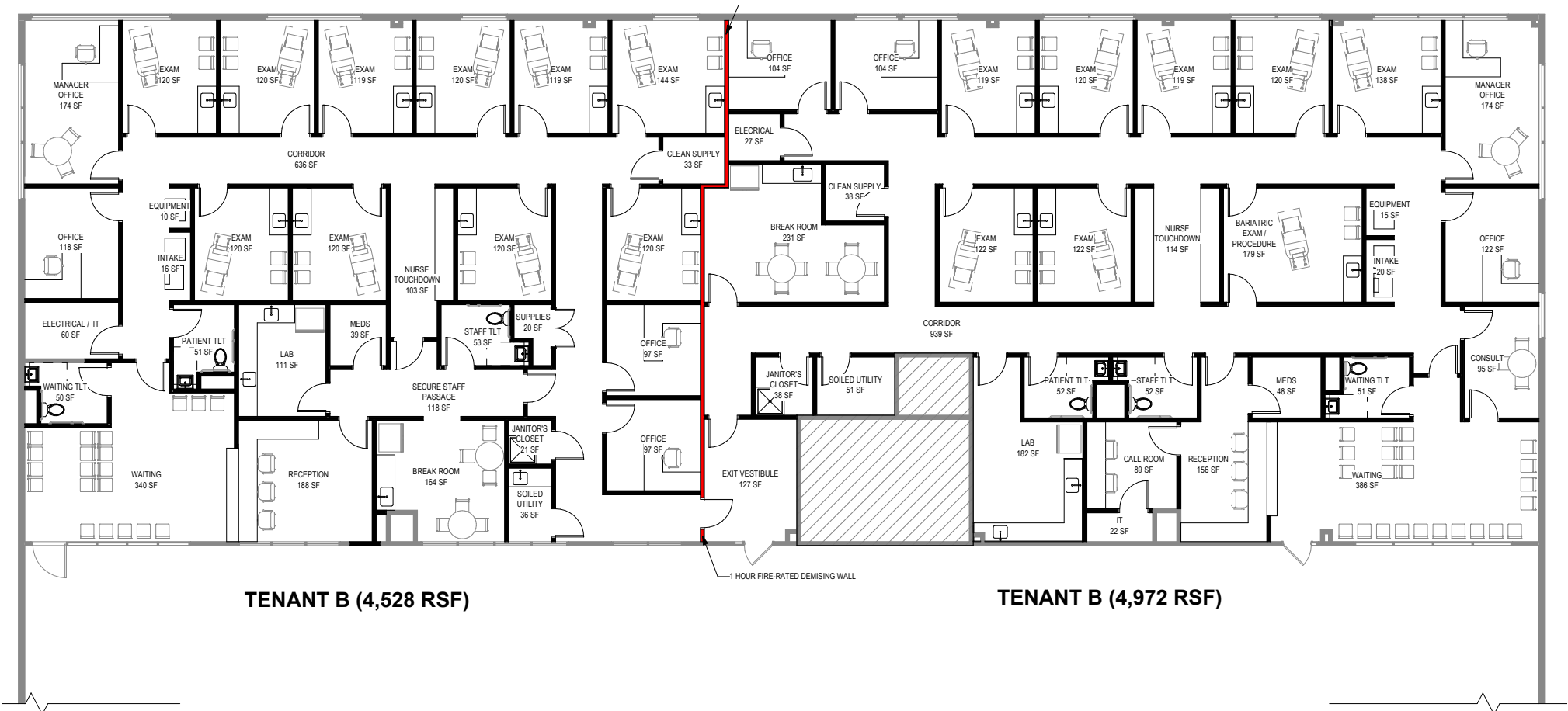
Second floor, test fit, single tenant



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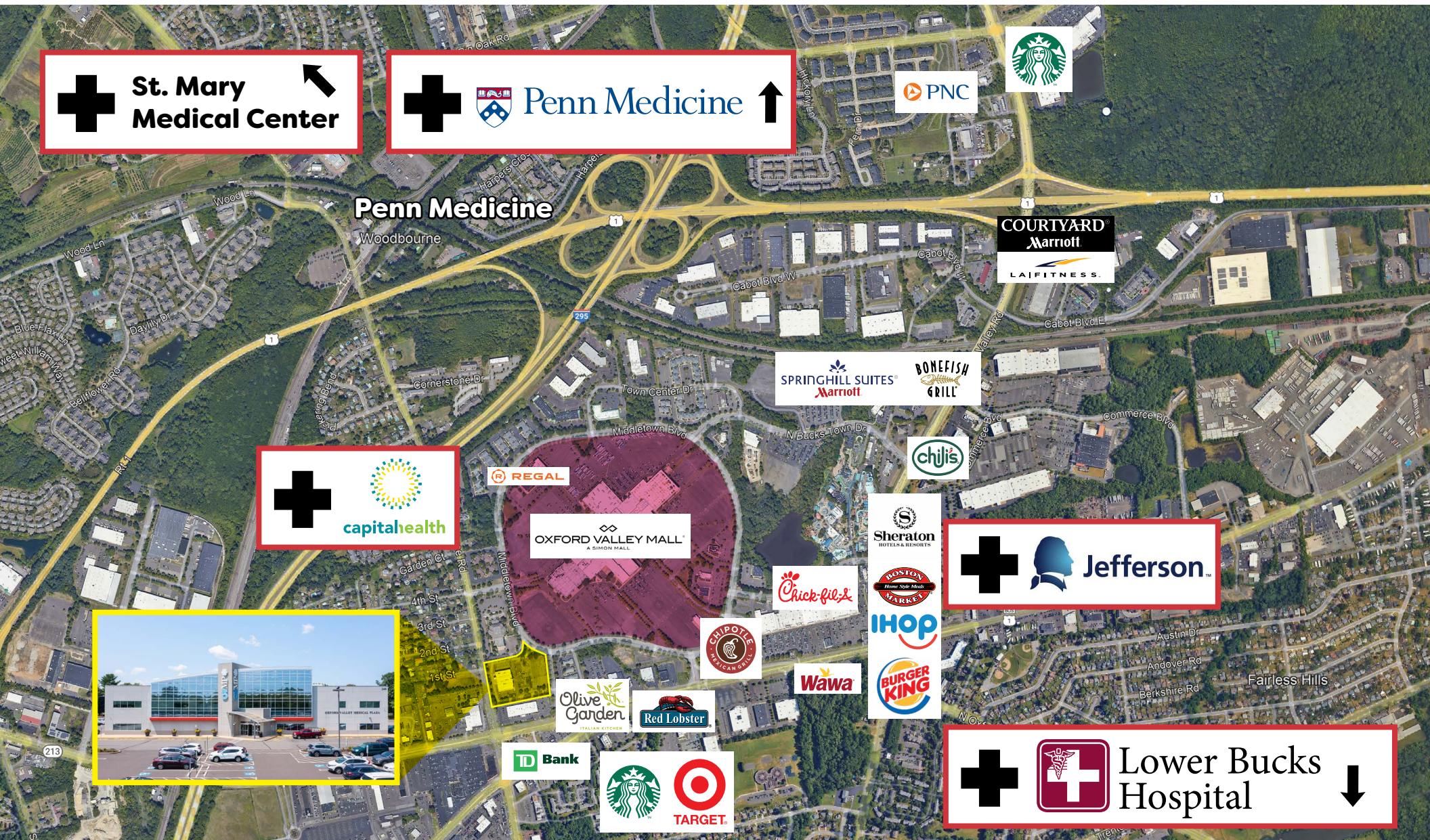
## Second floor, test fit, multi-tenant





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**+** **St. Mary Medical Center** ↖

**+** **Penn Medicine** ↑

**+** **capitahealth**

**+** **Jefferson**

**+** **Lower Bucks Hospital** ↓



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Population	1 Mile	3 Miles	5 Miles
Total Population	7,887	84,012	219,128
Average Age	41.7	39.6	40.1
Average Age (Male)	39.0	37.9	38.6
Average Age (Female)	44.0	41.3	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,475	30,249	78,968
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$82,578	\$86,374	\$89,464
Average House Value	\$298,124	\$325,272	\$330,037

