



YARDLEY OFFICE CONDO AVAILABLE FOR SALE



301 OXFORD VALLEY ROAD | YARDLEY, PA



Wolf Commercial Real Estate
www.WolfCRE.com



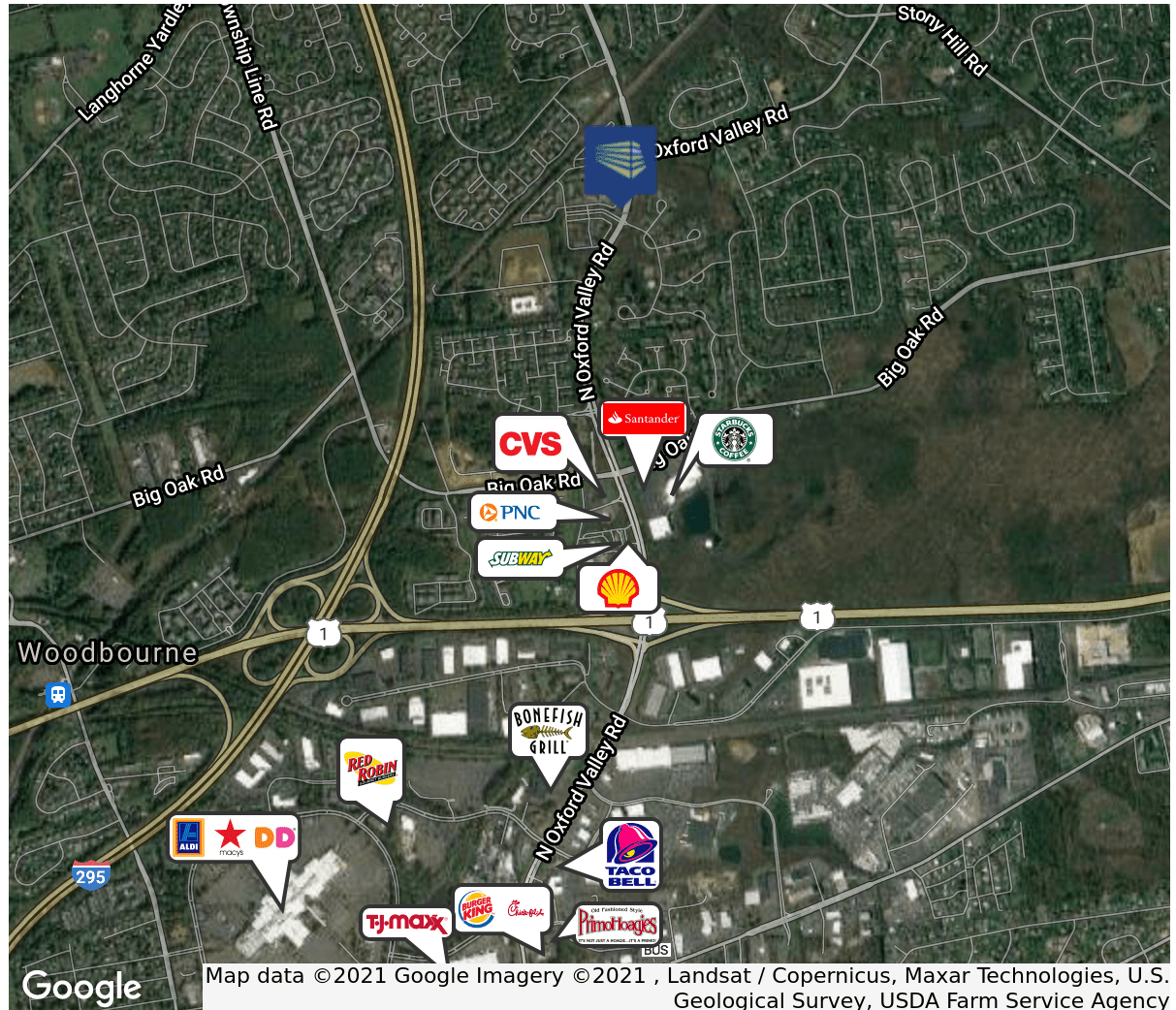
PROPERTY DESCRIPTION

Location	301 Oxford Valley Road, Unit 1603 Yardley, PA 19067
Size / SF Available	+/- 2,260 Total First Floor: +/- 1,500 SF Second Floor: +/- 760 SF
Sale Price	Call for information
Property / Area Description	<ul style="list-style-type: none"> • Two-story office condo • Zoned C-3 Commercial • Abundant Parking • Situated 8 miles from Trenton-Mercer Airport • Close proximity from Route 1, I-95 and multiple transit stations • Minutes from various retailers, banks and restaurants

Contact Us

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Senior Advisor
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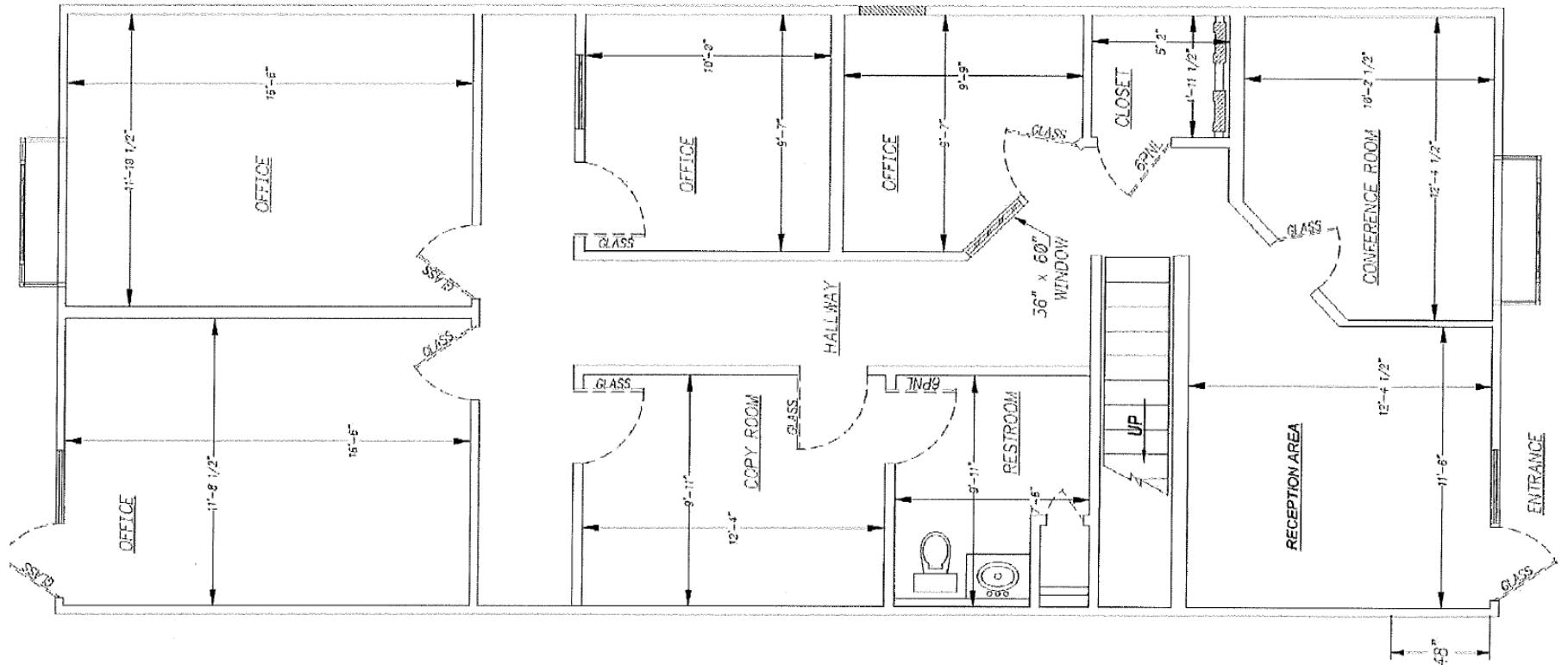
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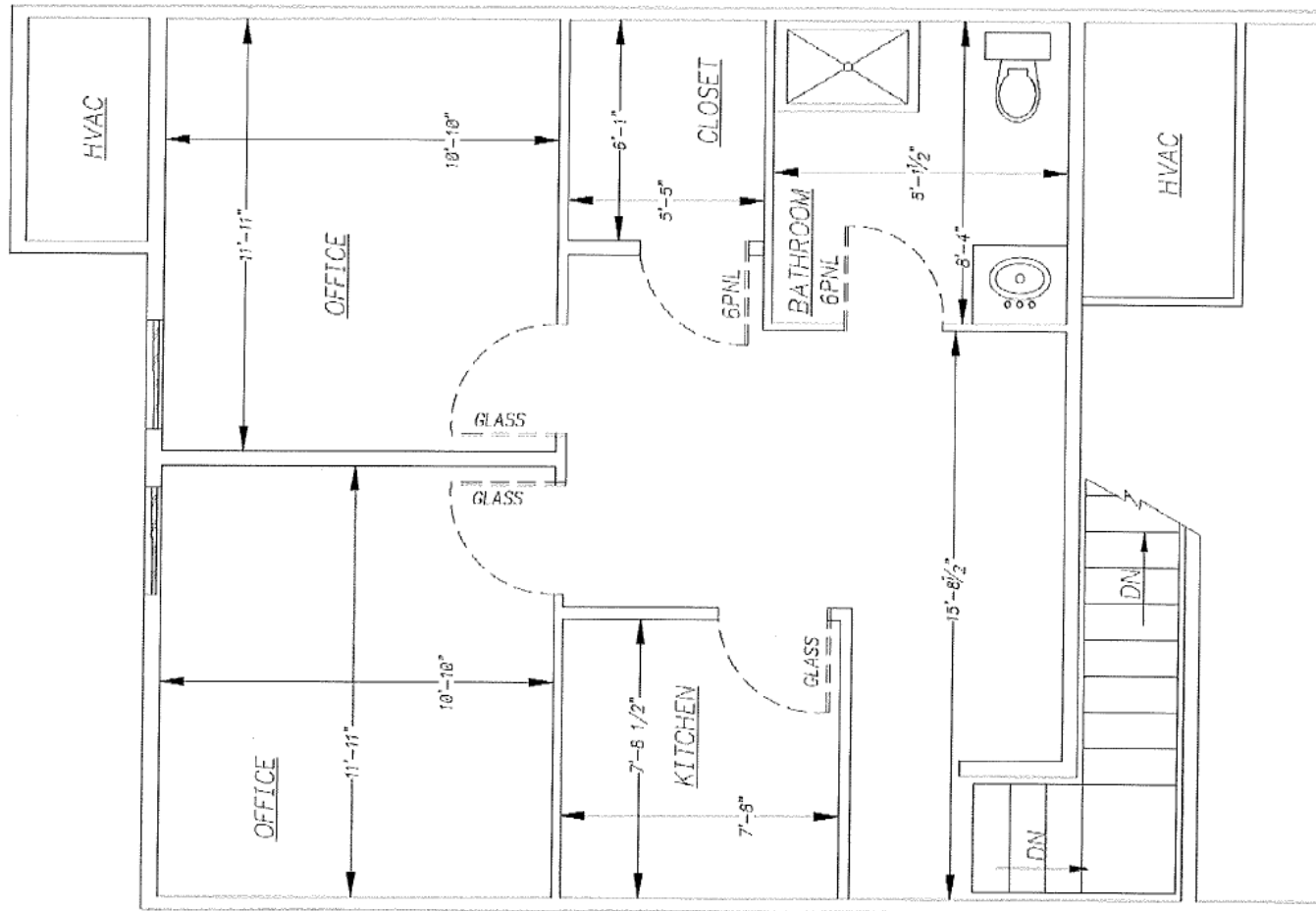
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FIRST FLOOR PLAN +/- 1,500 SF



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SECOND FLOOR PLAN
+/- 760 SF



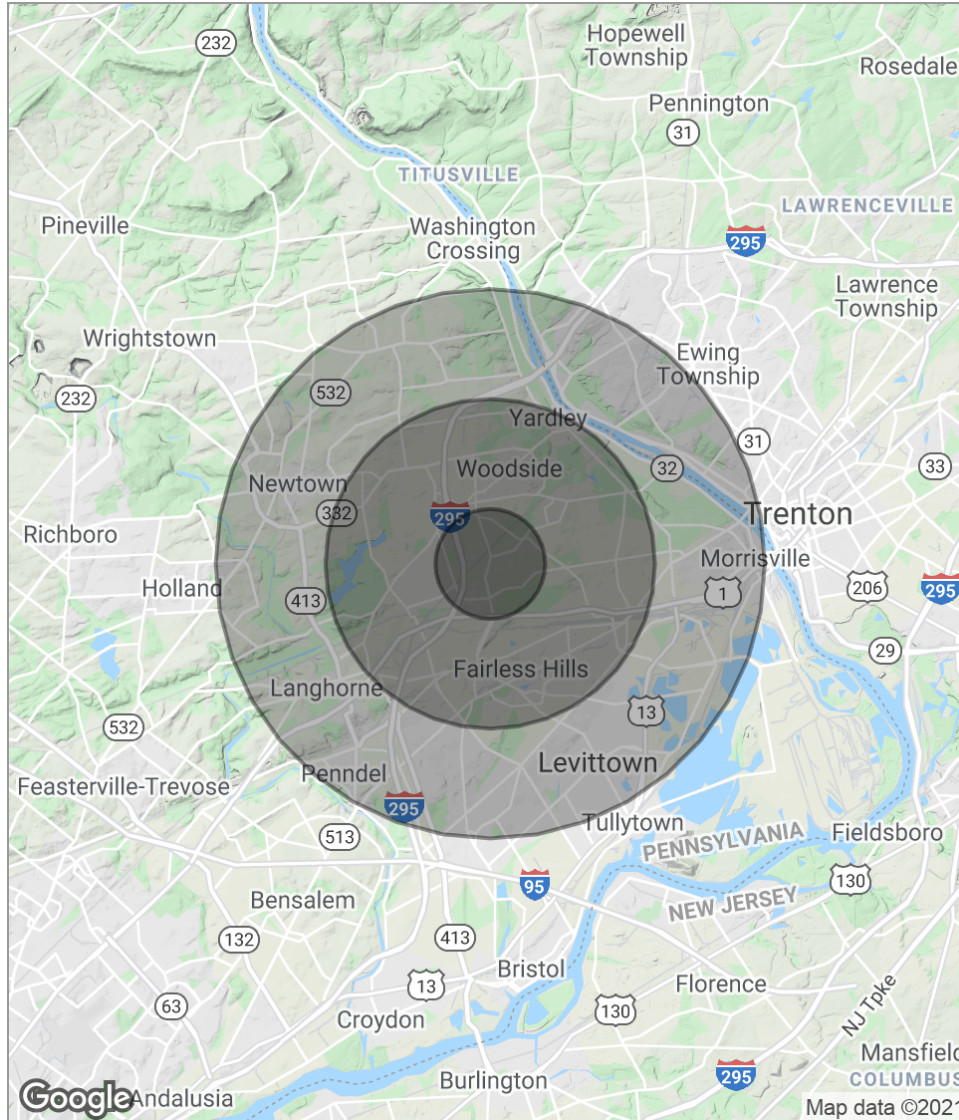
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,608	65,673	189,617
Median age	41.7	41.6	40.6
Median age (male)	39.2	39.9	39.0
Median age (Female)	45.1	43.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,239	24,177	68,152
# of persons per HH	2.3	2.7	2.8
Average HH income	\$109,995	\$108,413	\$96,897
Average house value	\$340,982	\$378,265	\$350,865

* Demographic data derived from 2010 US Census



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