

FOR SUBLEASE

**State of the Art Urgent Care
The Court at Red Lion
10050 Roosevelt Blvd. Philadelphia**



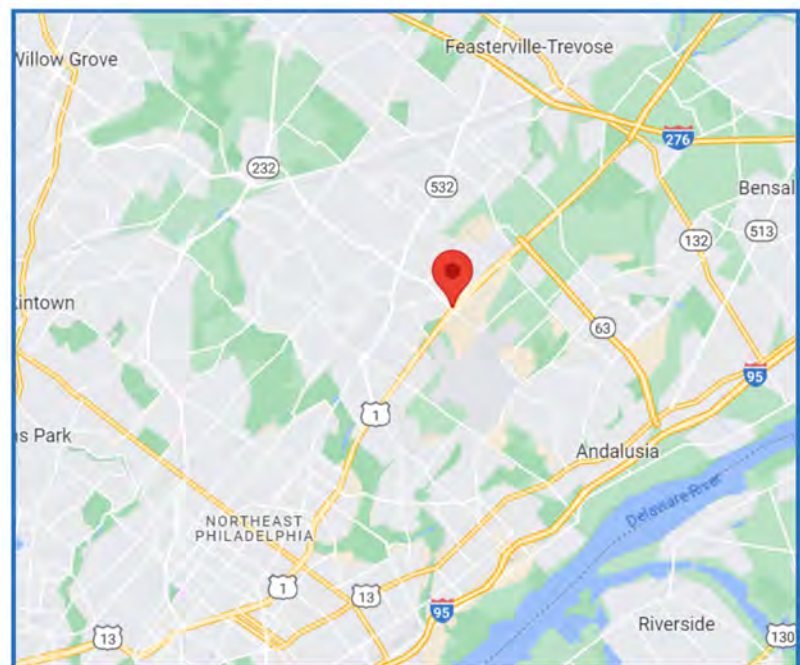
+/- 4,400 SF URGENT CARE / MEDICAL OFFICE SUITE



Short and Long-term Sublease Available

Property Highlights

- 4,400 SF of high-end medical space
- Turn-key (medical equipment & furnishings available)
- 7 Exam Rooms, Nurses Station, Reception Area, Admin Area, Imaging room, Waiting Area, Utility Room, IT Room, Staff Area / Kitchen
- Very Walkable / Good Transit
- Signage on Roosevelt Blvd.



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Philadelphia, PA 19116



LOCATION

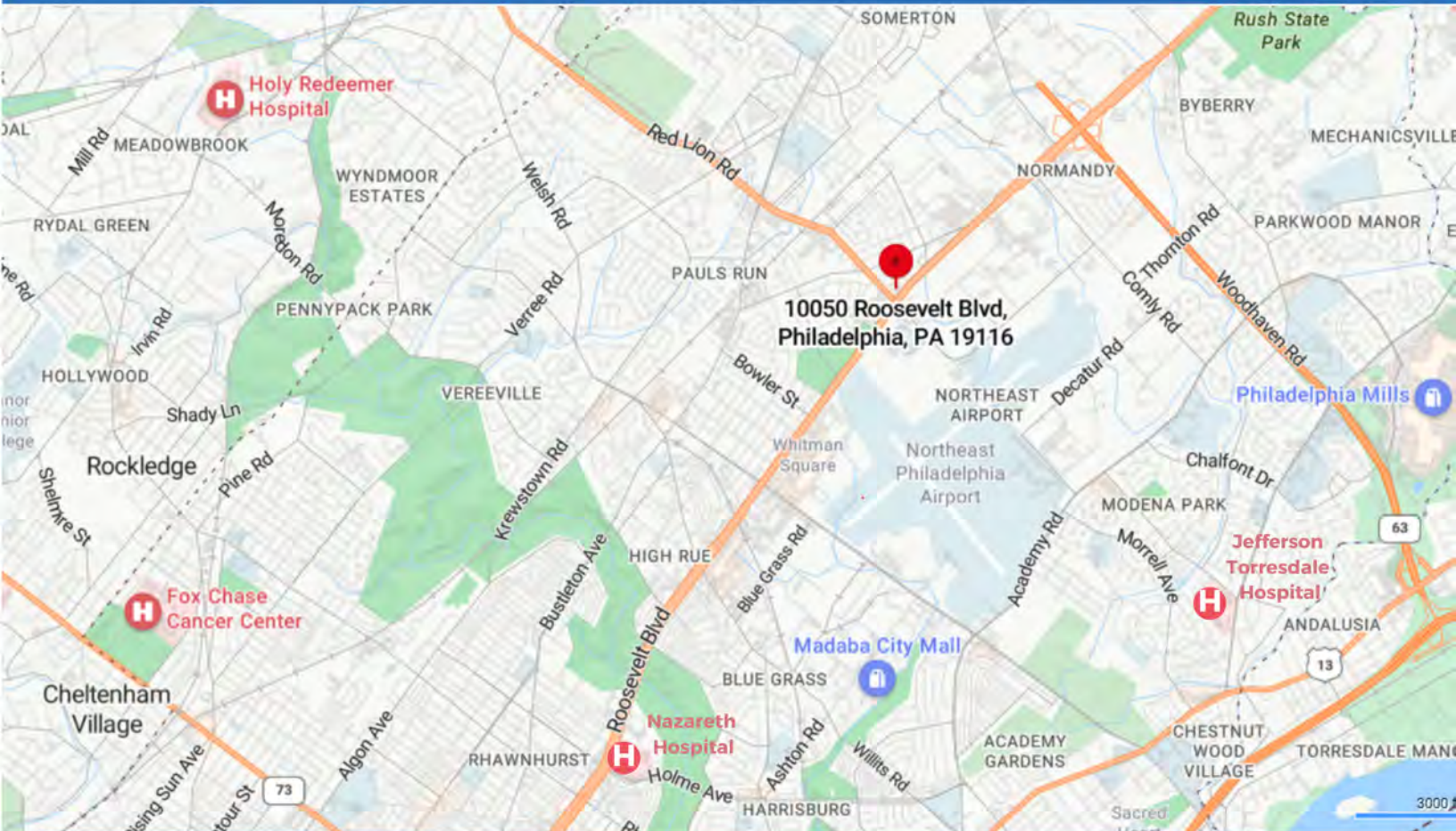
The Court at Red Lion Shopping Center

- 10050 Roosevelt Blvd. Units 3-6
- County: Philadelphia County
- Protected Parking Area
- Owner: ARD Red Lion, L.P.
- Neighbors: Target, ShopRite, Starbucks, Dunkin Donuts, Stretch Zone California Tortilla, AC Dental, T-Mobile, Verizon, Fat Jacks, Liberty Travel

| Demographics | 2 Miles | 5 miles | 10 miles |
|----------------------|-----------|-----------|-----------|
| Population | 65,041 | 370,386 | 1,432,024 |
| Households | 26,221 | 140,149 | 532,087 |
| Avg Household Size | 2.4 | 2.5 | 2.6 |
| Avg Household Income | \$79,177 | \$84,552 | \$86,345 |
| Housing | | | |
| Median Home Value | \$250,611 | \$243,043 | \$232,711 |
| Owner Occupied | 15,541 | 89,371 | 350,546 |
| Renter Occupied | 10,024 | 48,812 | 182,519 |

Distance to:

- Nazareth Hospital 3.2 miles
- Holy Redeemer Hospital 4.5 miles
- Jefferson Torresdale hospital 5 miles
- Fox Chase Cancer Center 5.7 miles



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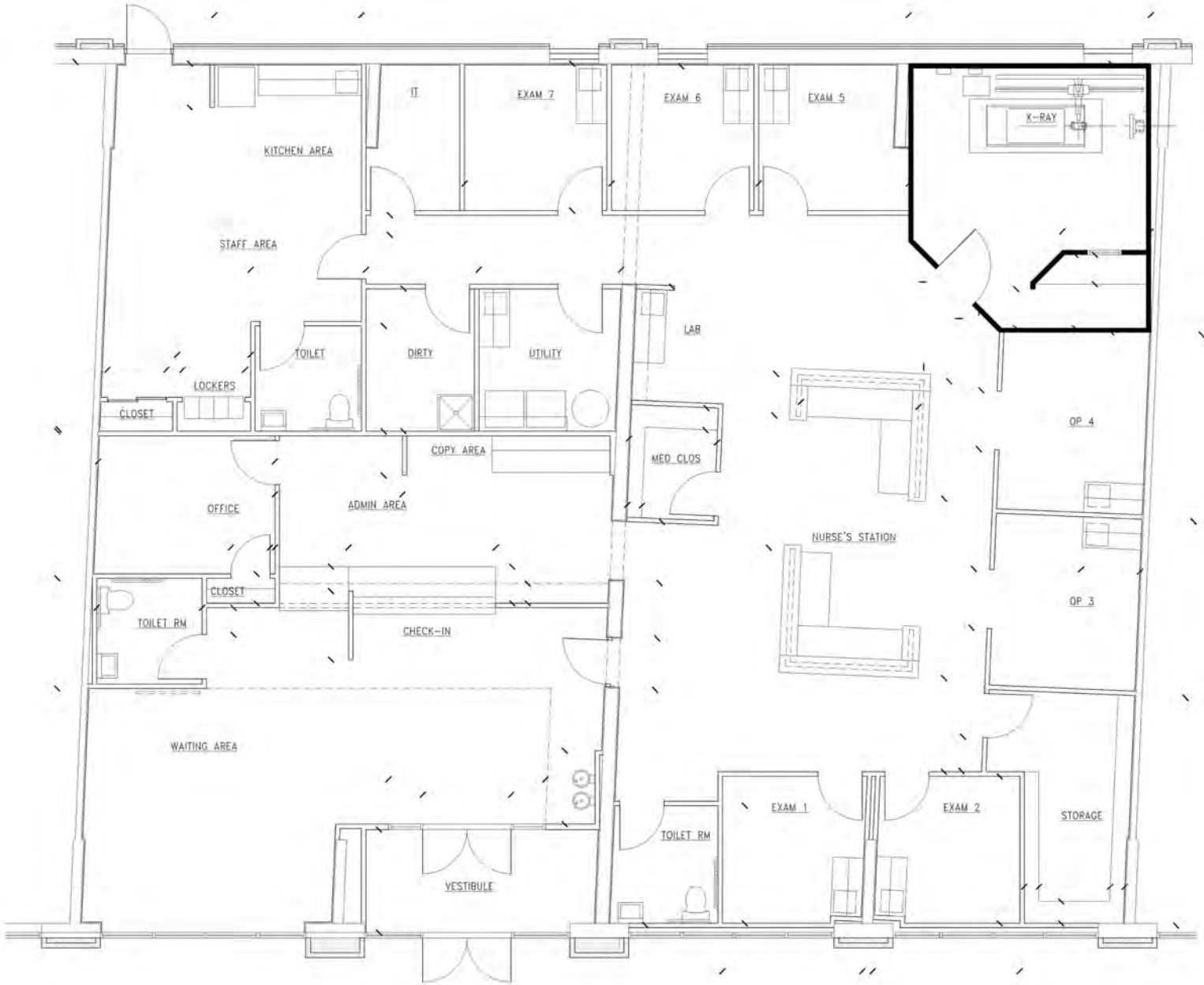
Jackson Cross Partners | 151 S. Warner Road, Wayne PA 19087 | 610-265-7700 | www.jacksoncross.com

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FLOOR PLAN



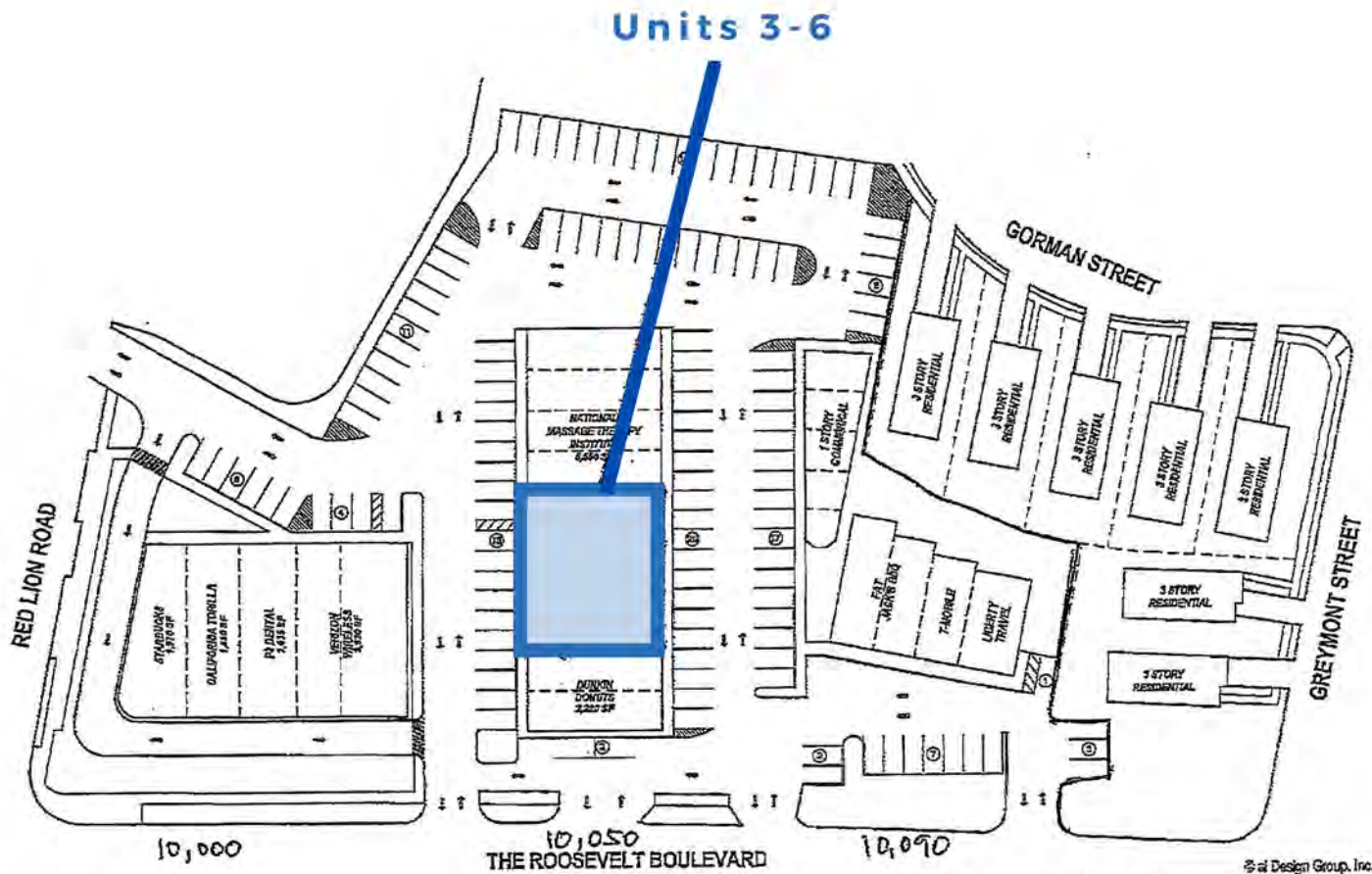
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SITE PLAN

EXHIBIT A



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AAA - MA - NE
 PHILADELPHIA
 10050 Roosevelt Blvd, Philadelphia, PA

EXISTING SITE PLAN
 07/07/2015

SD-01

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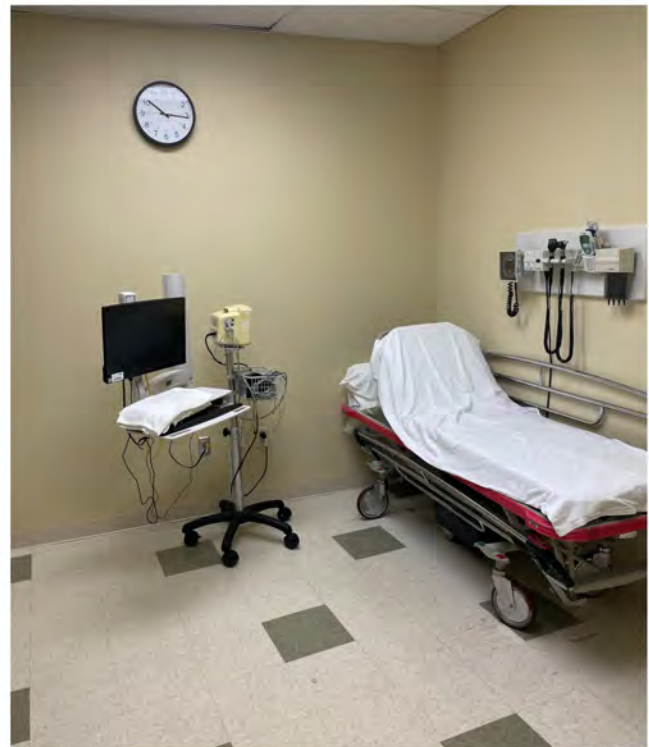
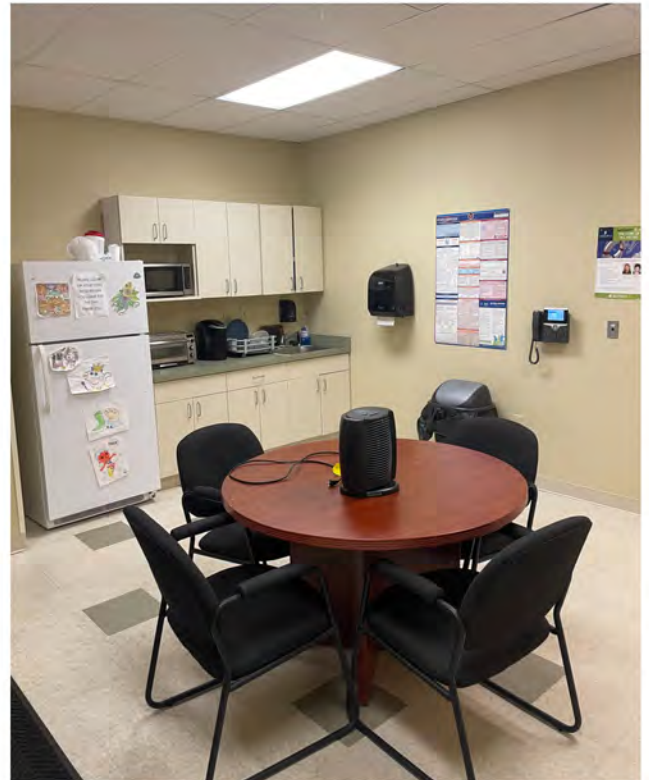
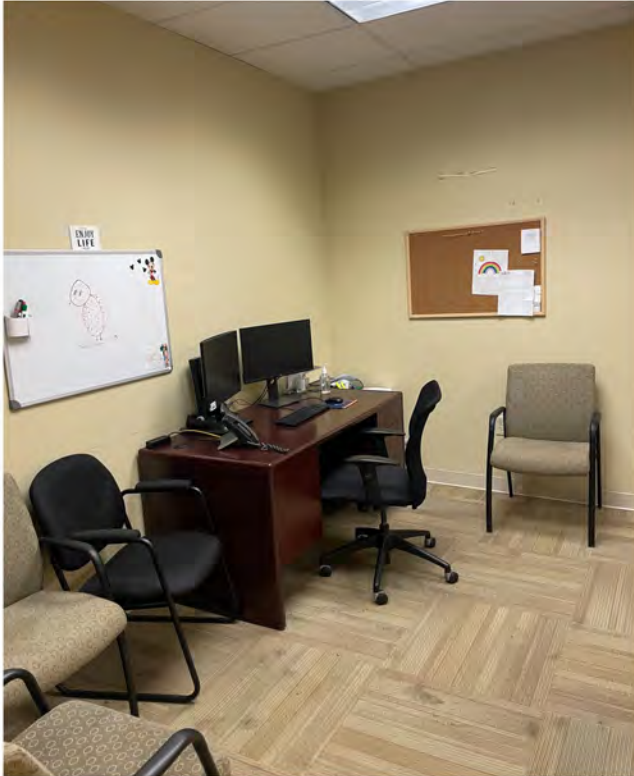


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Commercial Real Estate done smarter

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