



1 BARTOL
avenue

±23,419 RSF
Medical Office
Space for Lease

AVISON
YOUNG

EXCEPTIONAL OPPORTUNITY. UNPARALLELED IMPACT.

1 Bartol Avenue in Ridley Park, PA offers up to +/- 23,419 RSF of medical office space for lease. The three-story Jones Medical Building, formerly connected to Taylor Hospital, now stands as a key opportunity to fill the significant gap in local healthcare services left by the hospital's closure. Strategically located along Chester Pike with easy access to I-95 and SEPTA, the building is ideal for a single medical provider or a range of specialty practices.



BUILDING DESCRIPTION

BUILDING SIZE	.....	35,096 SF
RENTABLE SF	.....	+/- 23,419 RSF
SITE AREA	.....	.29 AC
YEAR BUILT	.....	2000
YEAR RENOVATED	.....	2012
ACCESSIBILITY	.....	ADA ACCESSIBLE



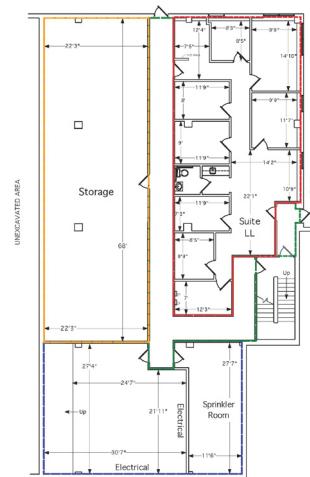


CRAFTED FOR CARE.

The available space includes 1,763 RSF on the Lower Level, 6,804 RSF on the Ground Floor, 3,013 RSF on the First Floor, and 11,839 RSF on the Second Floor. Each floor is fully built out for medical use, offering efficient layouts and ample natural light—making it well-suited for a range of healthcare providers.



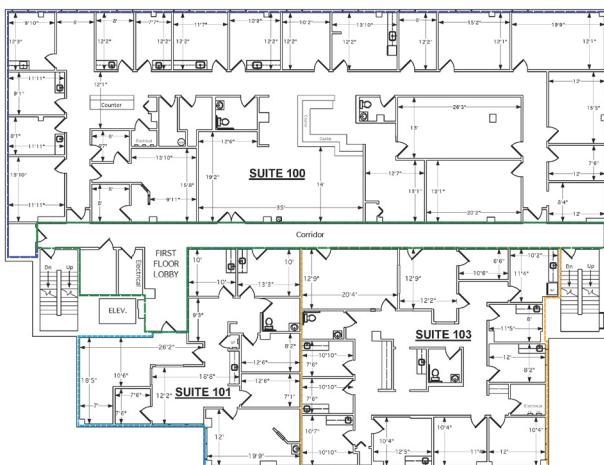
LOWER LEVEL | 1,763 RSF
SUITE LL - 1,811 RSF
STORAGE - 1,534 USF



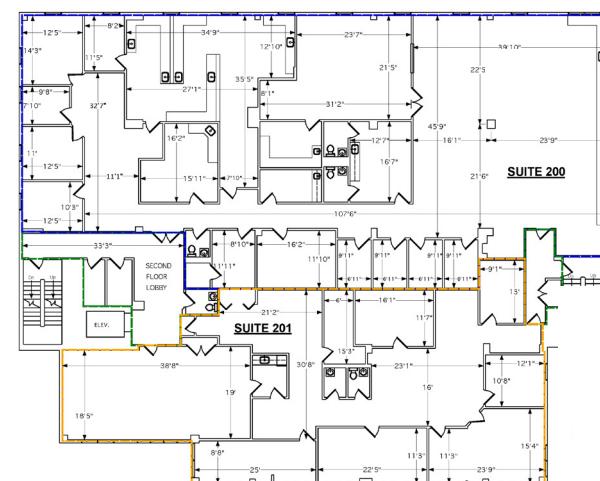
GROUND FLOOR | 6,804 RSF
SUITE 11 - 1,276 RSF
SUITE 14 - 2,635 RSF
SUITE 15 - 2,893 RSF



FIRST FLOOR | 3,013 RSF
SUITE 103 - 3,013 RSF



SECOND FLOOR | 11,839 RSF
SUITE 200 - 7,619 RSF
SUITE 201 - 4,220 RSF

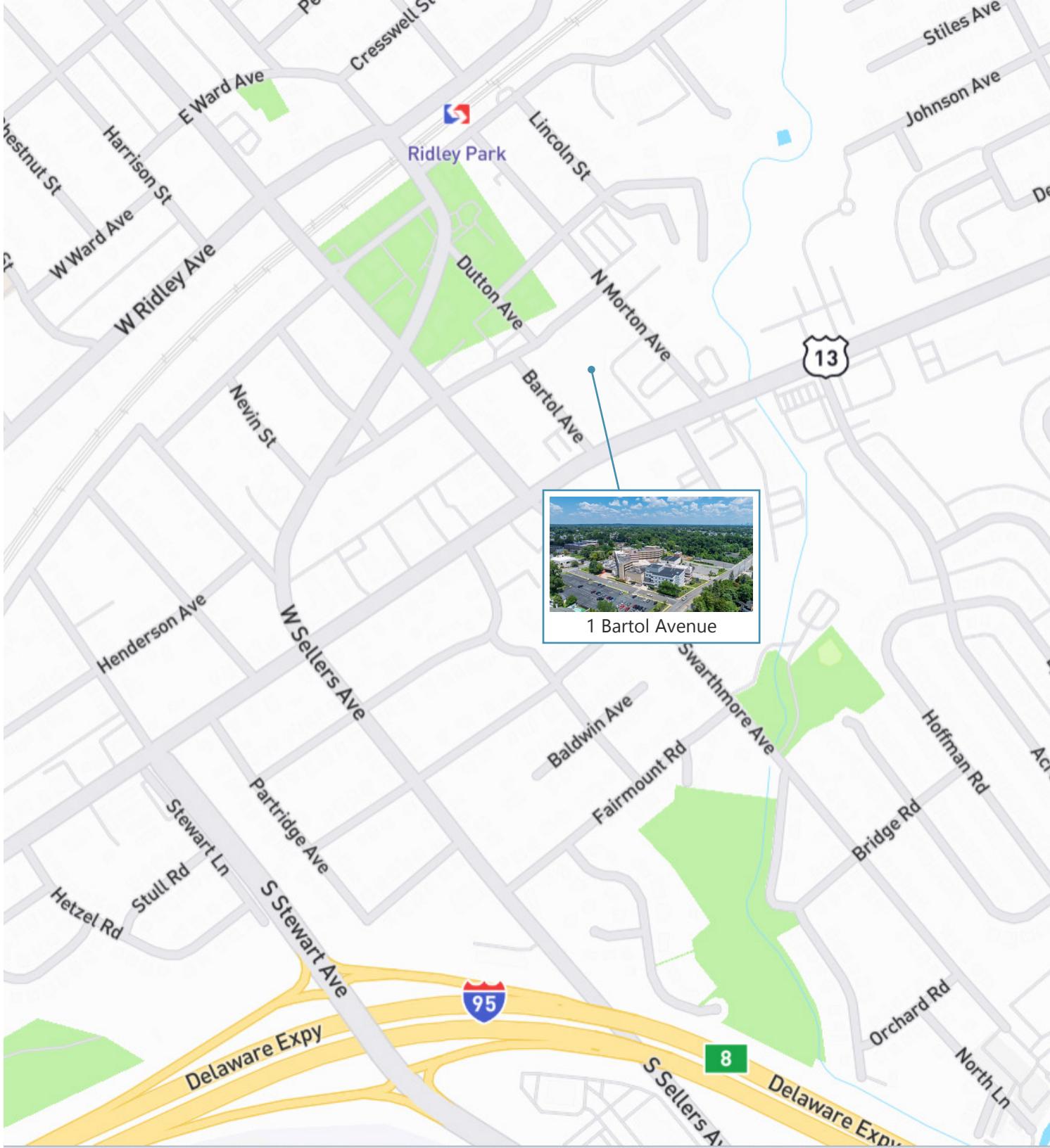


BUILDING PHOTOGRAPHY



STRATEGICALLY LOCATED

The closure of Taylor Hospital has left a major gap in medical services in Ridley Park, creating an urgent need for outpatient and specialty care. Located in the former healthcare hub, 1 Bartol Avenue offers a prime opportunity for providers to restore access and serve a community now underserved, all within a highly visible and accessible location near major hospitals and healthcare infrastructure.





1 MILE
SEPTA - RIDLEY
PARK STATION

1.5 MILES
SEPTA - CRUM
LYNNE STATION

2 MILES
SEPTA - PROSPECT
PARK STATION

1 MIN
TO ROUTE 13

5 MIN
TO ROUTE 291

6 MIN
TO I-95

7 MIN
TO I-476



UNMATCHED CONNECTIVITY

1 Bartol Avenue in Ridley Park presents a unique opportunity for a range of medical users, addressing the need for multi-specialty outpatient care and on-site healthcare providers. It is easily accessible via I-95, Chester Pike, and SEPTA bus and rail lines, with ample onsite parking and medical transport services available.

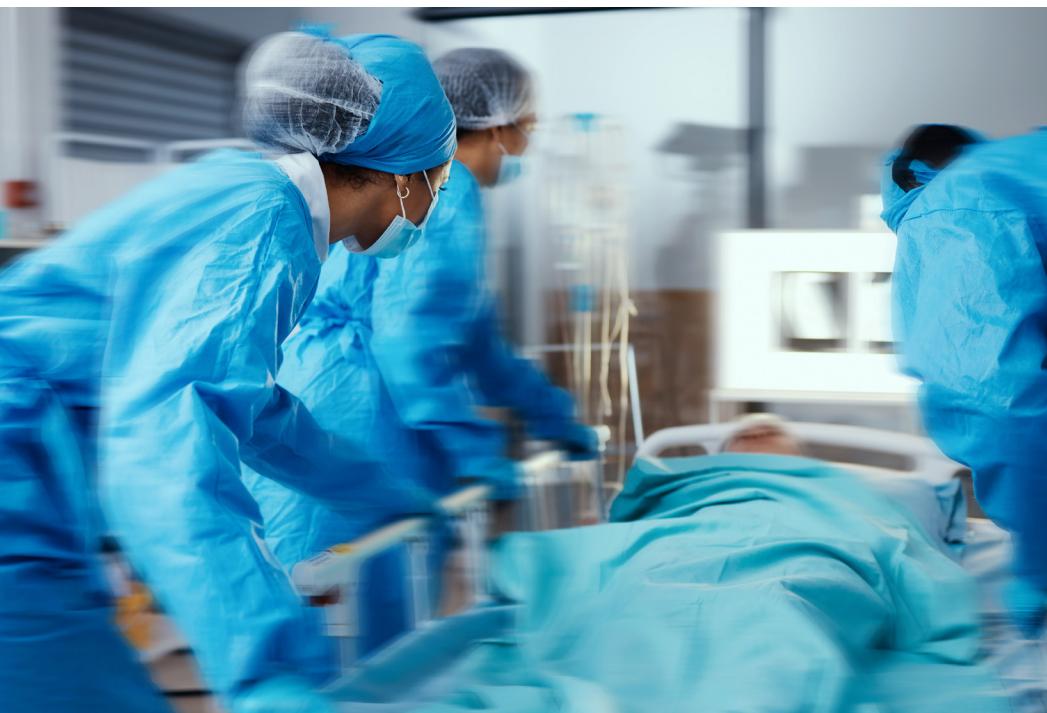
Ridley Park

43
BIKE
SCORE

78
WALK
SCORE

WHERE ACCESS MEETS ADVANTAGE.

1 Bartol Avenue is a +/- 35,096 SF medical outpatient facility built in 2000. The area shows strong unmet demand for a variety of medical users, including pharmacy, general surgery, mental health, lab, audiology, imaging, dermatology and primary care services, indicating growth potential. The nearby population of about 50,000 is largely young to middle-aged, well-educated, and white-collar.



1,661,880
TOTAL CURRENT POPULATION

\$90,284
MEDIAN HOUSEHOLD INCOME

964,244
BACHELORS DEGREE OR MORE

902,988
LABOR FORCE POPULATION

912,874
INSURED POPULATION
18-24

4,969
HEALTH AND MEDICAL SERVICES

EASE OF HIRING

Physicians



Nurses



1 BARTOL avenue

FOR MORE INFORMATION

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