

# Choose Convenience Choose 680 Heacock

JLL SEE A BRIGHTER WAY

# For lease

Class A medical space 1,500 - 5,200 SF available



#### **LOCATION MATTERS**

- In JLL's most recent Patient Consumer Survey\*, location/convenience was the 2nd highest key factor in choosing a medical provider (1st was "accepts my insurance")
- From 2023-2025, the percentage of patients who traveled less than 30 minutes for all types of care increased substantially

# 680 Heacock Road Yardley, PA

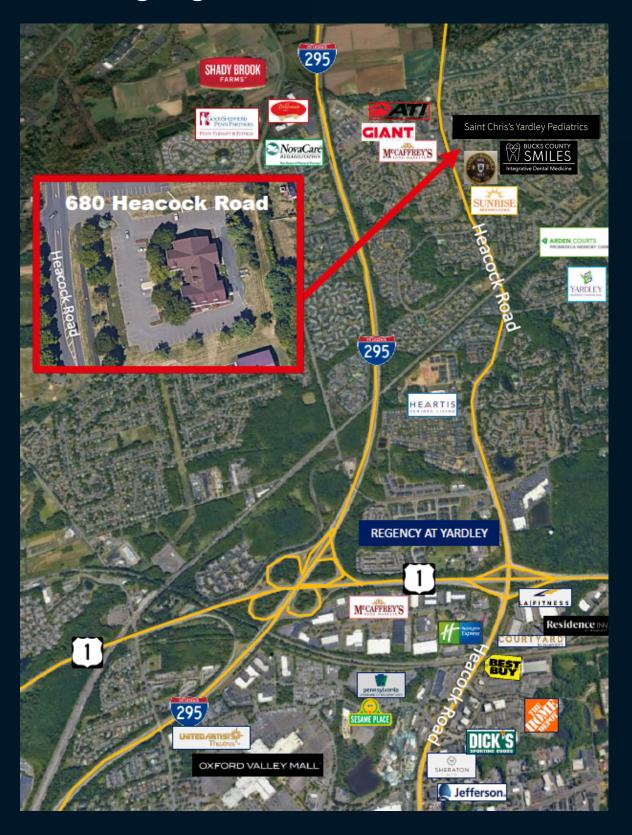
#### **CONVENIENCE MATTERS**

- Convenience and ease of navigation are strongly correlated with a positive patient experience
- Those that rated their provider as a 9 or 10 on the question "how likely is it that you would recommend this provider to a friend or colleague?" ranked the provider much more highly on factors of convenience, such as finding parking and the length of the walk from a parking lot into the provider's office.

#### 680 Heacock Delivers BOTH

- Located at the corner of two of Lower Makefield's most travelled roads – across the street from McCaffrey's, ½ mile from Wegman's, I-95 and Newtown Bypass
- Ample parking, re-paved parking lot, short walk from parking lot to entry and street-side visibility = easy access for patients

# Location Highlights



### JLL SEE A BRIGHTER WAY

#### **Property specifications**

- Amenity rich location featuring dining options, drug store and retail locations, and banking
- Perfect location for medical practices large concentration of 55 and older communities and assisted living facilities in general vicinity
- New ownership, will aggressively pursue deals
- Building has undergone extensive renovations:
  - New roof
  - New windows
  - New siding and paint
  - New elevators
  - New landscaping
  - New stone façade and entry way roofs
  - Renovated restrooms
  - Renovated lobbies and common areas

# EDGEWOOD MEDICAL

## 680 Heacock Road Yardley, PA









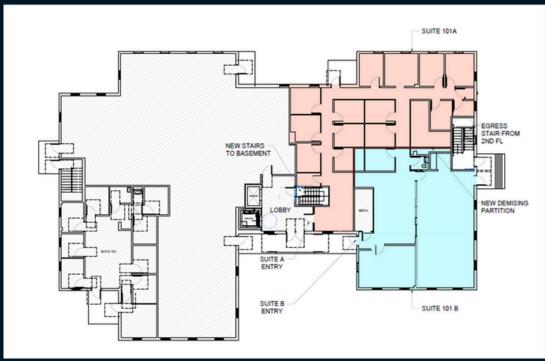
## **Suite 103** | 1,500 SF



## JLL SEE A BRIGHTER WAY

#### 5,200 SF - Divisible





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