



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**

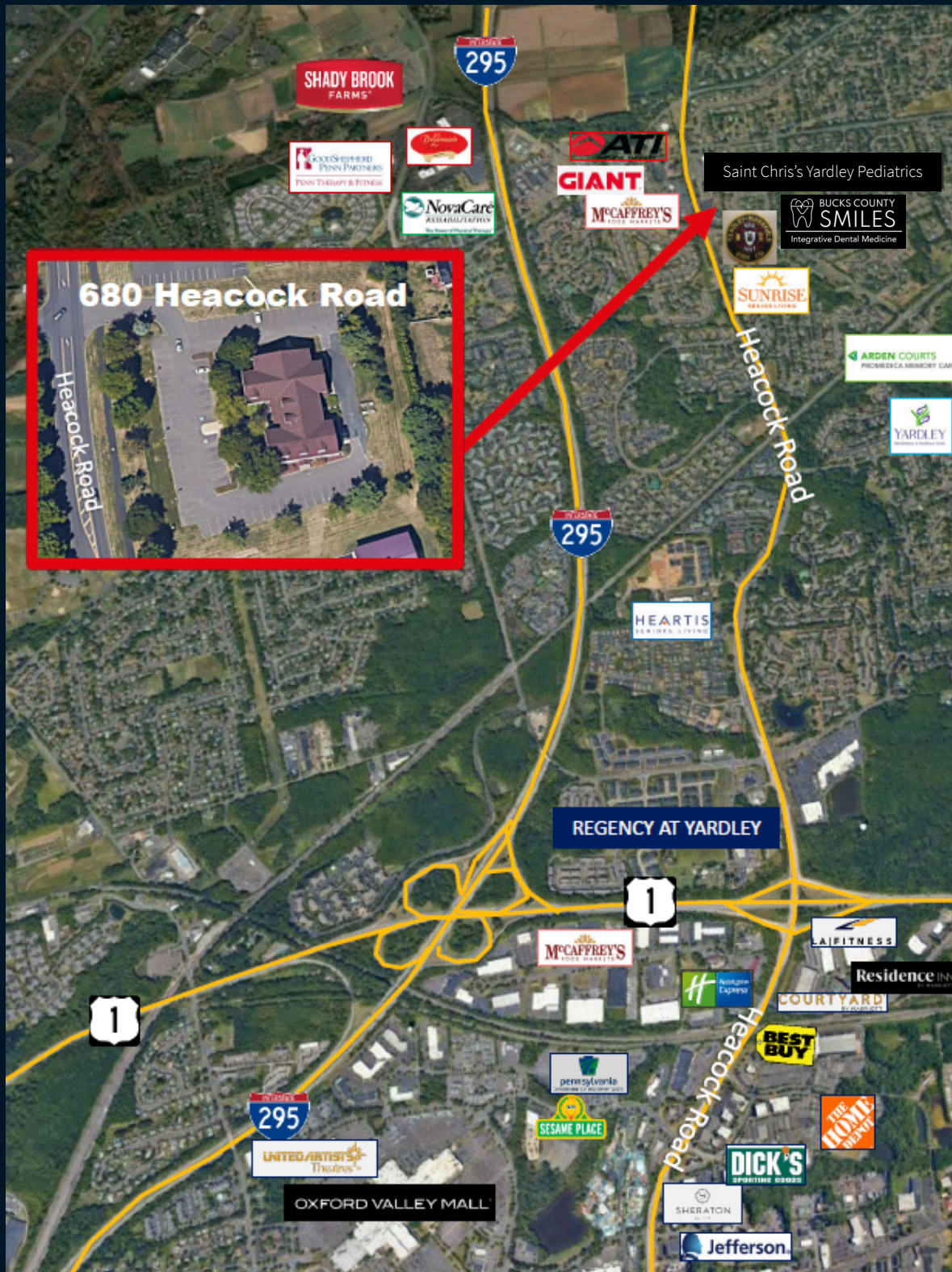
CONVENIENCE MATTERS

- 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

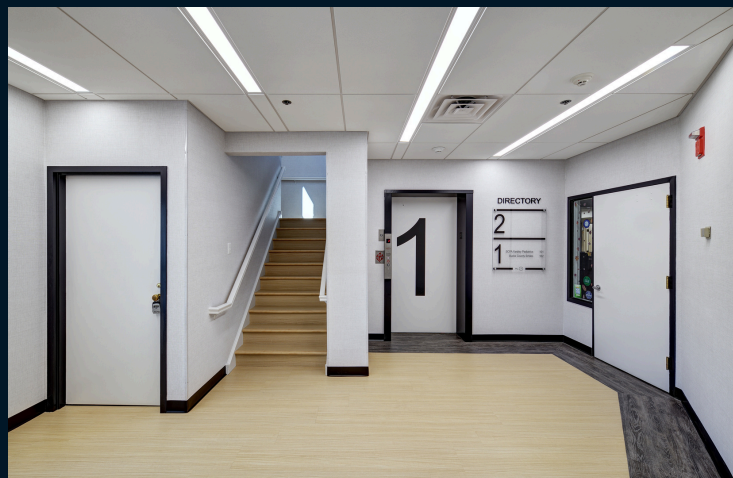
Location Highlights



Property specifications

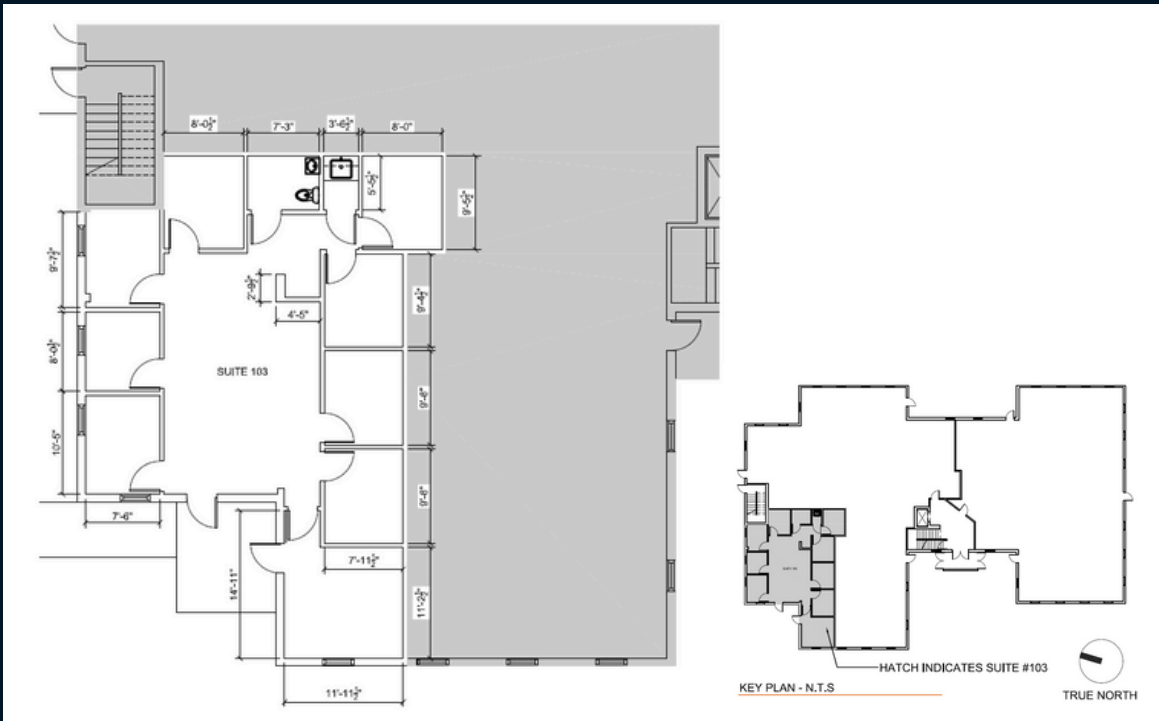
- Amenity rich location featuring dining options, drug store and retail locations, and banking
- Perfect location for medical practices - large concentration of 55 and older communities and assisted living facilities in general vicinity
- New ownership, will aggressively pursue deals
- Building has undergone 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

680 Heacock Road Yardley, PA

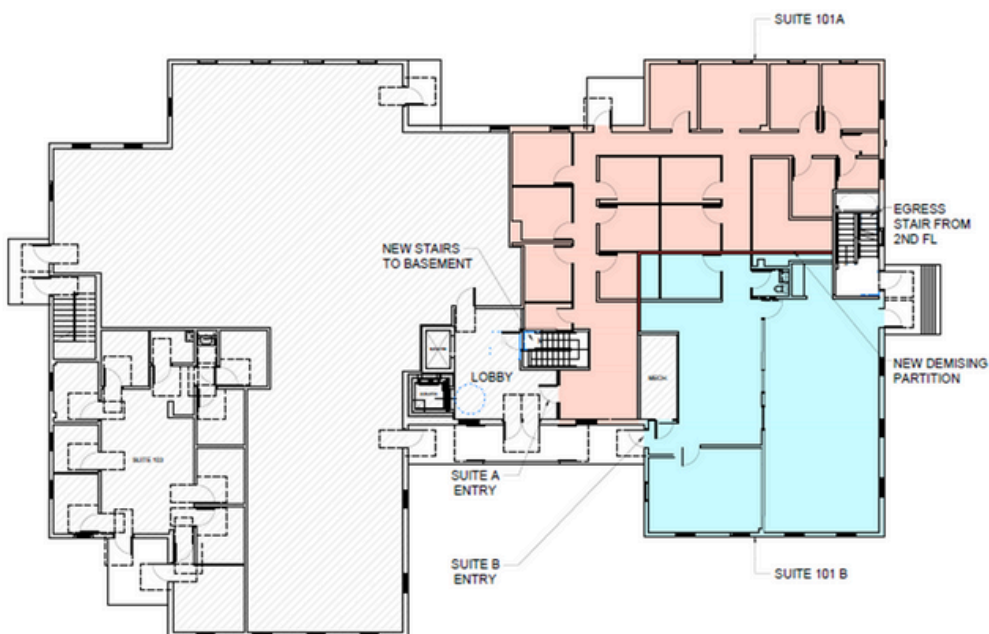
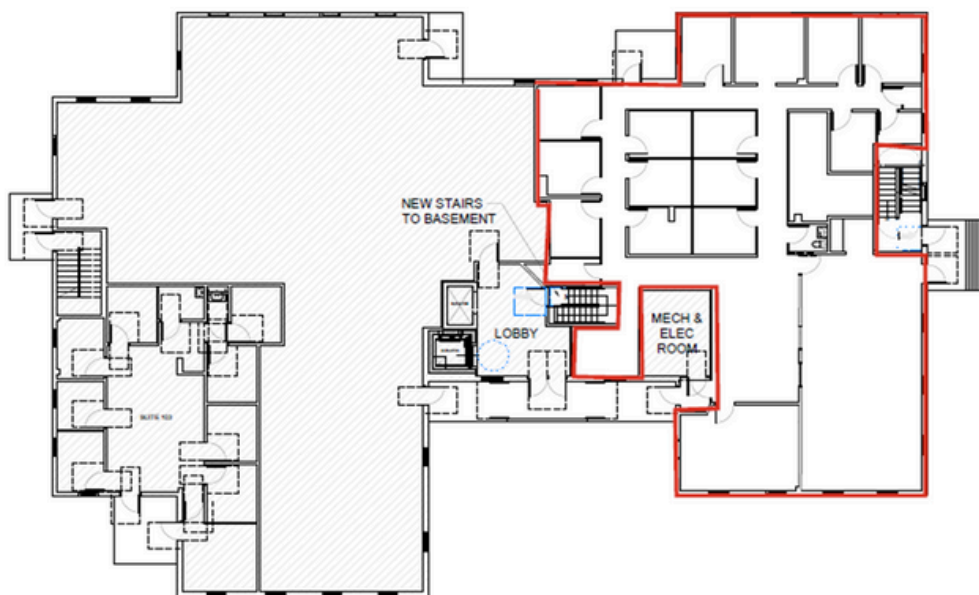




Suite 103 | 1,500 SF



5,200 SF - Divisible



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