

**MEDICAL  
INVESTMENT**  
ON THE HIGHLY REGARDED  
**MAIN LINE**



**600 NEWTOWN ROAD, VILLANOVA, PENNSYLVANIA**

**FOR SALE**  
Investment Opportunity  
or Medical Owner/User

**OFFERING MEMORANDUM**

REPRESENTED BY

**Beacon**

Commercial Real Estate, LLC

# Executive Overview

## EXCLUSIVE REPRESENTATION

Beacon Commercial Real Estate, LLC has been exclusively retained by 1856 Realty LP to arrange for the sale of 600 Newtown Road, Villanova, PA (the "Property"). The medical office building is located in the highly desirable Villanova submarket of Delaware County, Pennsylvania. The property is 5,070 square feet, including a two story, (3) three car garage with fully conditioned 724 square foot office space above, and a lower-level conference suite, featuring a kitchenette and restroom. Villanova Dental Group (VDG) has been a long-term tenant at the property specializing in a wide range of Dental Services. VDG has a lease obligation through November of 2027, based on a NNN basis.

## OFFER REQUIREMENTS

Purchase price is \$1,695,000.00. The Owner is a market-oriented seller and has expectations consistent with the nature of the property.

All offers should include:

- Purchase price
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.



Main Floor Dental Office

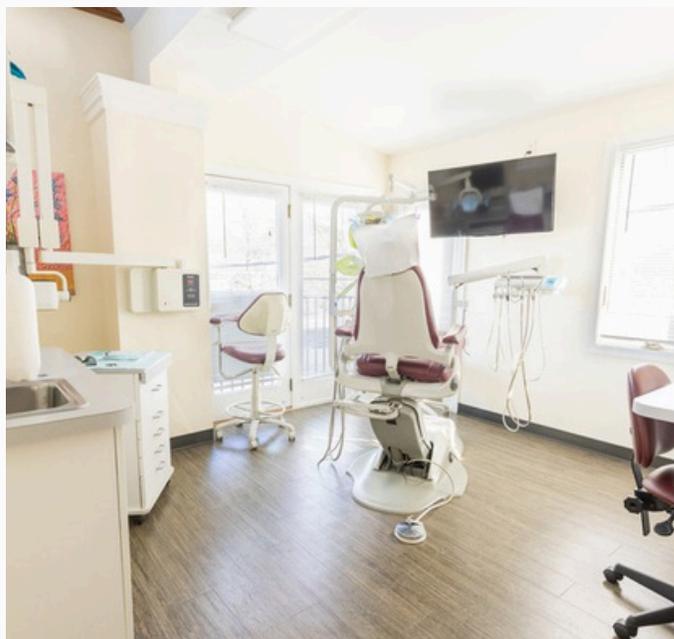


Main Floor Dental Office

ALL COMMUNICATION, INQUIRIES, AND REQUESTS SHOULD BE ADDRESSED TO COLIN MCHALE AT 610-828-0100 OR 610-656-8730 AS THE EXCLUSIVE MARKETING ADVISOR TO OWNERSHIP.

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Dental Operatory



Lower Level Conference Center

# Property Overview

## GENERAL INFO

<b>YEAR BUILT/RENO.</b>	<b>1856/2009, 2015, &amp; 2025</b>
<b>STORIES</b>	<b>2</b>
<b>TOTAL SF</b>	<b>5,070</b>
<b>LAND AREA</b>	<b>+/- .8034 Acres</b>
<b>ZONING</b>	<b>R-1 Residential Zoning District with variance for medical offices</b>
<b>TOWNSHIP</b>	<b>Radnor</b>
<b>TENANCY</b>	<b>Single Tenanted (Medical)</b>
<b>PARKING SPACES</b>	<b>11 Surface (1 Accessible Space) &amp; 3 Garage Spaces</b>

## BUILDING SPECIFICATIONS

<b>ROOF</b>	<b>2015 - Fiberglass Shingles</b>
<b>EXTERIOR WALLS</b>	<b>Stone / Stucco</b>
<b>SPRINKLERS</b>	<b>Yes - Entire Property</b>
<b>POWER TYPE</b>	<b>(3) 200 amp panels</b>
<b>HEATING</b>	<b>Gas - Forced Air</b>
<b>COOLING</b>	<b>Central Air</b>

## HIGHLIGHTS

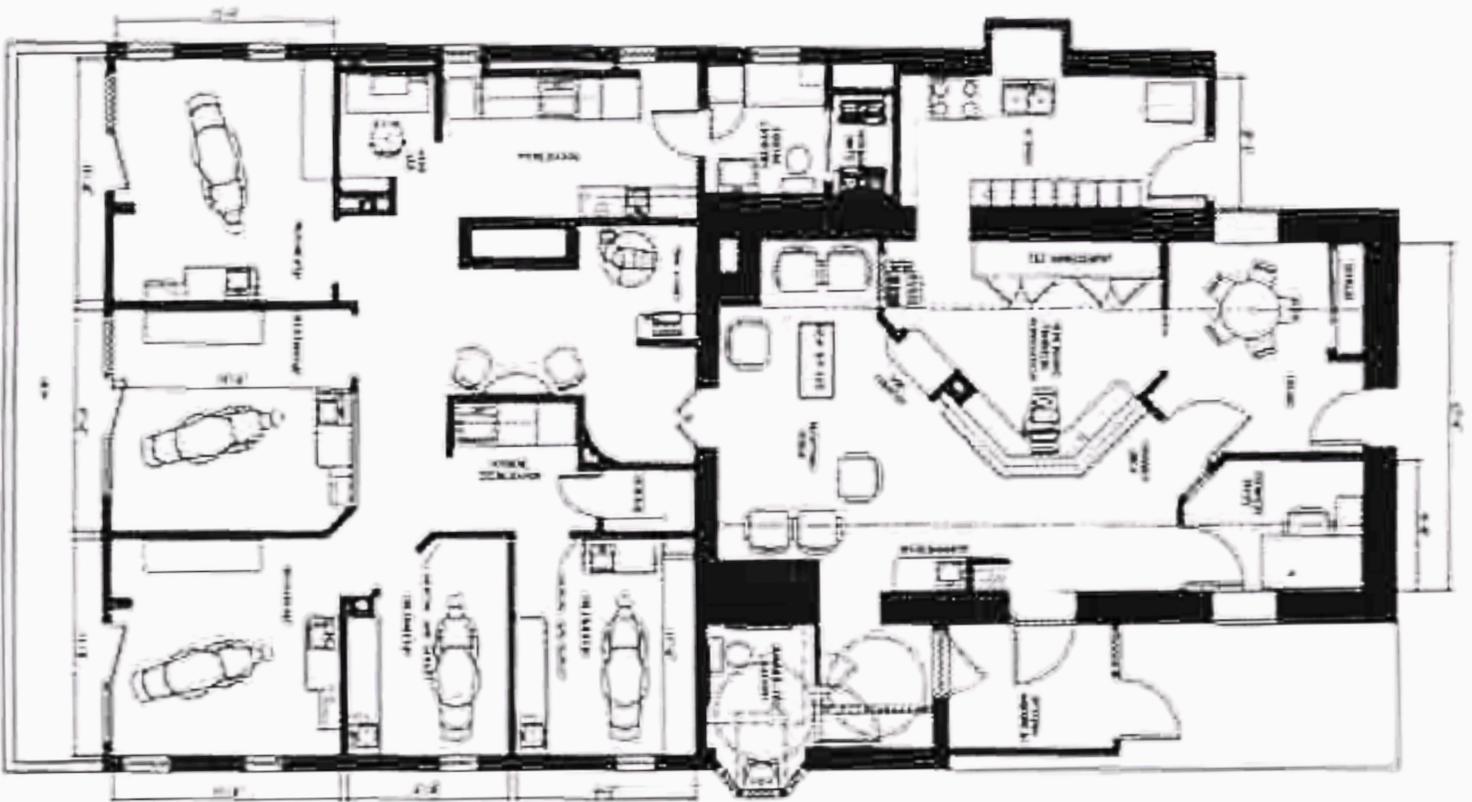
600 Newtown Road is a well-maintained medical office building located in the highly desirable Main Line community of Villanova. This historically significant property has been thoughtfully refinished to provide a warm, professional, and patient-friendly environment while preserving its architectural character. Positioned along a prominent corridor with convenient access to regional transportation, affluent residential neighborhoods, and nearby amenities, the property offers an attractive opportunity for medical or professional owner-users and investors alike.

# Aerial Photography



# As Built

## Villanova Dental Group Main Office

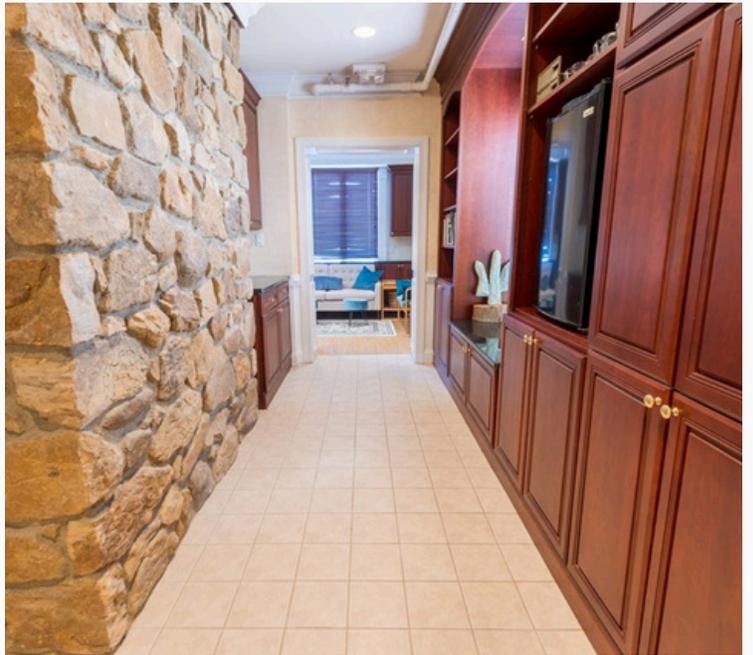


# Photo Gallery



# Photo Gallery

## Lower-Level Conference Center



# Photo Gallery

## Lower-Level Conference Center



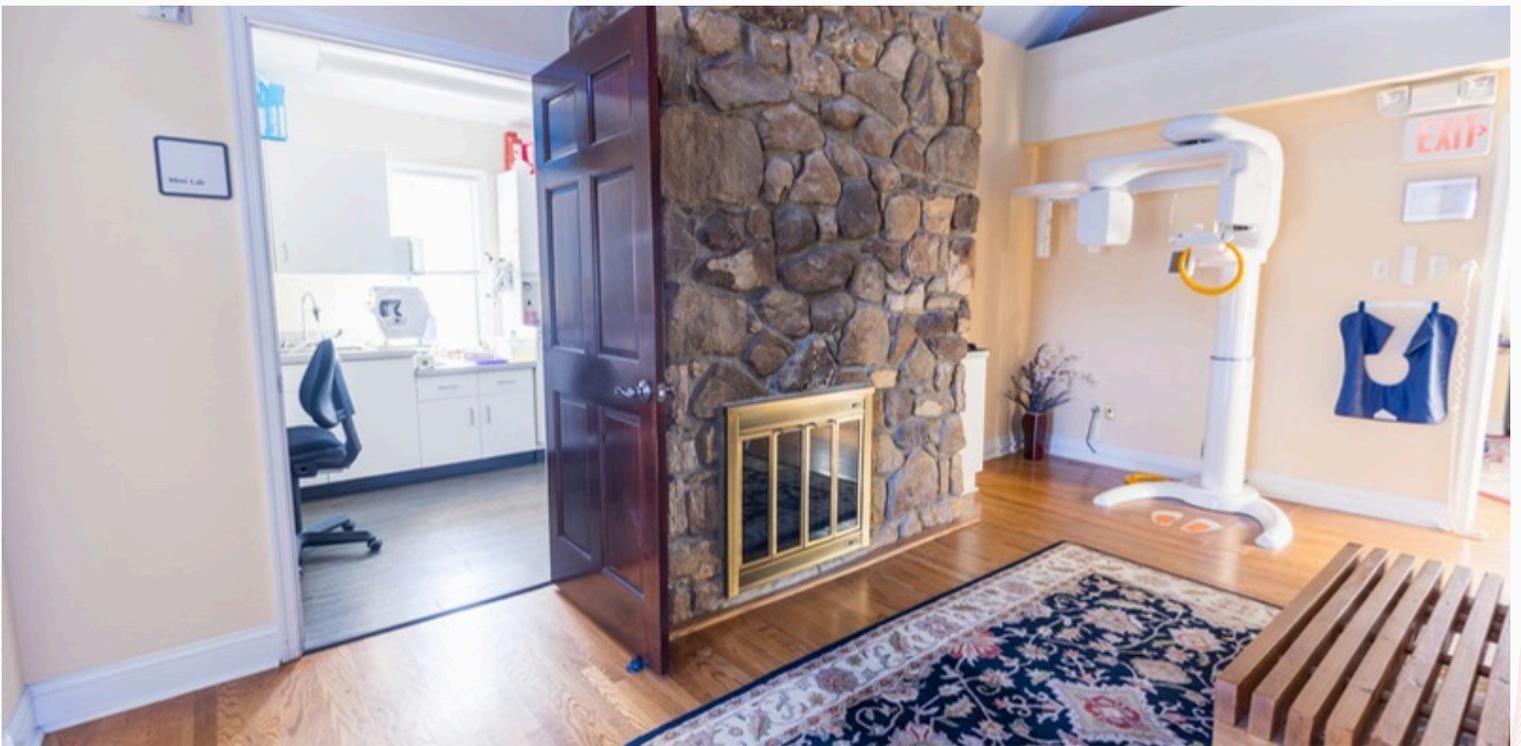
# Photo Gallery



Main Floor Dental Office Reception Area

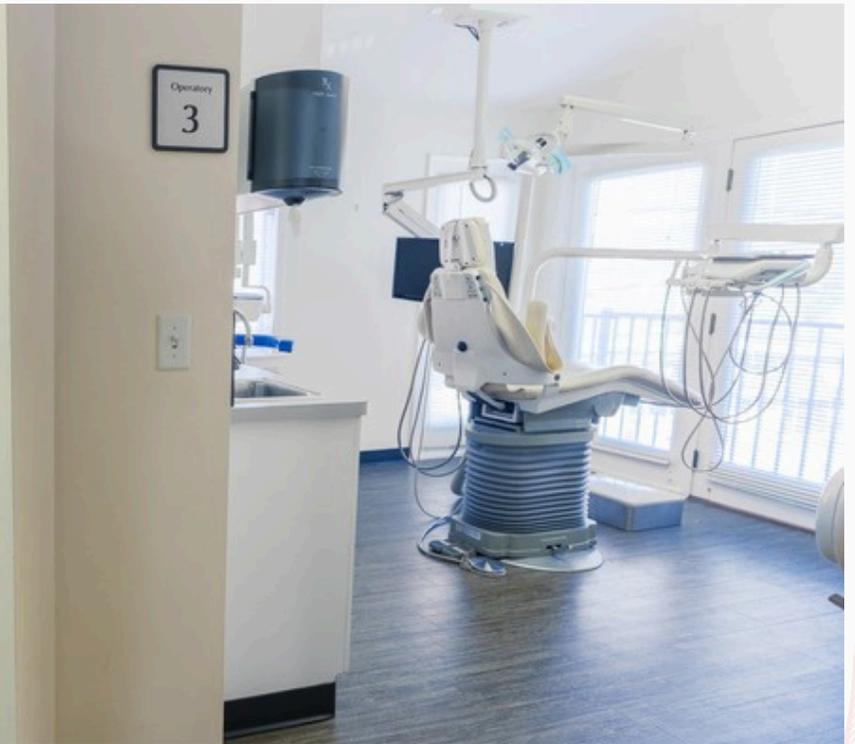
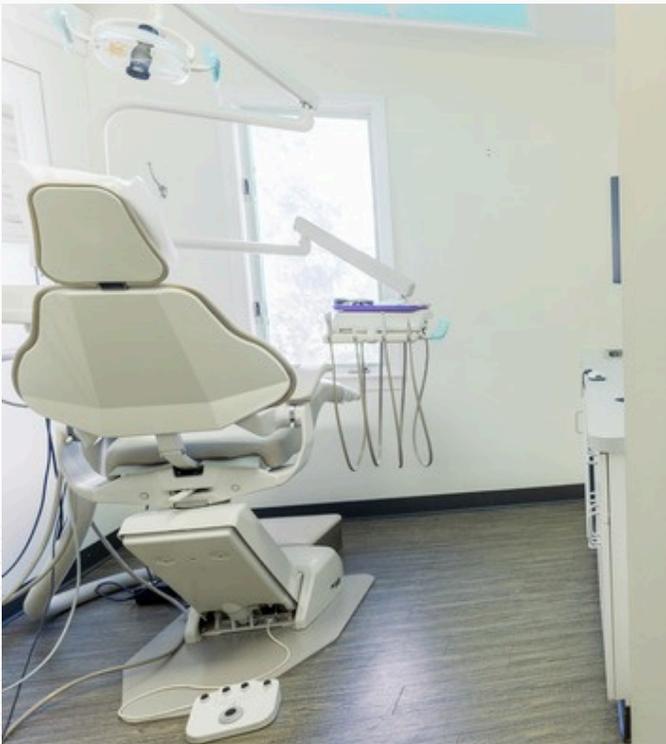
# Photo Gallery

## Panoramic X-ray Area



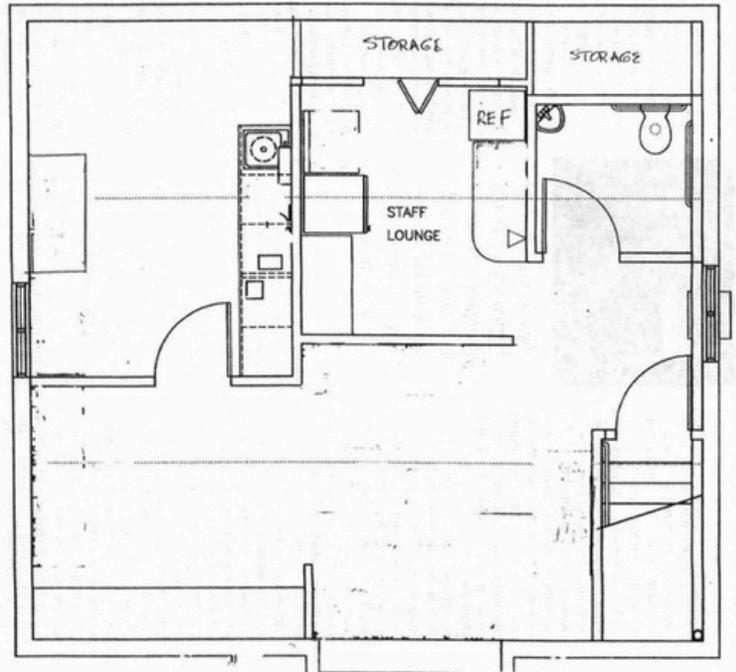
# Photo Gallery

## Dental Operatories



# Photo Gallery

## Private Office Suite Above Garage



# Existing Tenant



Villanova Dental Group has been a stable and well-regarded tenant since 2019, operating a professionally managed dental practice with a strong patient base. The practice emphasizes efficient, transparent communication and a high standard of clinical care, supporting consistent operations and patient retention. Villanova Dental Group maintains a 4.9-star rating across more than 390 Google reviews, reflecting strong market reputation and sustained demand for its services.



# Current Remaining Lease Liability

**PLEASE REACH OUT TO  
COLIN MCHALE FOR A  
CONFIDENTIALITY AGREEMENT.**

**Colin McHale**

*Partner*

610.656.8730 | [cmchale@beaconcre.com](mailto:cmchale@beaconcre.com)

# 2025 Operating Expenses

**PLEASE REACH OUT TO  
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CONFIDENTIALITY AGREEMENT.**

**Colin McHale**

*Partner*

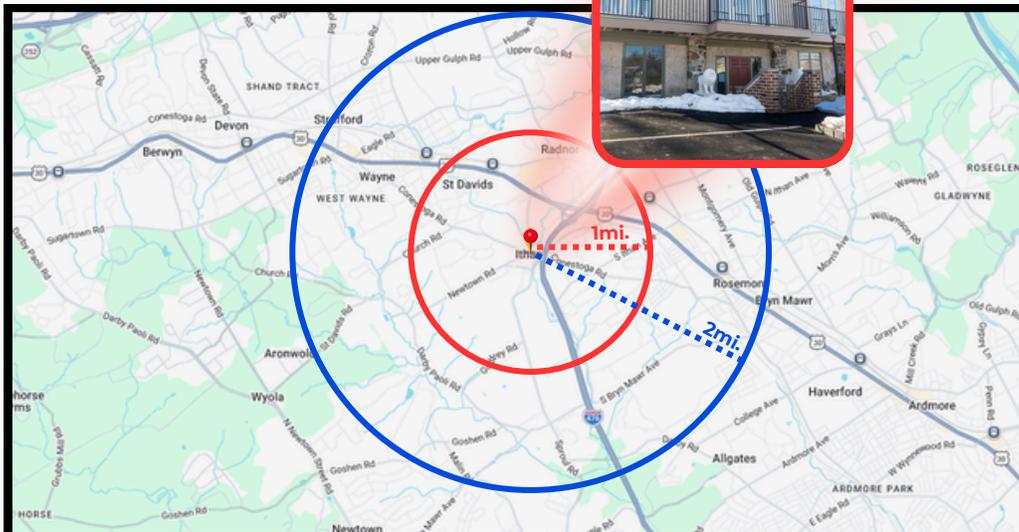
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# Recent Market Sale Comps

Address	Year Built/ Renovated	Type	Size	Sale Date	Sale Price	Price/SF	Submarket
420 E Lancaster Ave	1890/1995	Office	4,918 SF	Sep 2025	\$900,000.00	\$183.00	Upper Main Line
144 W Eagle Rd	1950	Office	2,420 SF	Jul 2025	\$900,000.00	\$371.90	Main Line
11 Saint Albans Ave	1984	Office	5,000 SF	Jul 2025	\$1,459,000.00	\$291.80	Delaware County
46 Darby Rd	1903	Office	3,654 SF	May 2025	\$900,000.00	\$246.31	Upper Main Line
295 Old Eagle School Rd	1975	Dental Office	4,996 SF	Mar 2025	\$1,787,333.00	\$357.75	Upper Main Line
1404 West Chester Pike	1970	Office	3,500 SF	Dec 2024	\$1,150,000.00	\$328.57	Delaware County
229 W Wayne Ave	2014	Office	4,750 SF	Nov 2024	\$1,525,000.00	\$321.05	Upper Main Line
3556 Winding Way	1960	Office	5,474 SF	Nov 2024	\$1,000,000.00	\$182.68	Delaware County
3744 West Chester Pike	1980/2000	Dental Office	5,200 SF	Jul 2024	\$1,325,000.00	\$254.81	Delaware County
1131 Lancaster Ave	1990	Dental Office	4,138 SF	Jun 2024	\$1,050,000.00	\$253.75	Upper Main Line

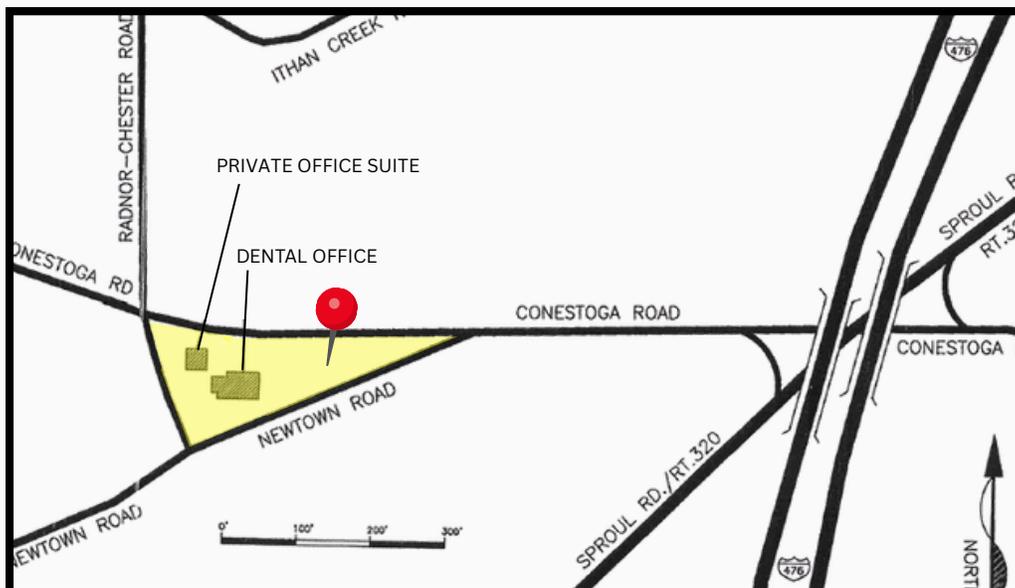
# Market & Area Overview

## TRANSPORTATION



600 Newtown Road is located in the heart of Villanova along the Main Line, immediately adjacent to Lancaster Avenue (U.S. Route 30), a primary east-west arterial serving Radnor Township and the surrounding suburban markets. The property offers excellent regional accessibility, situated within approximately one-half mile of the Interstate 476 (Blue Route) on-ramp, providing direct north-south connectivity throughout the western suburbs and efficient access to Center City Philadelphia via regional highway connections, as illustrated by the accompanying visual radius map.

## LOCATION

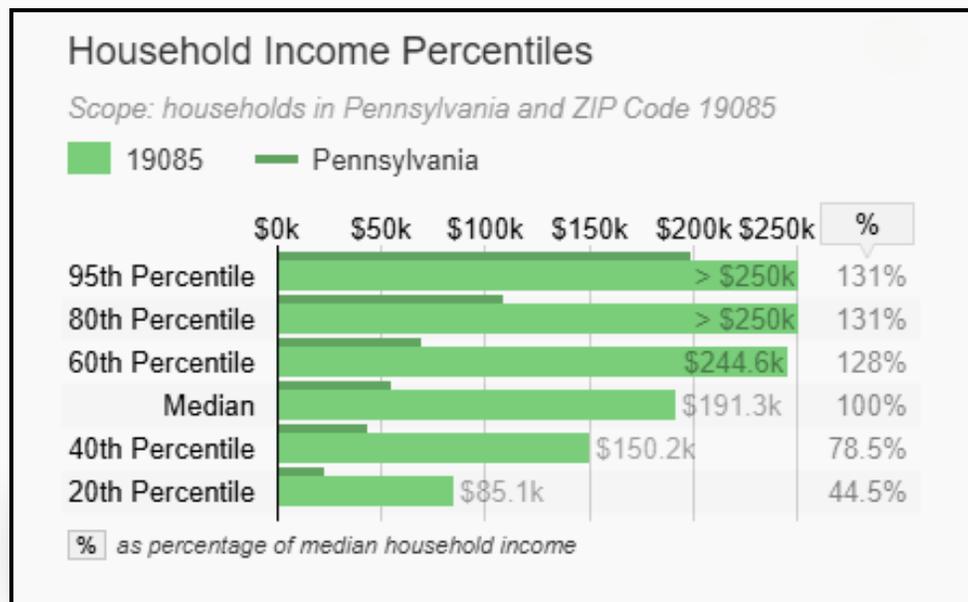


# Market & Area Overview

## POPULATION & HOUSEHOLDS RADNOR TOWNSHIP, PENNSYLVANIA

Total Population (2023)	33,466
Projected Population (2030)	34,000-35,000
Total Households (2023)	9,783
Households Projected (2030)	10,100-10,300
Average Household Size	2.6
Median Household Income	\$159,309
% of Homebuyers with Income \$100k +	65%
Median Home Market Value	\$802,600
Median Age	27

\*VILLANOVA UNIVERSITY SKEWS AGE YOUNGER.



# Zoning Map & Regulations



## ZONING DISTRICTS

- |  |   |  |
|--|---|--|
|  AC - Agricultural Conservation District |  PB - Planned Business District      |  R-4 - Residence District               |
|  C-1 - Local Commercial District         |  Pi - Planned Institutional District |  R-5 - Residence District               |
|  C-2 - General Commercial District       |  PLO - Planned Lab-Office District   |  R-6 - Residence District               |
|  C-3 - Service Commercial District       |  PLU - Public Land Use District      |  WBOD - Wayne Business Overlay District |
|  CO - Commercial-Office District         |  R-1 - Residence District            |  |
|  GH- Garrett Hill District               |  R-1A - Residence District           |  |
|  PA - Planned Apartment District         |  R-2 - Residence District            |  |
|  |  R-3 - Residence District            |  |

# Zoning Map & Regulations

## ARTICLE IV

### R-1 Residence District

#### § 280-13. Application of regulations.

In R-1 Residence Districts, the regulations contained in this article shall apply.

#### § 280-14. Use regulations. [Amended 12-8-1980 by Ord. No. 80-30; 6-8-1987 by Ord. No. 87-17; 5-14-1990 by Ord. No. 90-21]

A building may be erected or used and a lot may be used or occupied for any of the following purposes:

A. Single-family detached dwelling.

B. The following uses, when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § 280-145:

(1) Conversion of a dwelling to two-family or multifamily use, subject to the provisions of § 280-108.

(2) Student home, subject to the general standards and provisions of § 280-115.2. [Added 3-14-2011 by Ord. No. 2011-10]

C. The following uses, only when authorized as a conditional use by the Board of Commissioners pursuant to the requirements of Article XXIII, Conditional Uses:

(1) Density modification development, in accordance with the requirements of Article XIX, Density Modification Development.

D. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses. Each permitted use shall comply with the provisions of § 280-103 relating to off-street parking. The term "accessory use" shall not include a business but may include:

[Amended 10-26-1998 by Ord. No. 98-09; 5-20-2002 by Ord. No. 2002-17]

(1) Private parking or garage space and private home swimming pool or tennis court.

(2) Home occupations, subject to the provisions of Article XX, § 280-115.1.

(3) Agricultural use as follows:

(a) Private garden.

(b) On a lot five acres or larger in size, agricultural use as permitted in § 280-9C.

(4) Signs, as permitted in Article XXI, Signs.

#### § 280-15. Area regulations.

A. Lot area and width. Every lot shall have a lot area of not less than one acre, and such lot shall be not less than 120 feet in width at the building line.

# Zoning Map & Regulations

## ARTICLE IV

### **R-1 Residence District**

(continued)

B. Building area. Not more than 15% of the area of each lot may be occupied by buildings.

C. Front yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 60 feet in depth.

D. Side yards.

(1) For every single-family detached dwelling, there shall be two side yards, which shall be not less than 60 feet in aggregate width and neither of which shall be less than 25 feet in width.

(2) For every building other than a dwelling and its accessory buildings, there shall be two side yards, neither of which shall be less than 40 feet in width.

E. Rear yard. For every principal building, there shall be a rear yard on each lot, which shall be not less than 40 feet in depth.

F. Maximum impervious surfaces: 22%. **[Added 11-22-1999 by Ord. No. 99-37; amended 7-17-2000 by Ord. No. 2000-19]**

G. Riparian buffer setback: 35 feet. **[Added 12-8-2003 by Ord. No. 2003-22]**

#### **§ 280-16. Height restrictions.**

No building or structure shall exceed three stories or 35 feet in height, except that no accessory building, other than a farm building, shall exceed 20 feet in height.

#### **§ 280-17. Accessory structures.**

Accessory structures to a use permitted herein shall be located as designated hereunder:

A. Attached to a principal building, in which case they shall be part of the principal building.

B. On the buildable area of a lot but not attached to the principal building, in which case they shall be separated from the principal building by at least 10 feet.

C. In the rear yard and side yard of a lot, in which case they shall not be located closer than 10 feet from a side or rear property line.

D. Air-conditioning units shall in all cases be at least 15 feet from any property line.

# Disclaimer & Confidentiality Agreement

Beacon Commercial Real Estate, LLC (“Agent”) has been retained by 1856 Realty LP, as its exclusive agent in the disposition of 600 Newtown Road, Villanova, Delaware County, Pennsylvania (“Property”). Agent has prepared the following Offering Memorandum (“Offering”) for the recipient’s limited use in the acquisition of the Property. The Offering and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here are called the “Contents”) are of a confidential nature and are not to be made available to persons not receiving copies directly from Agent. By accepting this Offering, you agree that you will hold and treat it in the strictest confidence and that you will not photocopy or duplicate it, that you will not disclose the Offering or any of the Contents to any other entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of Owner or Agent, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of Owner or Agent.

The Offering is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner and Agent, and therefore, may be subject to variation. The Offering does not constitute an indication that there has been no change in business affairs of the Property or Owner since the date of preparation of the Offering. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither Owner or Agent nor any of the respective officers, agents or principals has made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of the Offering or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering or its contents. Analysis and verification of the information contained in the Offering is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions with any entity at any time without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and any conditions to the Owner obligations thereunder have been satisfied or waived.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please Contact: Colin McHale 610-828-0100 ext. 1634 | [cmchale@beaconcre.com](mailto:cmchale@beaconcre.com)

For additional information or to schedule a tour, please contact:

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## **Colin McHale**

*Partner*

610.656.8730 | [cmchale@beaconcre.com](mailto:cmchale@beaconcre.com)

## **Maria Pickett**

*Marketing & Property Manager*

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