

# Oaks Medical Center

450 Cresson Boulevard, Phoenixville, PA 19460



**AVAILABLE SPACE**  
4,079 – 5,695 RSF

 [VIEW SUITES](#)

- Three-story medical center with first-floor suite availability
- Diverse medical service roster including dermatology, audiology, and plastic surgery
- Near I-76 and immediate access to Rte 422
- Monument signage opportunities and great visibility from Rte 422
- Ample surface parking for patients and staff
- Generous Tenant Improvement Allowance with flexible terms

# Great visibility from Rte 422, diverse tenant roster, and first-floor suite availability.

POPULATION (5-MILE RADIUS)

## 137,591

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

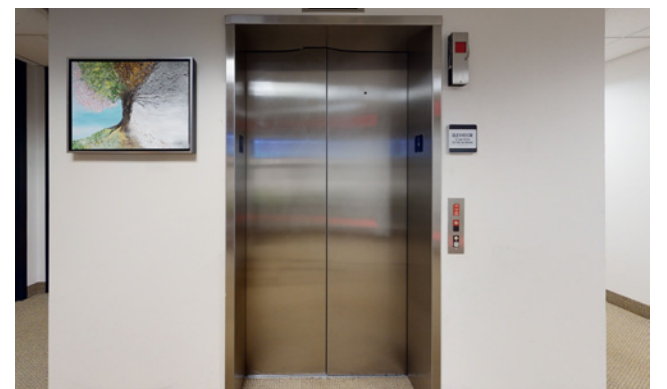
## \$129,882

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

## 96.7%

**450 CRESSON BOULEVARD, PHOENIXVILLE, PA 19460**

NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Phoenixville Hospital –Tower Health	4.9 mi	13 min
2. Paoli Hospital	12.5 mi	20 min



### SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Target
- Redner's Fresh Market
- Providence Town Center
- Hilton Garden Inn Valley Forge/Oaks
- Phoenixville Country Club
- Anytime Fitness
- Starbucks
- Ebru Coffee Roastery
- Buffalo Wild Wings
- Moe's Southwest Grill
- Tropical Smoothie Cafe

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