



# RIDLEY PARK MEDICAL CAMPUS

175 E CHESTER PIKE, RIDLEY PARK, PA 19078

AVAILABLE FOR LEASE  
FLEXIBLE MEDICAL SPACE

AVISON  
YOUNG

# RIDLEY PARK'S NEW CHAPTER

Ridley Park Medical Campus is a well-known healthcare property in Ridley Park, Pennsylvania, offering a rare leasing opportunity within a former hospital campus along a highly visible and accessible corridor in Delaware County.

The property — formerly Taylor Hospital — features an established medical identity and infrastructure suited for outpatient / inpatient services, emergency care, specialty clinics, diagnostics, rehabilitation, and medical offices.

With a substantial building footprint, flexible layouts, and strong community demand following recent regional hospital closures, the campus is well positioned for providers seeking to expand or re-establish care in an underserved market.

#### Accessibility Highlights:

- SEPTA Bus Route 114 stops directly in front, connecting the Darby Transportation Center to Wawa Station near Riddle Hospital.
- SEPTA Wilmington/Newark Line at Ridley Park Station (5-minute walk) provides direct service to Center City Philadelphia.
- Minutes to I-95, I-476, Philadelphia International Airport, and Boeing.

Together, the campus's established healthcare identity, adaptable infrastructure, and strong multimodal connectivity position Ridley Park Medical Campus as a premier opportunity for medical users in Delaware County.



## HIGHLIGHTS

**BUILDING SIZE**  
190,000 SF

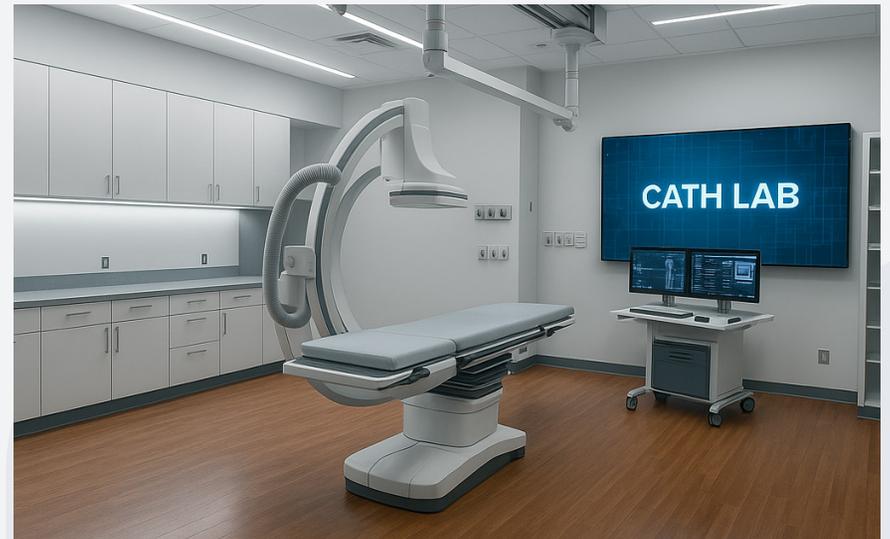
**TYPICAL FLOOR**  
27,519 SF

**ACRES**  
18 AC

**YEAR BUILT**  
1972

**PARKING**  
510 SPACES

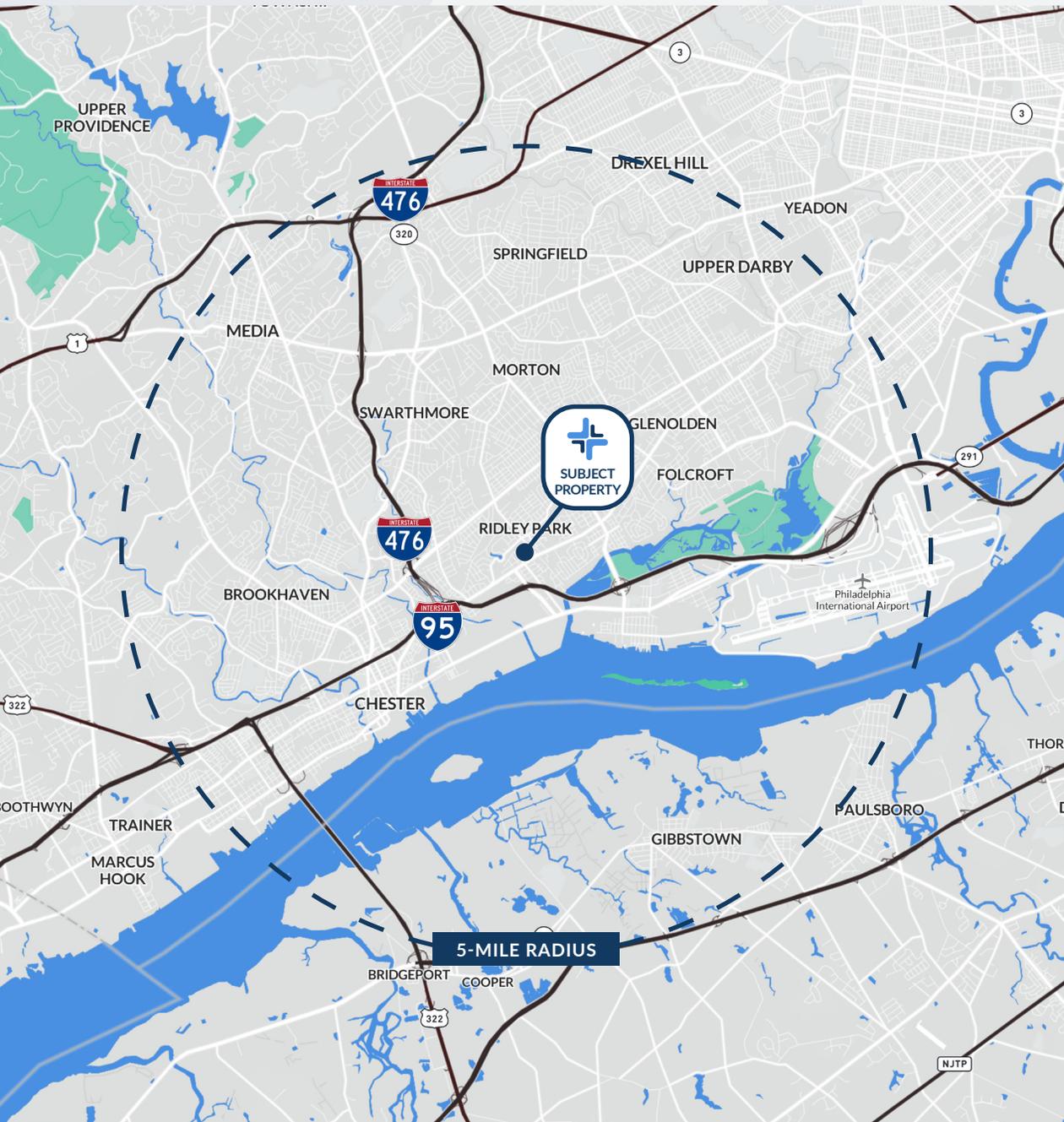
 RIDLEY PARK MEDICAL CAMPUS



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# RIDLEY PARK MEDICAL CAMPUS



## DEMOGRAPHICS

**TOTAL CURRENT POPULATION**  
1,175,326

**MEDIAN HH INCOME**  
\$83,838

**HEALTH + MEDICAL SERVICES**  
3,403

**EDUCATION: BACHELORS**  
188,711

**INSURED POPULATION 18-64**  
648,660

**MEDICAL PROVIDERS IN  
DELAWARE COUNTY**  
8,000+

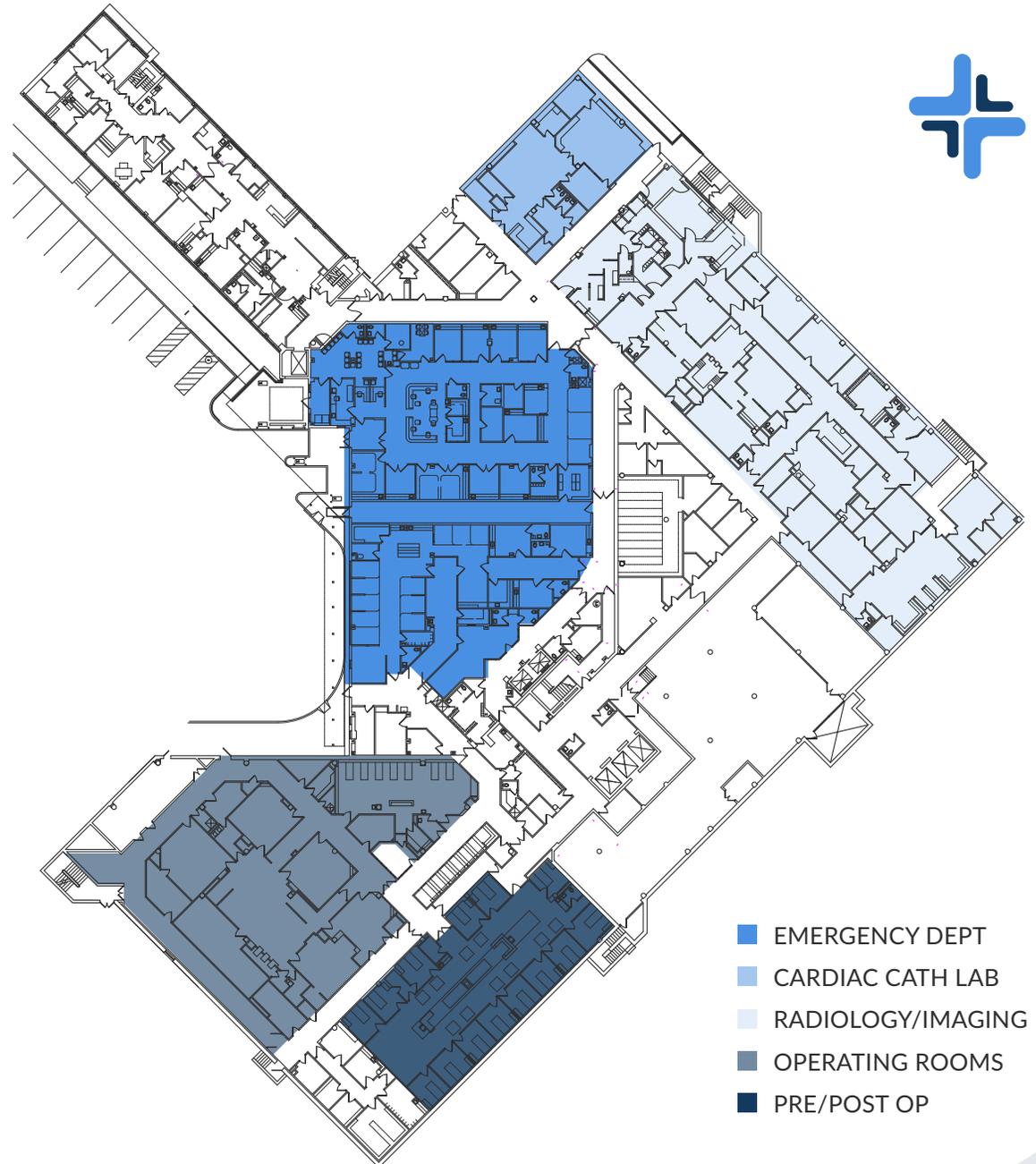
WITH ~1,500 IN THE IMMEDIATE TRADE AREA

# GROUND FLOOR

±68,000 SF

## KEY FEATURES

- 3 Separate Entrances
- ED (16 Patient Rooms) with Room for Significant Expansion
- Radiology across the Hall from ED including MRI + Diagnostics Suites
- Fast Track / Urgent Care Area Located Immediately adjacent to ED
- Spu + Gi Suites adjacent to ED
- 5 OR's
- Cath Lab with Procedural Room next to Radiology, with Pre- + Post-Op Suite
- 10 Bed ICU, Adjacent to the OR's
- Nuclear Medicine Suite
- Pharmacy + Lab Space
- Additional 35K SF of Labs + Medical Offices Available via Physical Connection to Ground Floor Wing of Hospital (Jones Building)
- Mechanical/Boiler Room

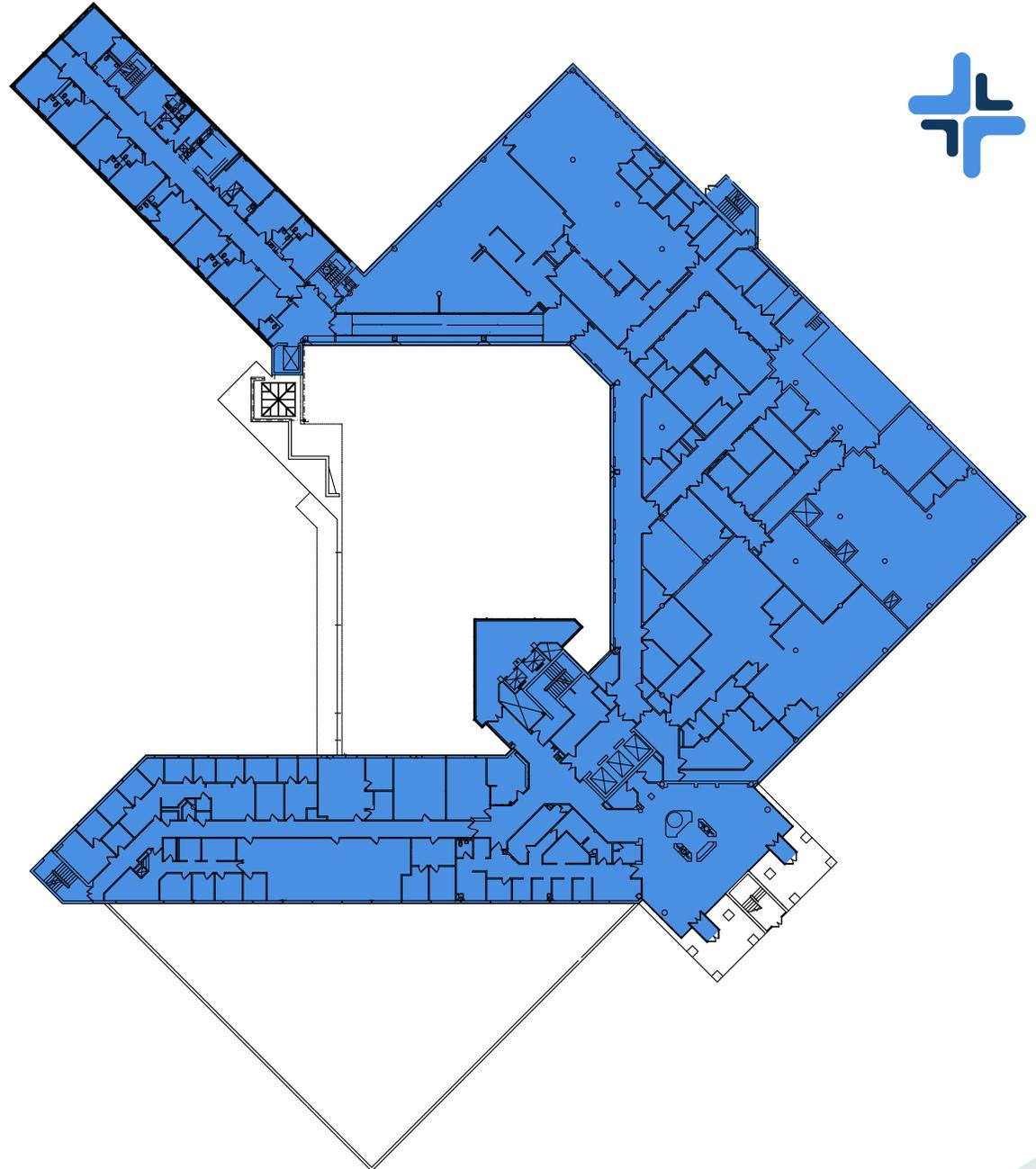


# FIRST FLOOR

±40,000 SF

## KEY FEATURES

- Main Entrance at Felton Street Lobby
- Office Wing - Potential for Conversion to Any Use
- Sterile Processing Department (SPD) + Loading Area
- Conference Rooms
- Meditation Room / Chapel
- Full Service Cafeteria + Kitchen/Dietary Area with Storage
- Hospice Wing (10 Patient Rooms)
- Morgue + Incinerator



# SECOND FLOOR

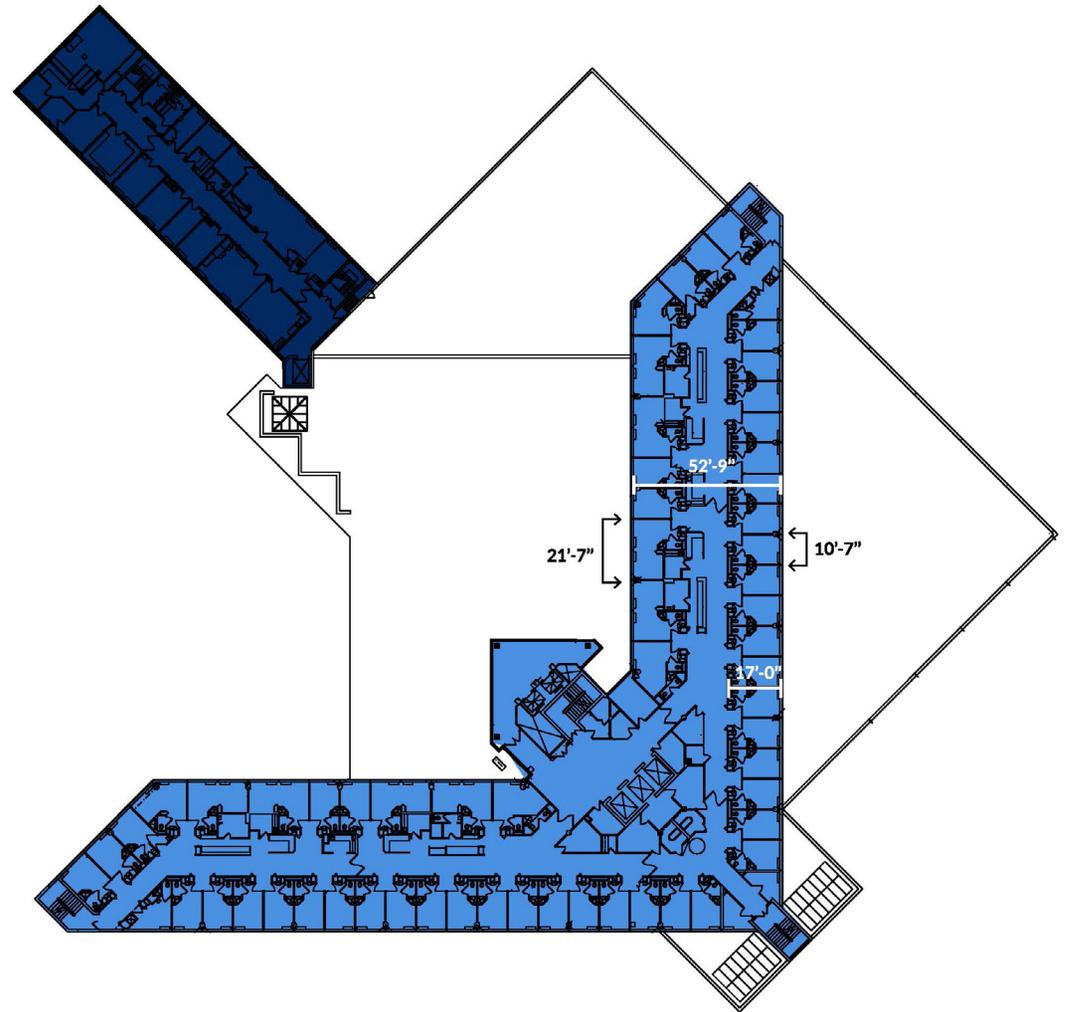
±24,725 SF

## KEY FEATURES

- 57 Patient Rooms (Single + Double Occupancy Rooms)
- 2nd Floor of Hospice Building



TYPICAL PATIENT ROOM 10'-7" X 17'-0"



■ HOSPICE

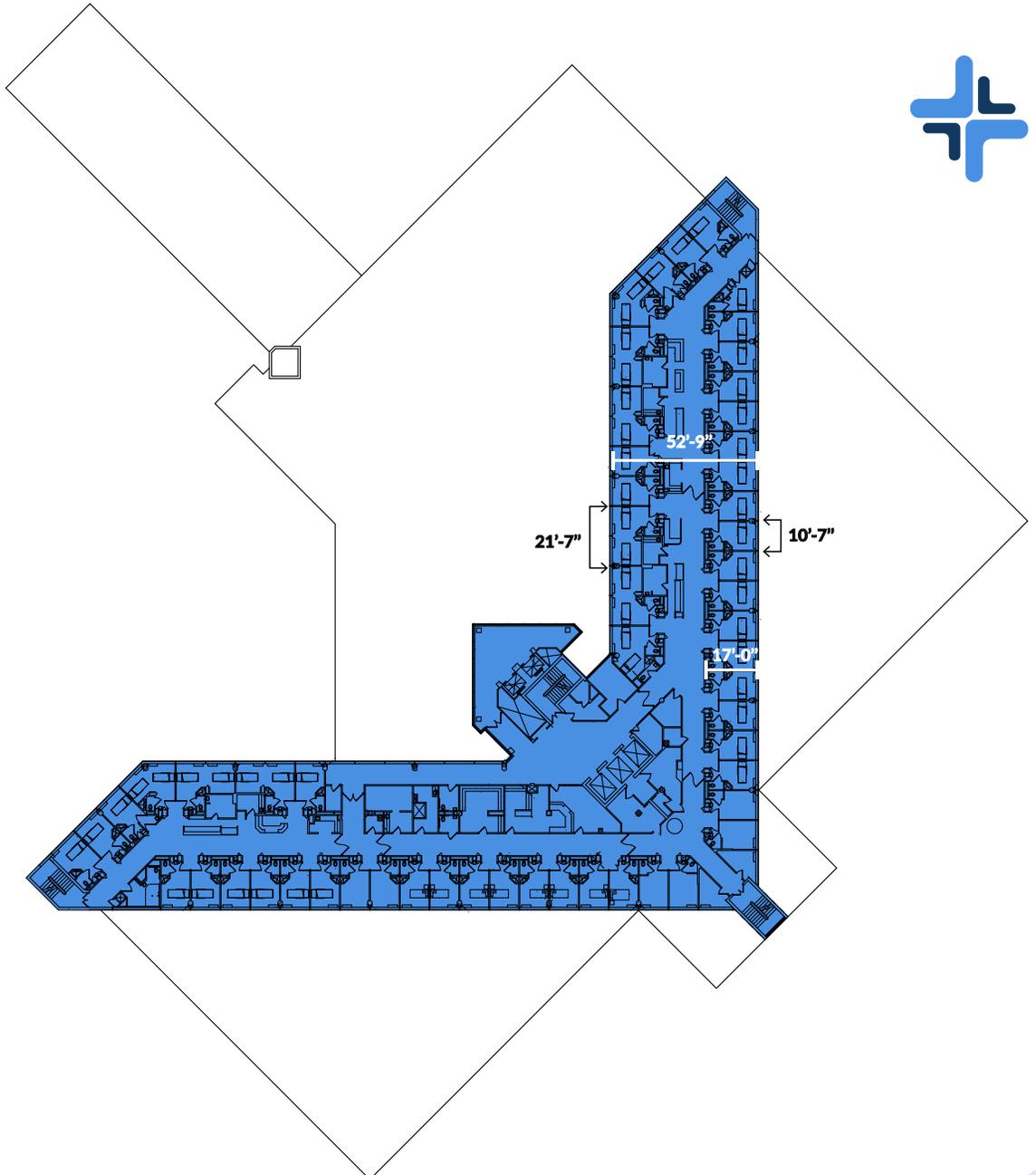


# THIRD FLOOR

±25,000 SF

## KEY FEATURES

- 57 Patient Rooms (West Wing is Unused/Raw Space)
- Waiting Room and Outpatient Wing Located on this Floor



TYPICAL PATIENT ROOM 10'-7" X 17'-0"



# FOURTH FLOOR

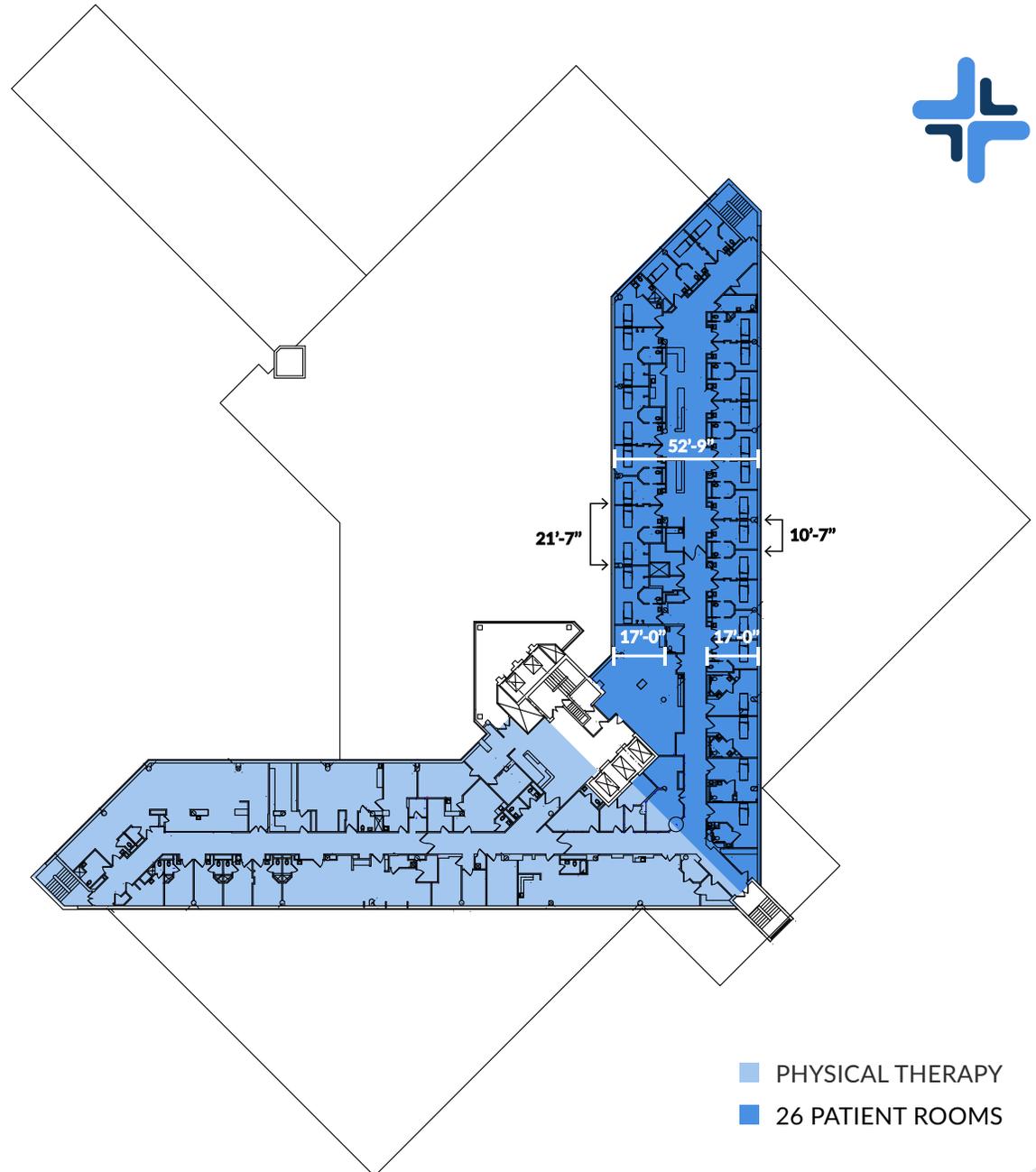
±25,000 SF

## KEY FEATURES

- East Wing: Physical Therapy / Rehab Departments
- West Wing: 26 Patient Rooms



PHYSICAL THERAPY SPACE



- PHYSICAL THERAPY
- 26 PATIENT ROOMS



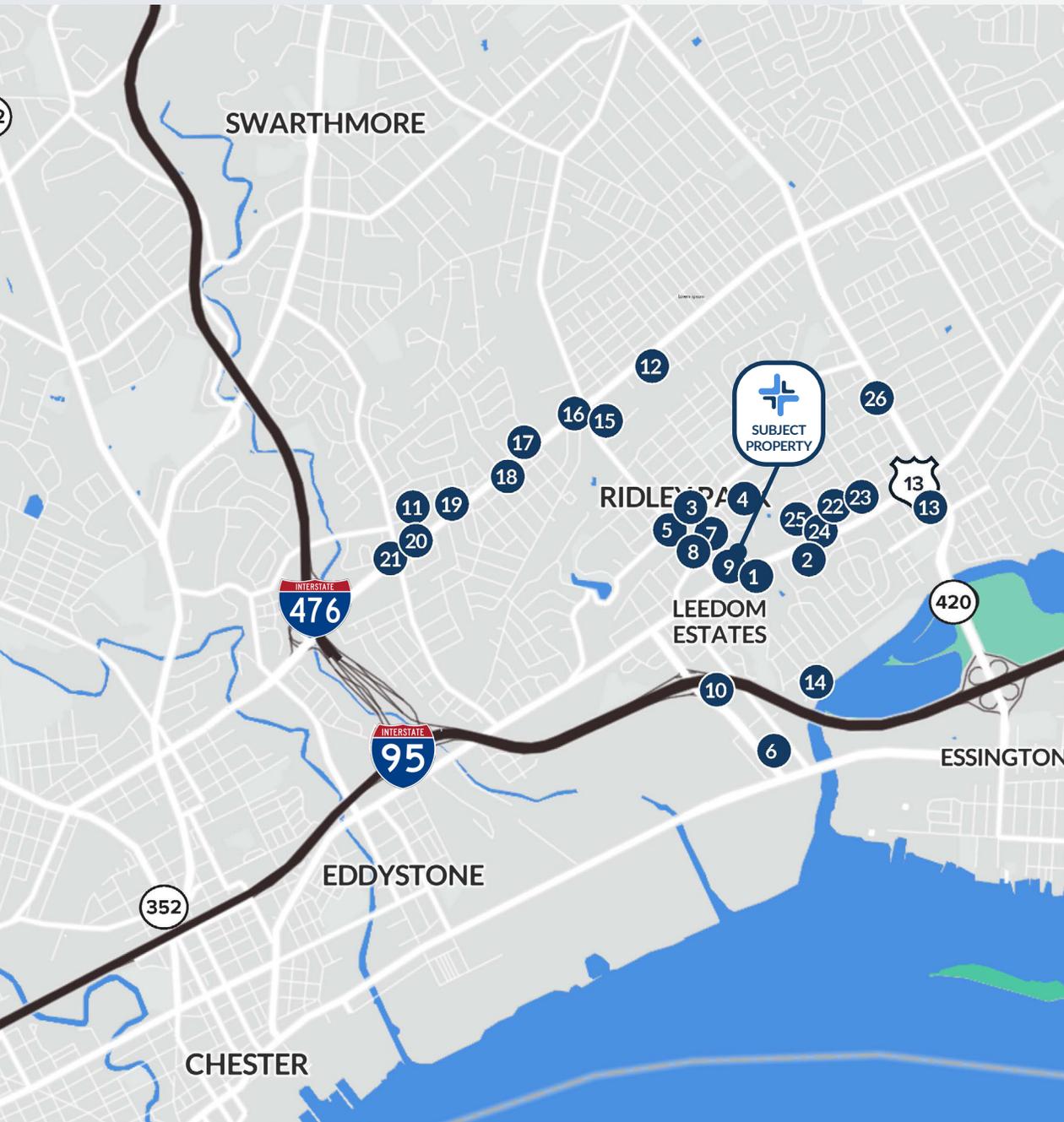
# PARKING MAP

510 PARKING SPACES





# RIDLEY PARK MEDICAL CAMPUS



## AMENITIES

- |                          |                             |
|--------------------------|-----------------------------|
| 1 Wawa                   | 14 Stingers                 |
| 2 CVS                    | 15 Tanglewood Fire & Smoke  |
| 3 Rosemary               | 16 Wonder Ridley            |
| 4 Ardour Bakery & Coffee | 17 Relish                   |
| 5 The BrickHaus          | 18 Big Daddy's BBQ & Grill  |
| 6 Royal Farms            | 19 Tom & Jerry's            |
| 7 7-11                   | 20 Taco Bell                |
| 8 Dolan's Bar            | 21 Dunkin'                  |
| 9 Talluto's              | 22 Little Hut Sandwich Shop |
| 10 Cracker Barrel        | 23 Casey's Ridley Park      |
| 11 McDonald's            | 24 AFAP COFFEE              |
| 12 Wendy's               | 25 Pike Cold Cut Center     |
| 13 Primo Hoagies         | 26 Nanu's Hot Chicken       |

# GET IN TOUCH WITH OUR LEASING TEAM

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## VISIT US ONLINE

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