

SECOND GENERATION MEDICAL OFFICE BUILDING FOR SALE

DENSE & AFFLUENT MAIN LINE LOCATION

OFFERING
MEMORANDUM

405 W WAYNE AVENUE | WAYNE, PA



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MSC





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MSC

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

| | |
|-----------------|---------------------------------|
| Address | 405 W Wayne Avenue Wayne, PA |
| Floors | 2 |
| Year Built | 1996 |
| Total Space | 3,904 SF |
| Medical Space | 2,530 SF |
| 2nd Floor Space | 1,374 SF |
| Parking | 9 Spaces |

MSC is proud to exclusively present the opportunity to acquire 405 W. Wayne Avenue, Wayne, PA, a turnkey 2,530 SF ground floor medical office with an additional 1,374 SF on the second floor, located in Philadelphia's prestigious Main Line submarket. Situated on Wayne Avenue just off Conestoga Road (16,000 VPD) and Lancaster Avenue (22,000 VPD), the property offers excellent visibility and accessibility. This second-generation medical office is suitable for any medical use and is located in a dense, affluent market with approximately 56,000 residents within a 3-mile radius and an average household income of \$280,000. With extremely limited availability of similar medical office space in the area, this property presents a rare opportunity for an owner/user or investor to acquire a well-located, high-demand asset.

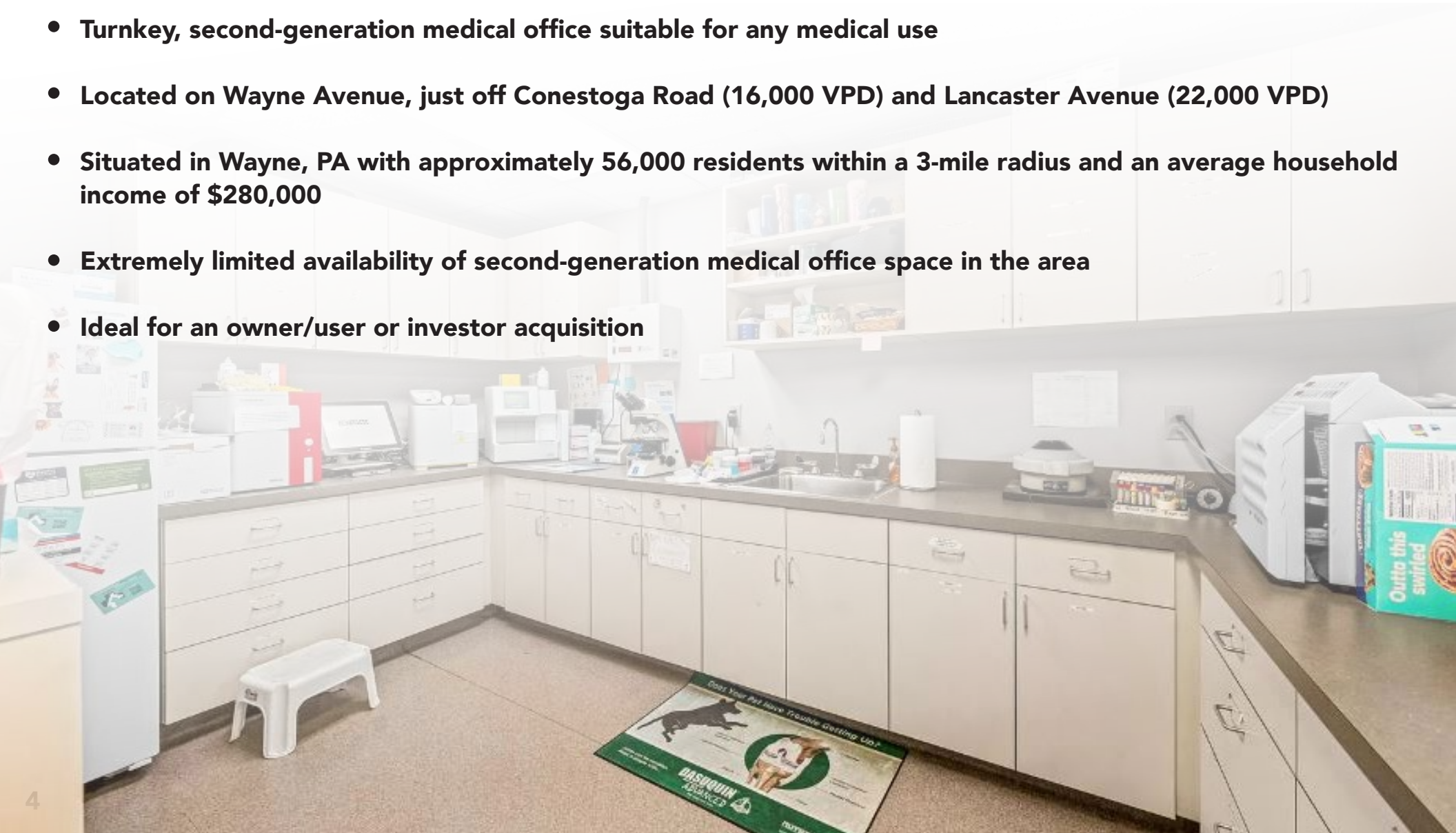
\$1,700,000 ASKING PRICE



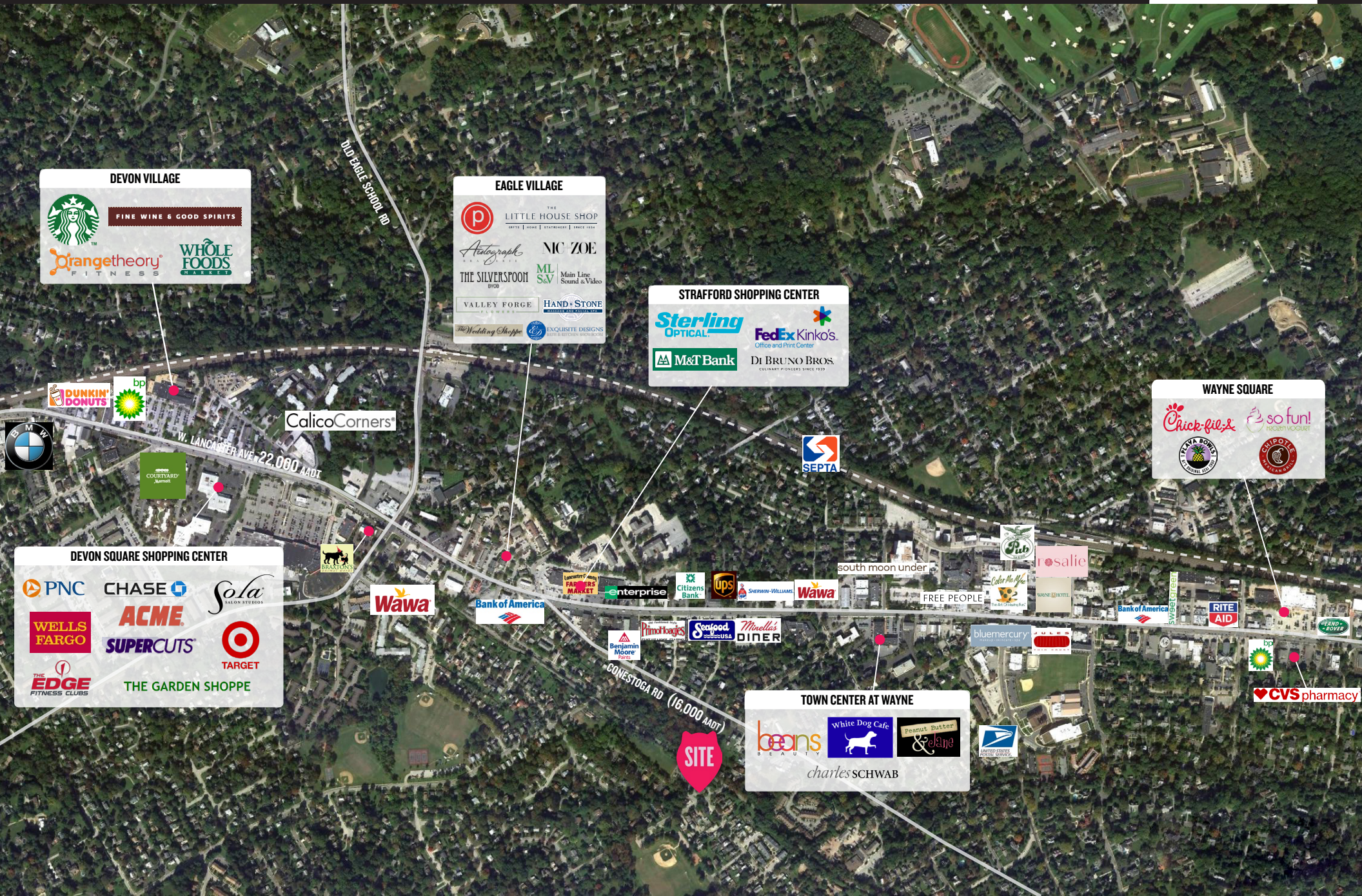
INVESTMENT HIGHLIGHTS



- 2,530 SF ground floor medical office with an additional 1,374 SF on the second floor, located in Wayne, PA on Philadelphia's Main Line, a densely populated and affluent submarket just outside the city limits
- Turnkey, second-generation medical office suitable for any medical use
- Located on Wayne Avenue, just off Conestoga Road (16,000 VPD) and Lancaster Avenue (22,000 VPD)
- Situated in Wayne, PA with approximately 56,000 residents within a 3-mile radius and an average household income of \$280,000
- Extremely limited availability of second-generation medical office space in the area
- Ideal for an owner/user or investor acquisition



AERIAL



DEVON VILLAGE

Starbucks

FINE WINE & GOOD SPIRITS

Orangetheory Fitness

Whole Foods Market

EAGLE VILLAGE

THE LITTLE HOUSE SHOP

Antograph

ML S&V Main Line Sound & Video

THE SILVERSPOOT

Valley Forge Flowers

Hand & Stone

The Wedding Shoppe

Exquisite Designs

STRAFFORD SHOPPING CENTER

Sterling Optical

FedEx Kinko's Office and Print Center

M&T Bank

DI BRUNO BROS. Culinary Pioneers Since 1929

WAYNE SQUARE

Chick-fil-A

so fun! INCUBATOR

PIZZA BOSS

CLIPOTE

DEVON SQUARE SHOPPING CENTER

PNC

CHASE

Sola Salon Studios

Wells Fargo

ACME

Supercuts

Target

The Edge Fitness Clubs

The Garden Shoppe

TOWN CENTER AT WAYNE

beans BEAUTY

White Dog Cafe

Peanut Butter & Jane

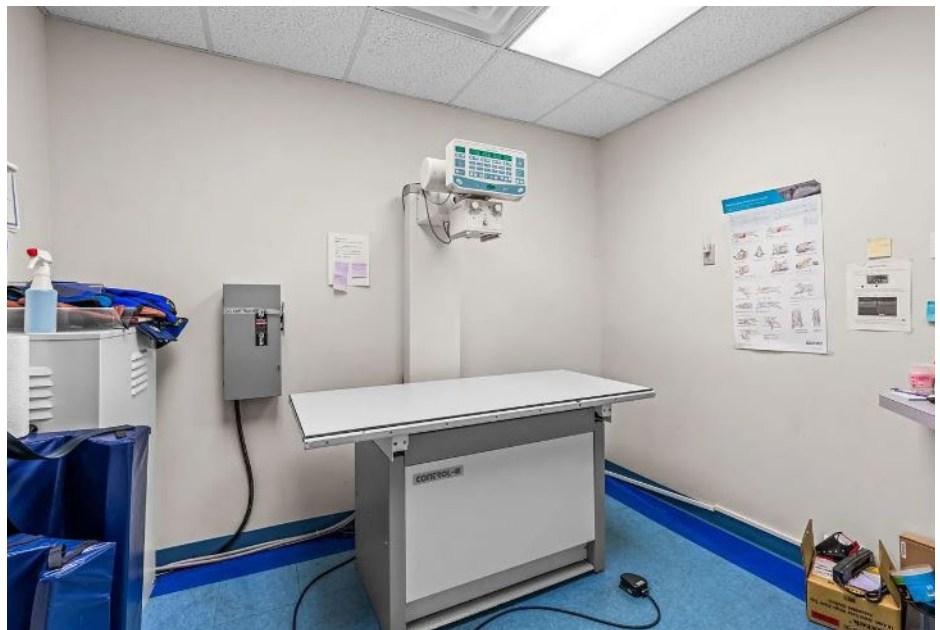
Charles Schwab

CVS pharmacy

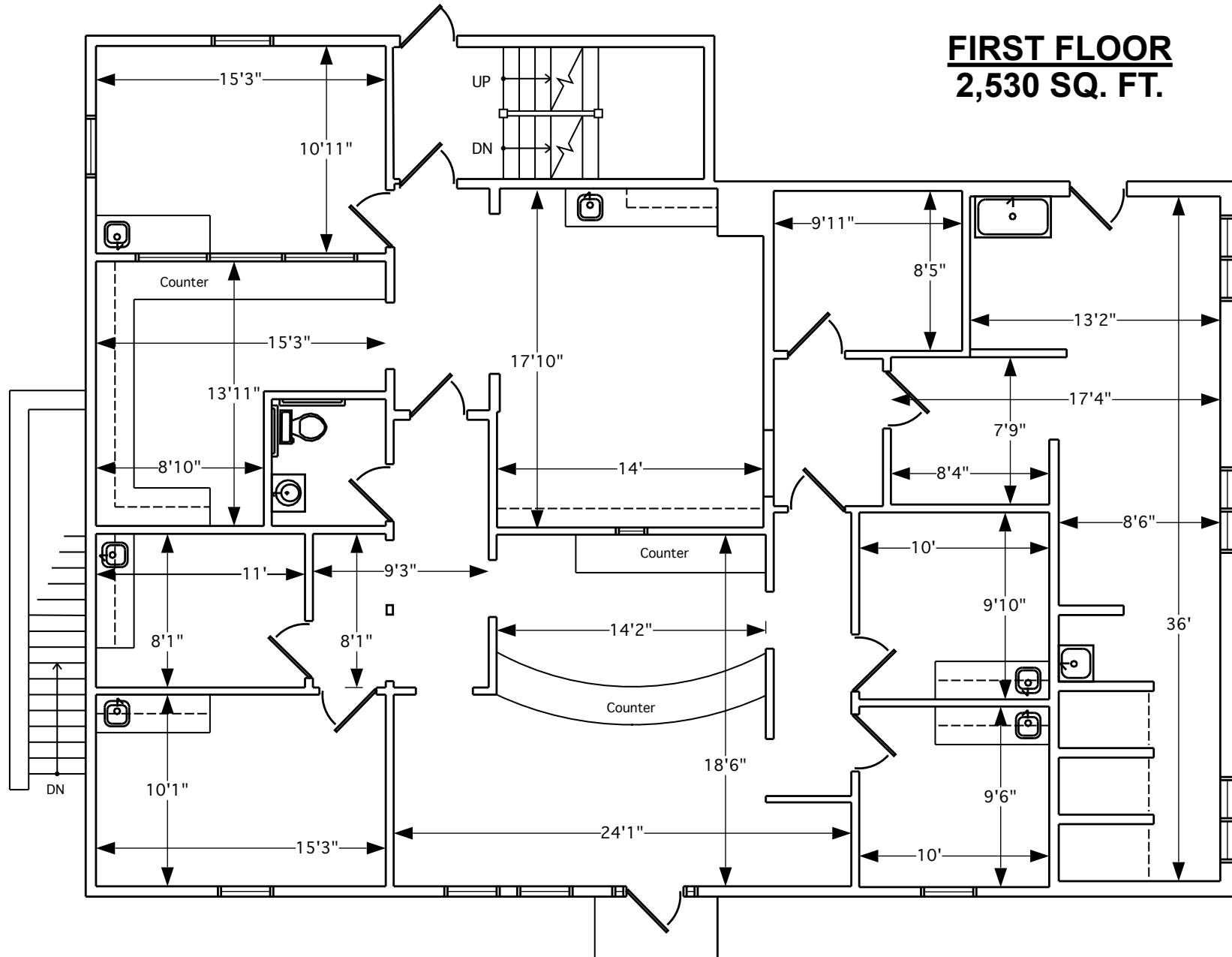
INTERIOR PHOTOS



THE SPACE WILL BE DELIVERED AS TRUE SECOND GENERATION MEDICAL OFFICE SPACE



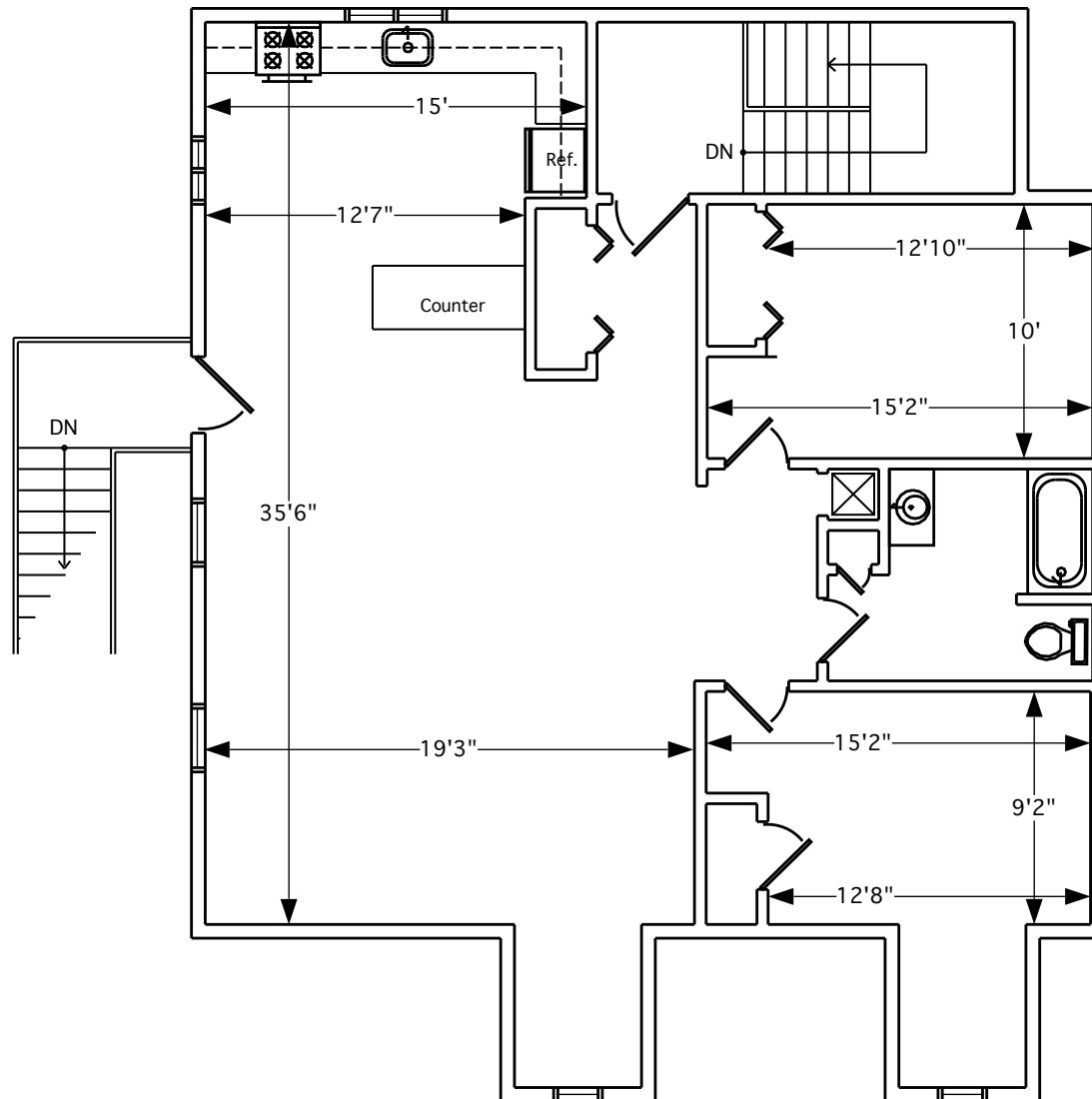
FIRST FLOOR PLANS



SECOND FLOOR PLANS



SECOND FLOOR **1,374 SQ. FT.**



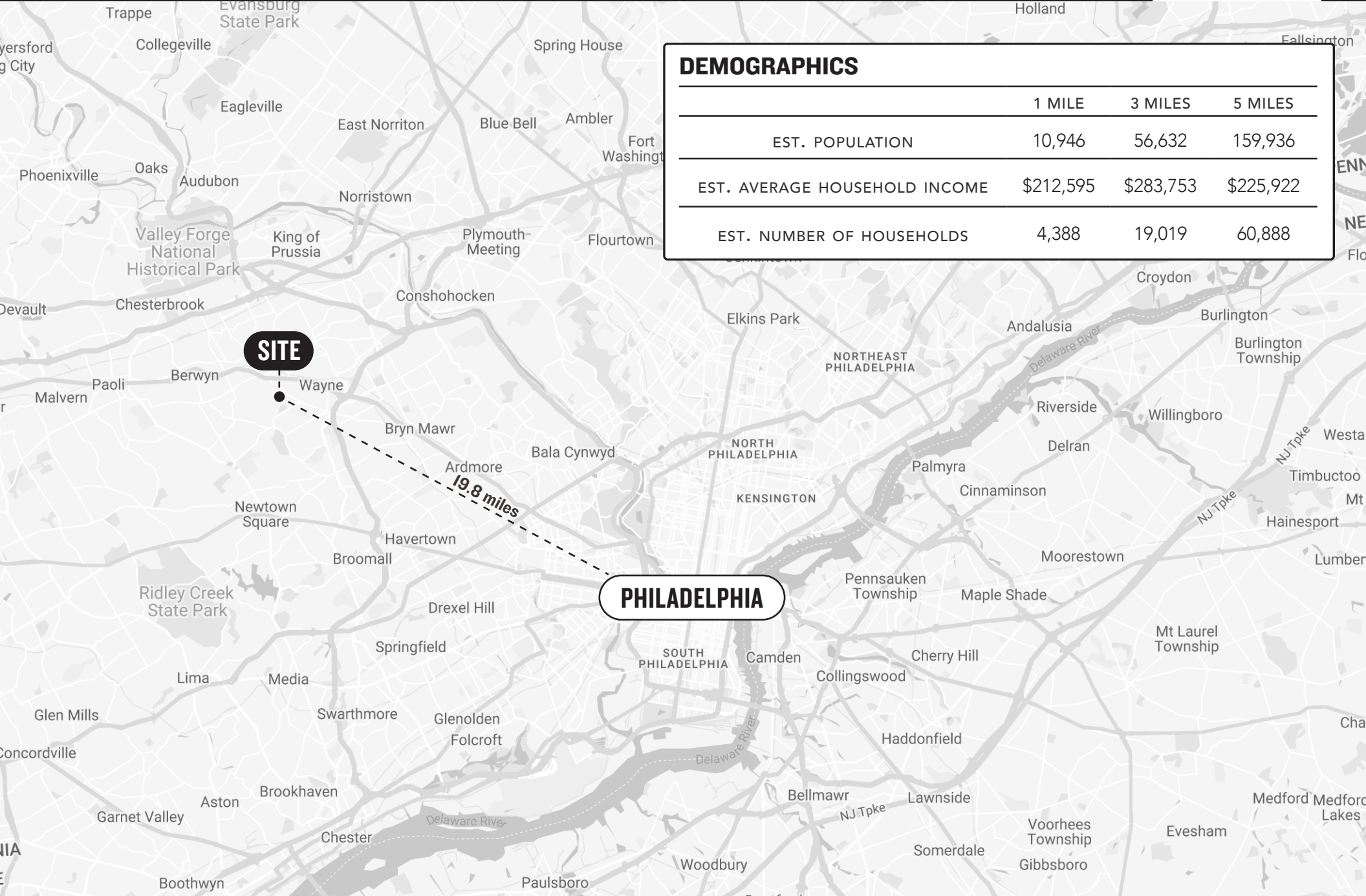
PARCEL OVERVIEW



| | |
|-----------------|----------|
| ACRES | .4 AC |
| BUILDING SIZE | 3,904 SF |
| MEDICAL SPACE | 2,530 SF |
| 2ND FLOOR SPACE | 1,374 SF |
| FLOORS | 2 |
| PARKING | 9 Spaces |
| BUILT | 1996 |

W WAYNE AVENUE

REGIONAL MAP



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| EST. POPULATION | 10,946 | 56,632 | 159,936 |
| EST. AVERAGE HOUSEHOLD INCOME | \$212,595 | \$283,753 | \$225,922 |
| EST. NUMBER OF HOUSEHOLDS | 4,388 | 19,019 | 60,888 |

LOCATION OVERVIEW



THE MAIN LINE

Originally named for a Pennsylvania Railroad train line that ran from Philadelphia through the northwestern inner-ring suburbs, The Main Line is a series of dense, ultra affluent communities spanning Merion Station to Paoli. These bedroom communities of Philadelphia boast the region's best schools, shopping and dining, strung together through its accessible and heavily trafficked artery, Lancaster Avenue (Route 30).



PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest Regional Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(National Association of Builders)

 **#1**
City for Culture
(Travel & Leisure Magazine)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of approximately 1,600,000 as of 2024. The Philadelphia metropolitan area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

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Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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