

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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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.

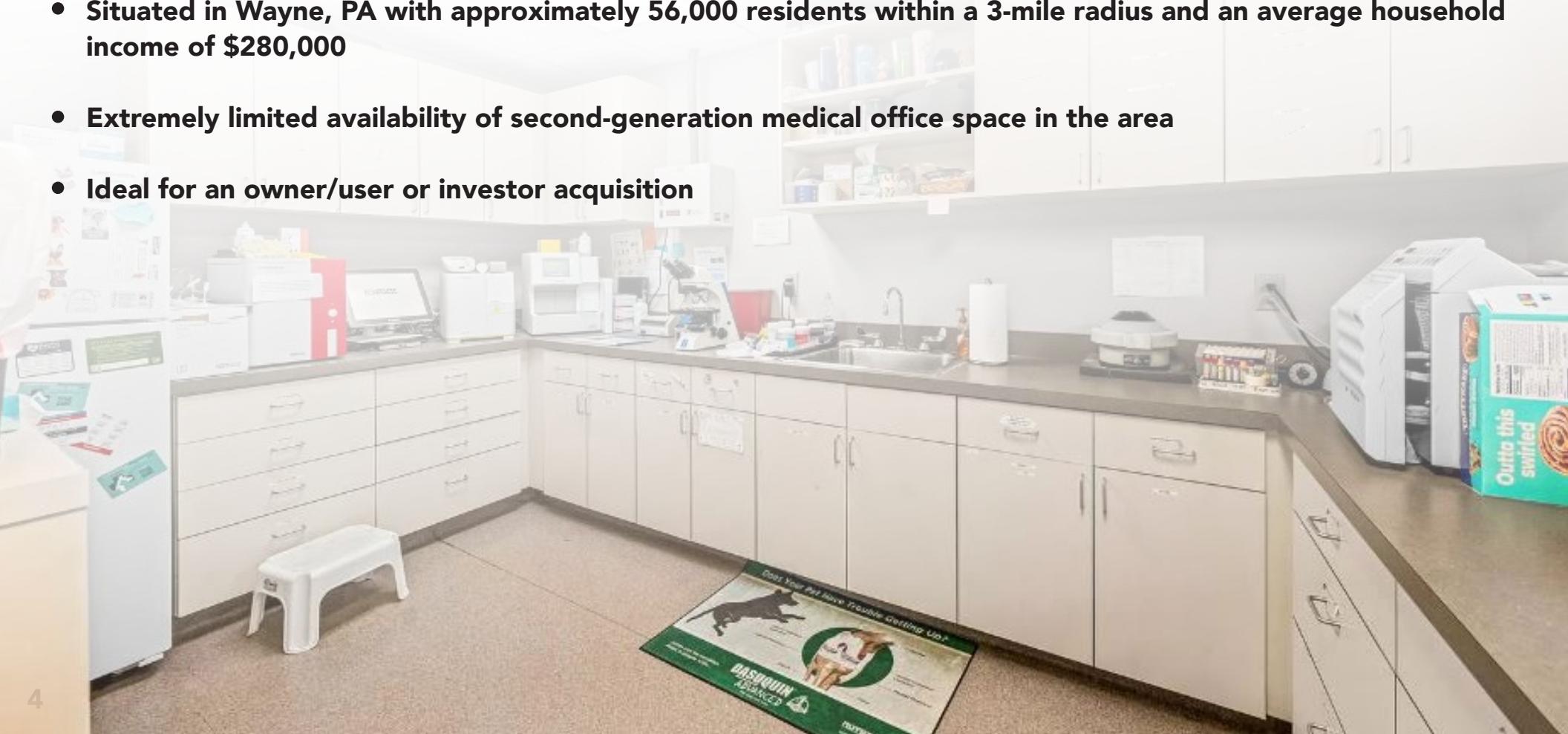
\$1,700,000 ASKING PRICE



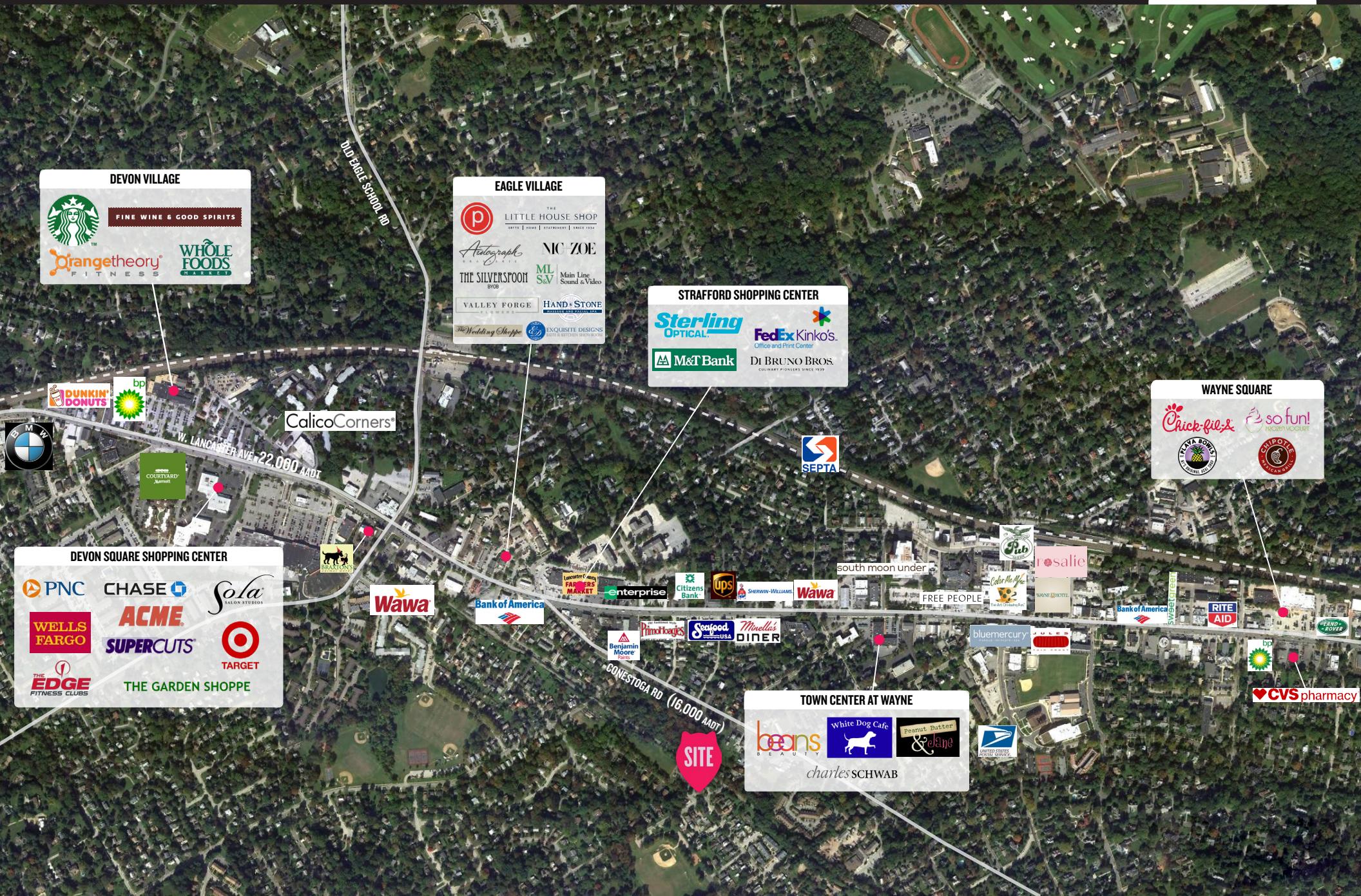
INVESTMENT HIGHLIGHTS



- **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**



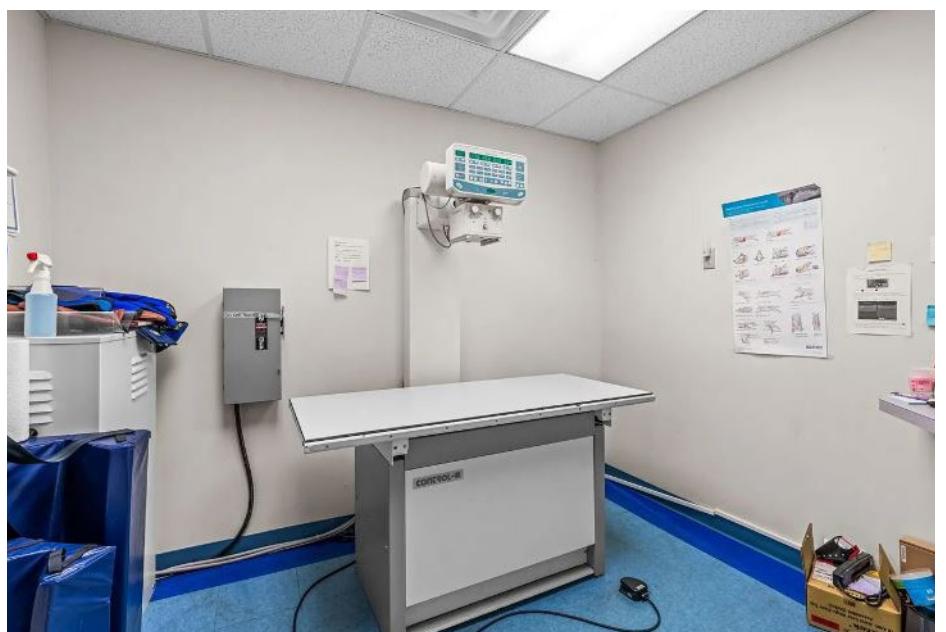
AERIAL



INTERIOR PHOTOS



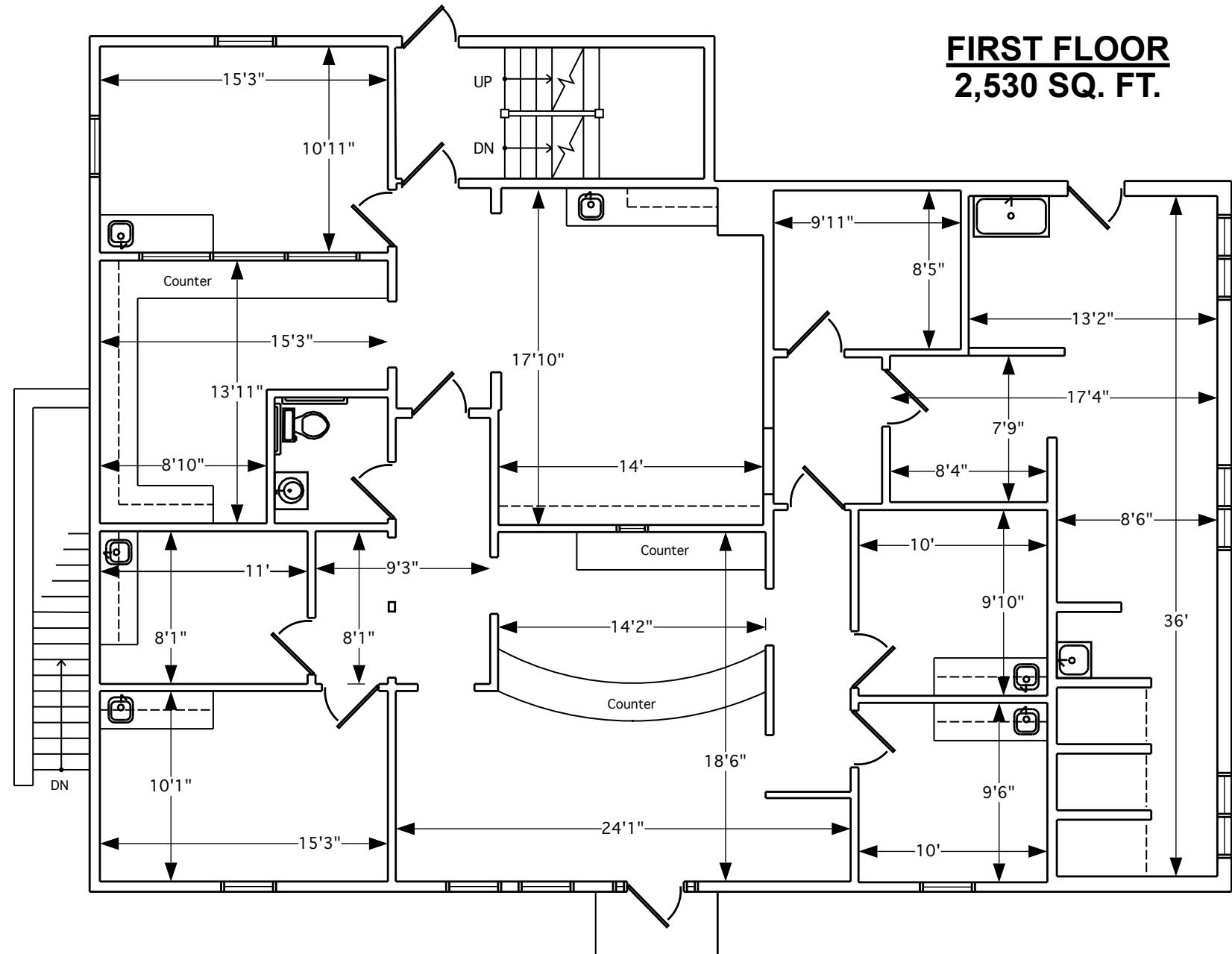
THE SPACE WILL BE DELIVERED AS TRUE SECOND GENERATION MEDICAL OFFICE SPACE



FIRST FLOOR PLANS



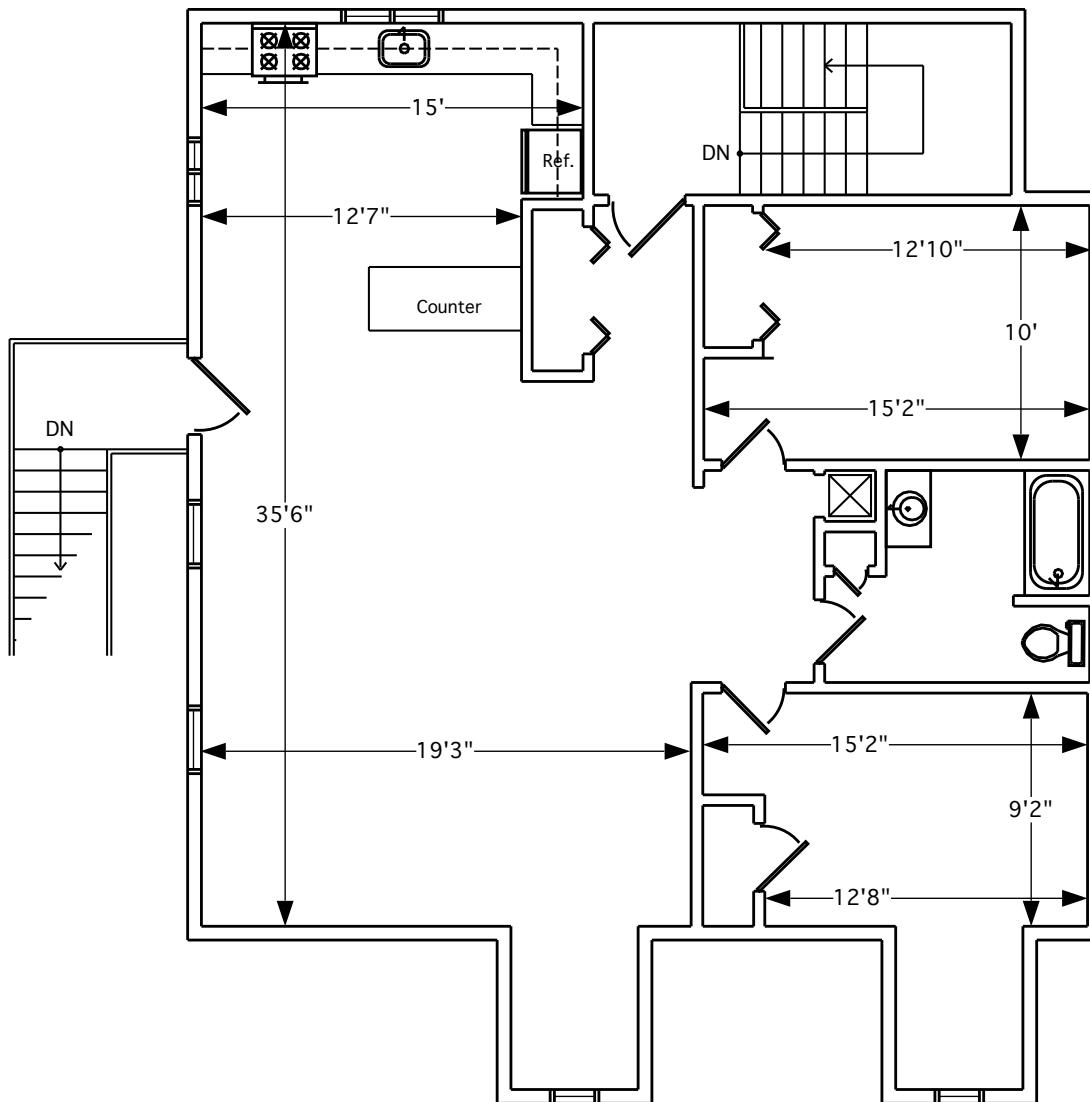
FIRST FLOOR
2,530 SQ. FT.



SECOND FLOOR PLANS



SECOND FLOOR
1,374 SQ. FT.



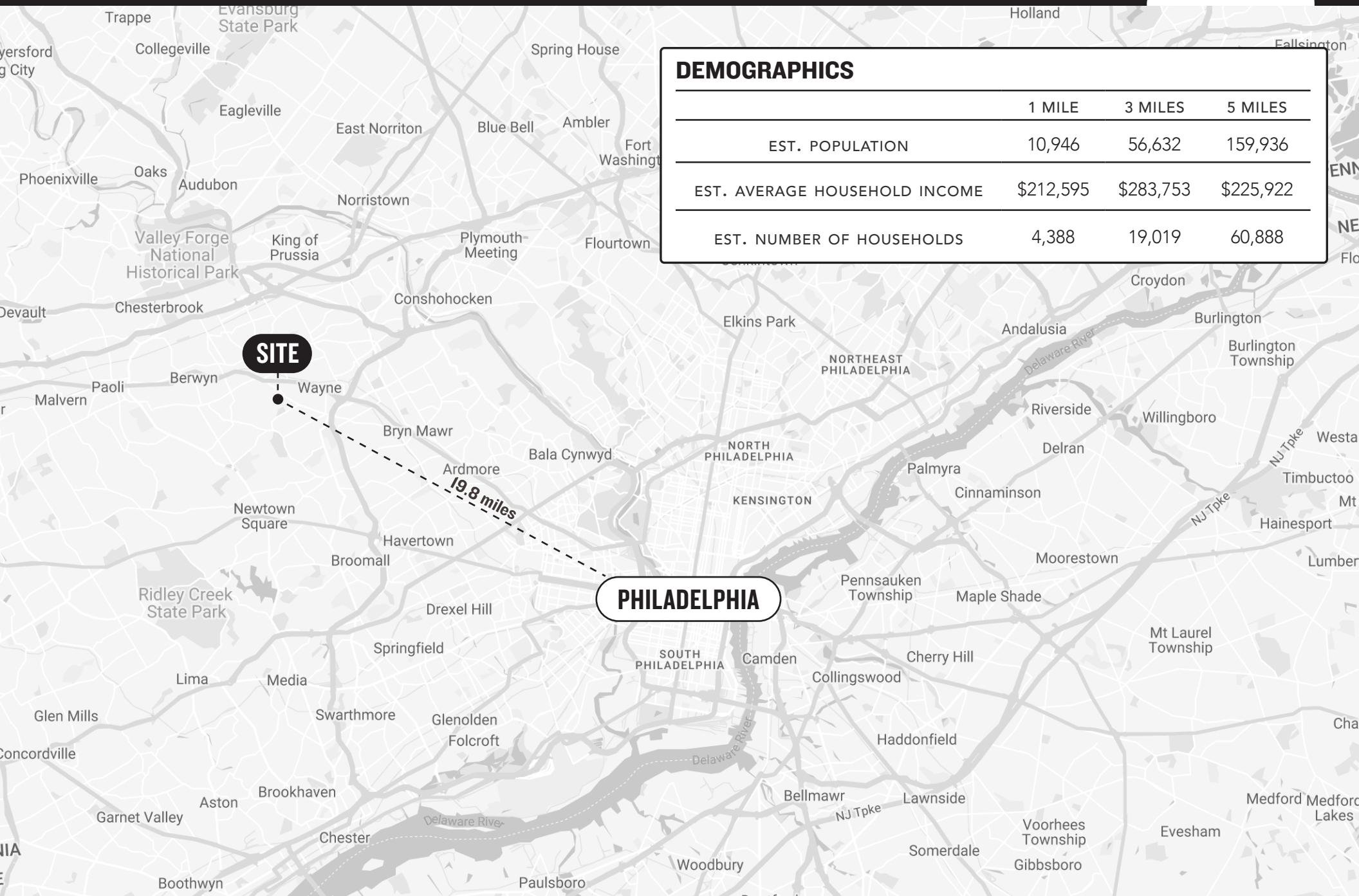
PARCEL OVERVIEW



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



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).

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PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION

Gross Regional Product



#13

Millennial Growth Rate Over
the Nation's 30 Largest Cities

104

Colleges &
Universities

#6

Largest City in the Country



#1

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

#22

Nation's Population Growth

7.2 MILLION

9th Largest Regional Population



#1

City for Culture
(*Travel & Leisure Magazine*)

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

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