



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202 chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204 monika.polakevic@svn.com **PA #RS 293807** // NJ #0789312

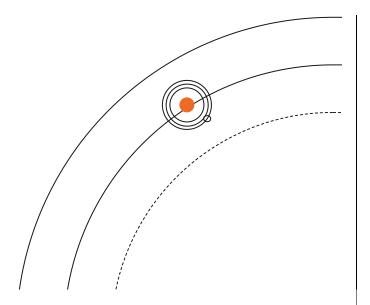
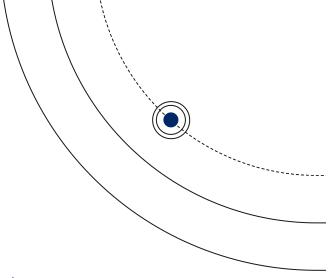


Table of Contents



)	THE PROPERTY	11	THE LOCATION	
	Property Summary	6	Regional Map	12
	Property Details	7	Location Map	13
	Property Highlights	8		
	Additional Photos	9 14	THE DEMOGRAPHICS	
			Demographics Map & Report	15



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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,685,000
BUILDING SIZE:	6,316 SF±
LOT SIZE:	0.72 AC±
CAP RATE:	7.04%
YEAR BUILT:	1989
RENOVATED:	2023
ZONING:	OI
MARKET:	Philadelphia
SUBMARKET:	West Montgomery County

PROPERTY OVERVIEW

SVN is proud to present an outstanding opportunity to acquire a multi-tenant, net-leased medical office investment in Schwenksville, Lower Frederick Township, Pennsylvania. The offering features a freestanding medical office building that is fully leased to two credit tenants: Penn Primary Care (4,145 SF±) and LabCorp (2,096 SF±). Located in close proximity to Routes 73 and 29, the property offers excellent visibility, access, and signage. Strong connectivity to King of Prussia, Philadelphia, and other key regional markets, making it a solid, income-producing investment.

LOCATION OVERVIEW

Located in Montgomery County - one of Pennsylvania's most desirable and fastest growing areas. The property is easily accessible from Route 29 and Route 73, and just a short drive to Route 422. The site is approximately 25 minutes to King of Prussia, 40 minutes to Center City Philadelphia, 20 minutes to Pottstown and 30 minutes to Lansdale.

PROPERTY DETAILS

SALE PRICE	\$1,685,000
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LOCATION INFORMATION

BUILDING NAME	Lower Frederick Office Center
STREET ADDRESS	102 Memorial Dr
CITY, STATE, ZIP	Schwenksville, PA 19473
COUNTY	Montgomery
MARKET	Philadelphia
SUB-MARKET	West Montgomery County
CROSS-STREETS	Gravel Pike
TOWNSHIP	Lower Frederick Township
NEAREST HIGHWAY	PA Route 73 - 0.1 Mi. PA Route 29 - 0.2 Mi.
NEAREST AIRPORT	Lehigh Valley Int'l (ABE) - 37.4 Mi.

INVESTMENT DETAILS

NOI	\$118,697
CAP RATE	7.04%
LEASE TYPE	NNN
OCCUPANCY	100%
TENANCY	Multiple

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	OI, Office Institutional District
APN #	38-00-00002-005
RE TAXES (2025)	\$13,837
LOT FRONTAGE	284 ft
LOT DEPTH	134 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	12,078 VPD
TRAFFIC COUNT STREET	Gravel Pike & Memorial Dr
CEILING HEIGHT	9 to 16 ft

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	5/1000
NUMBER OF PARKING SPACES	33

UTILITIES

HVAC	propane boiler heat & electric A/C units w/supplemental mini splits
ROOF	Shed style roof w/asphalt shingles
WATER/SEWER	Public

PROPERTY HIGHLIGHTS

- Medical office investment opportunity
- Net lease structure
- Ideal for passive investor
- E-commerce & recession-resistant property
- Building area of 6,316 SF ±
- 0.72 AC± land area
- Attractive 7% CAP rate
- Immediate income from existing credit tenant
- Strong demographic profile
- Convenient access to major connecting routes
- Minutes to/from Route 73 & Route 29





ADDITIONAL PHOTOS





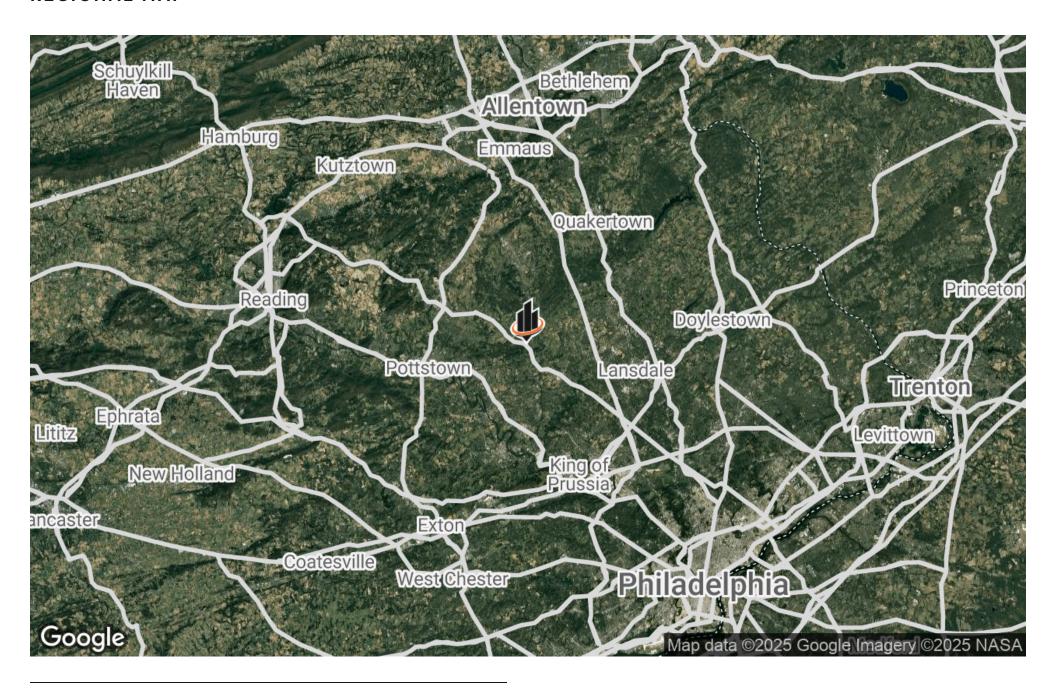




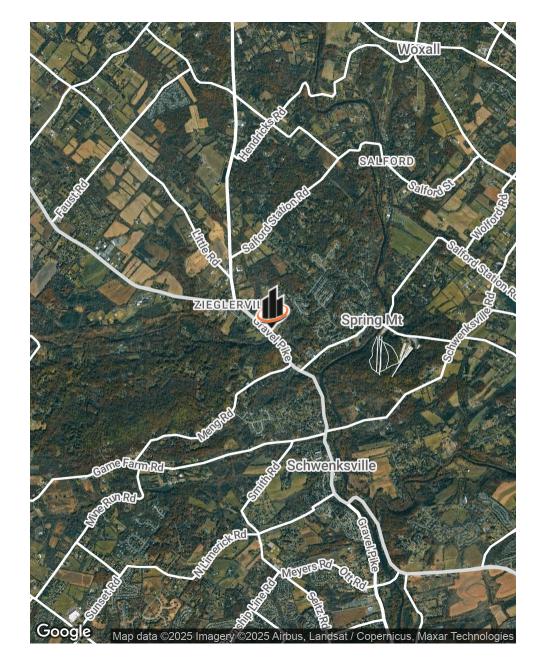




REGIONAL MAP



LOCATION MAP





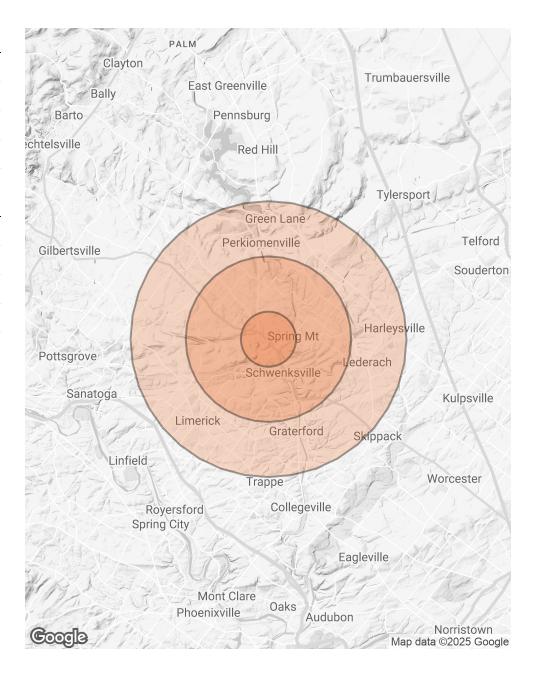


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,576	17,459	60,862
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,421	6,566	21,034
# OF PERSONS PER HH	2.5	2.7	2.9
AVERAGE HH INCOME	\$123,672	\$159,603	\$176,985
AVERAGE HOUSE VALUE	\$391,134	\$472,665	\$493,334

Demographics data derived from AlphaMap





125 Pheasant Run, Ste 102 Newtown, PA 18940 215.757.2500 SVNAhia.com