

AVAILABLE FOR SUBLICENSE

219 REECEVILLE ROAD, COATESVILLE, PA
Former Brandywine Medical Campus



+/- 29,104 SF Behavioral Health Center



Property Highlights

- Easy access to the Coatesville Downingtown Bypass, Route 30 Exit Ramp
- Former Behavioral Health Pavilion
- Located next to the Medical Office Building
- Reception Area
- Patient Rooms w/ Private Bathrooms and Showers
- Dining Rooms
- 2 Stories with Elevator
- Parking

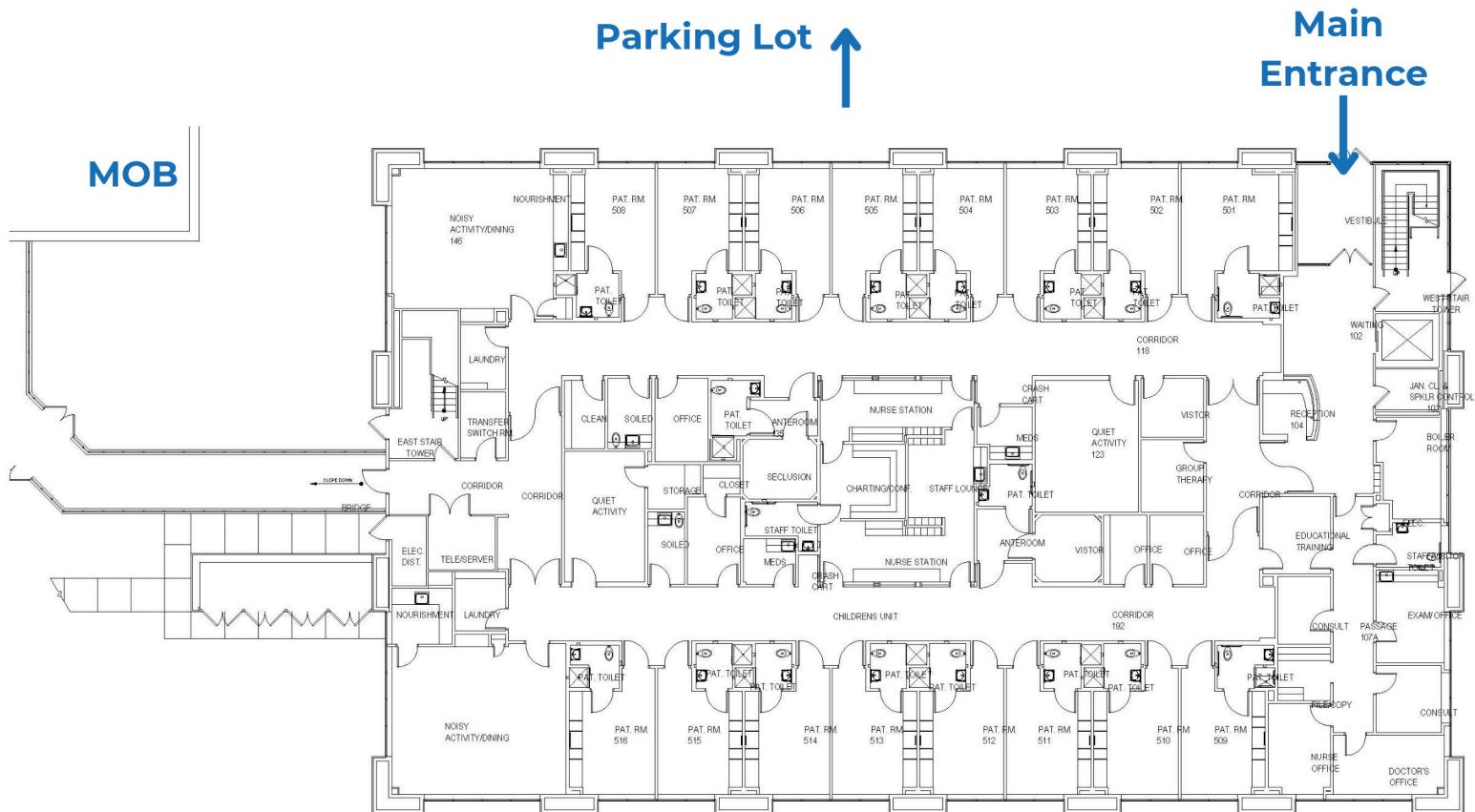


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First Floor



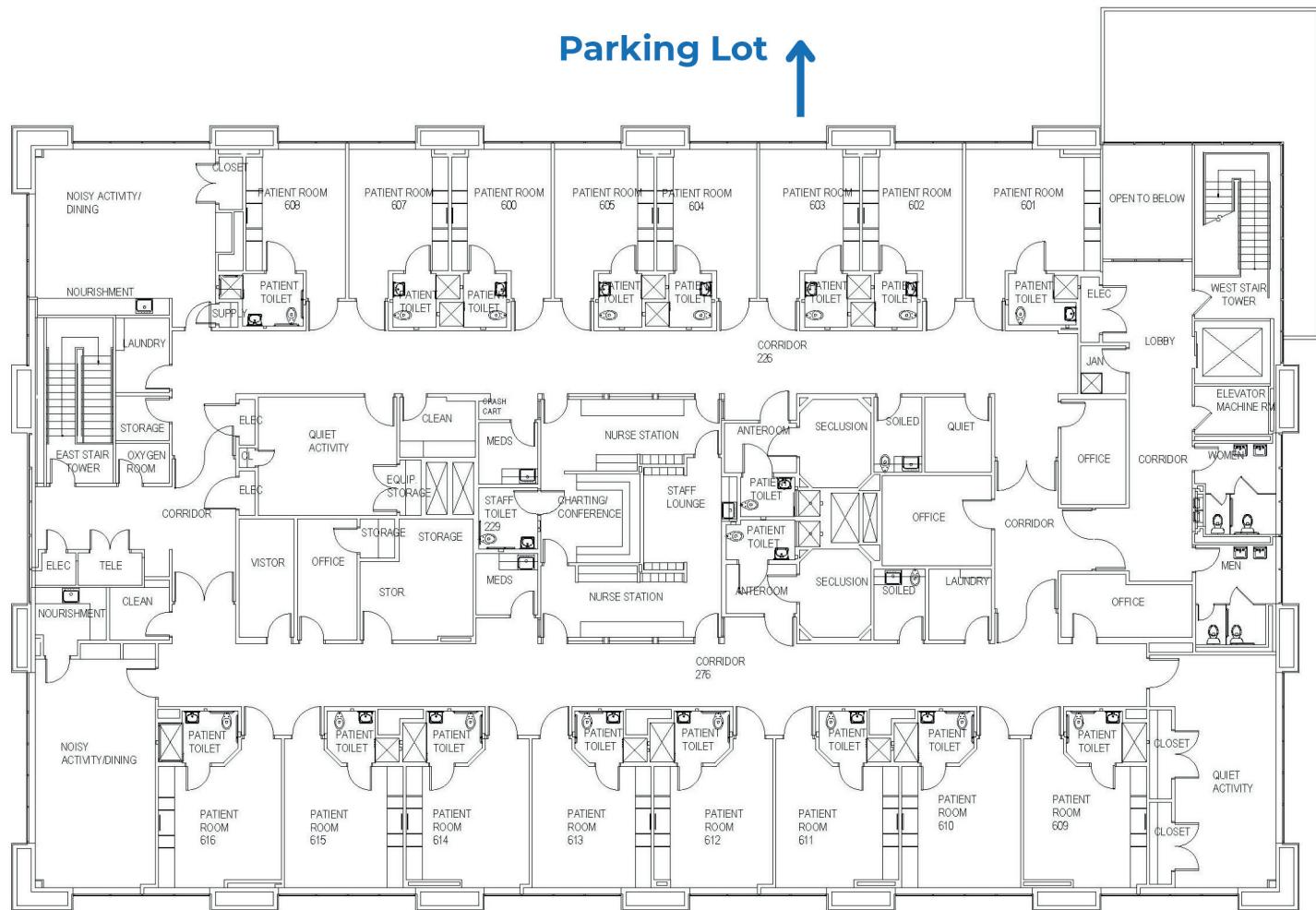
- Reception Area
- Elevator
- 16 patient rooms (32 beds)
- Each patient room has its own private bathroom with shower
- 1 seclusion room (with separate bathroom)
- 1 exam room
- 1 Doctor's Office
- 1 Nurse's Office
- 2 consult offices
- Nurse stations (2)
- 4 offices
- Laundry Area
- 2 Activity rooms with pantry
- 2 Quiet rooms
- 2 Visitor rooms
- Staff Lounge and bathroom
- Educational Training room
- Storage

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Second Floor



- 16 patient rooms (32 beds)
- Each patient room has its own private bathroom with shower
- 2 Seclusion rooms (with separate bathrooms)
- 2 public bathrooms
- 4 offices
- 2 Quiet Activity rooms
- 1 Visitors room
- 1 Quiet room
- 2 Nurse stations
- 2 Noisy Activity/Dining Rooms
- Storage
- Laundry Area

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GREAT LOCATION at ROUTE 30 REECEVILLE ROAD EXIT

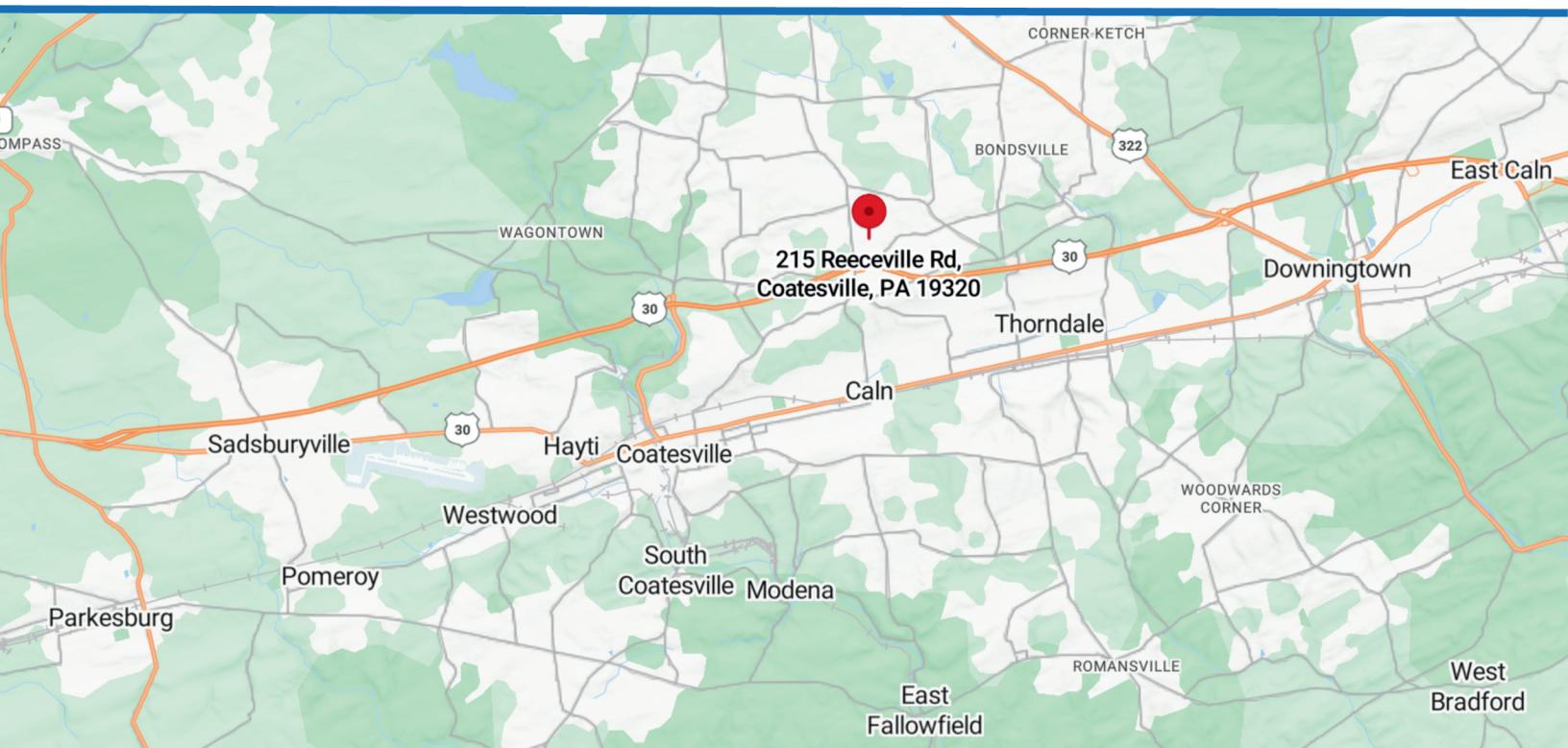
Neighbors

Freedom Village at Brandywine
(Senior Living Facility)
Wawa
CVS
North Brandywine Middle School
Reeceville Elementary School
Brandywine YMCA
Coatesville VA

Public Transportation

Coatesville Link connects to SEPTA
135, the Parkesburg Amtrak Station
and the Coatesville Amtrak Station.

Demographics	2 Miles	5 miles	10 miles
Population	18,095	82,517	206,171
Households	6,711	30,112	75,114
Avg Household Size	2.6	2.7	2.7
Avg Household Income	\$93,879	\$112,786	\$134,325
Housing			
Median Home Value	\$270,474	\$307,303	\$386,953
Owner Occupied	5,316	23,645	61,001
Renter Occupied	1,675	7,692	17,083





Commercial Real Estate done smarter

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