



ATLAS
REALTY ADVISORS

FOR SALE

FULLY LEASED MEDICAL OFFICE BUILDING

ANCHORED BY:



115 W MAIN ST | COLLEGEVILLE, PA 19426

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS

- ⌘ Fully leased, turn-key investment opportunity anchored by MyEyeDr, a National eye care operator with over 500 locations
- ⌘ Smallest tenant has a month-to-month lease with below market rent, offering an immediate value-add opportunity
- ⌘ Buyer has the ability to add a management fee into CAM
- ⌘ Elevator served and fully ADA accessible
- ⌘ 22 private off-street parking spaces

LOCATION HIGHLIGHTS

- ⌘ Excellent visibility, signage, and access on W. Main Street
- ⌘ Less than 10 minutes to 422
- ⌘ Surrounded by retail, residential, hotels, medical office, and other amenities
- ⌘ Excellent demographics and growth with an AHHI of \$156,000 in a 3-mile radius and 3.5% projected population growth through 2028



PRICING:

Sale Price:	\$1,300,000
NOI:	\$98,707.58
Cap Rate:	7.59%
Taxes:	\$16,435

PARCEL:

Property Address	115 W Main St, Trappe, PA 19426
Tax ID:	23-00-00838-003

PROPERTY INFORMATION:

Type:	Office/Medical Office
Building Size:	6,126 SF
Lot Size:	0.46 Acres
Year Built:	2010
Zoning:	Village Commercial
Municipality:	Trappe Boro
Parking:	22 Off-Street Spaces

TENANT PROFILE



MYEYEDR

- ⊗ Founded in 2001, MyEyeDr. now has over 500 vision care centers across the country
- ⊗ The brand offers an all-inclusive eye health experience, providing optometry services along with a comprehensive and extensive selection of glasses and frames
- ⊗ Capital Vision Services, headquartered in Vienna, Virginia, manages independently owned MyEyeDr. locations
- ⊗ MyEyeDr. continues to expand its footprint, opening new clinics and acquiring existing practices
- ⊗ The brand is committed to local communities by actively engaging with members through initiatives like free eye screenings, educational programs, and charitable partnerships

EXTERIOR PHOTOS



INTERIOR PHOTOS



FINANCIALS - INCOME & EXPENSES

INCOME	
Base Rental Income	\$98,708.86
CAM Reimbursement	\$29,362.62
Gross Income	\$128,071.48
OPERATING EXPENSES	
RE Taxes	\$16,435.00
Property Insurance	\$2,305.05
Landscaping	\$1,652.50
Snow Removal	\$2,389.23
Repairs	\$1,565.43
Water & Sewer	\$181.70
Electric & Gas	\$1,179.17
Phone for AOR, Elevator	\$341.53
Trash	\$1,883.09
Alarm Monitoring	\$1,431.20
Total OpEx	\$29,363.90
NET OPERATING INCOME	\$98,707.58
Price	\$1,300,000.00
Cap Rate	7.59%

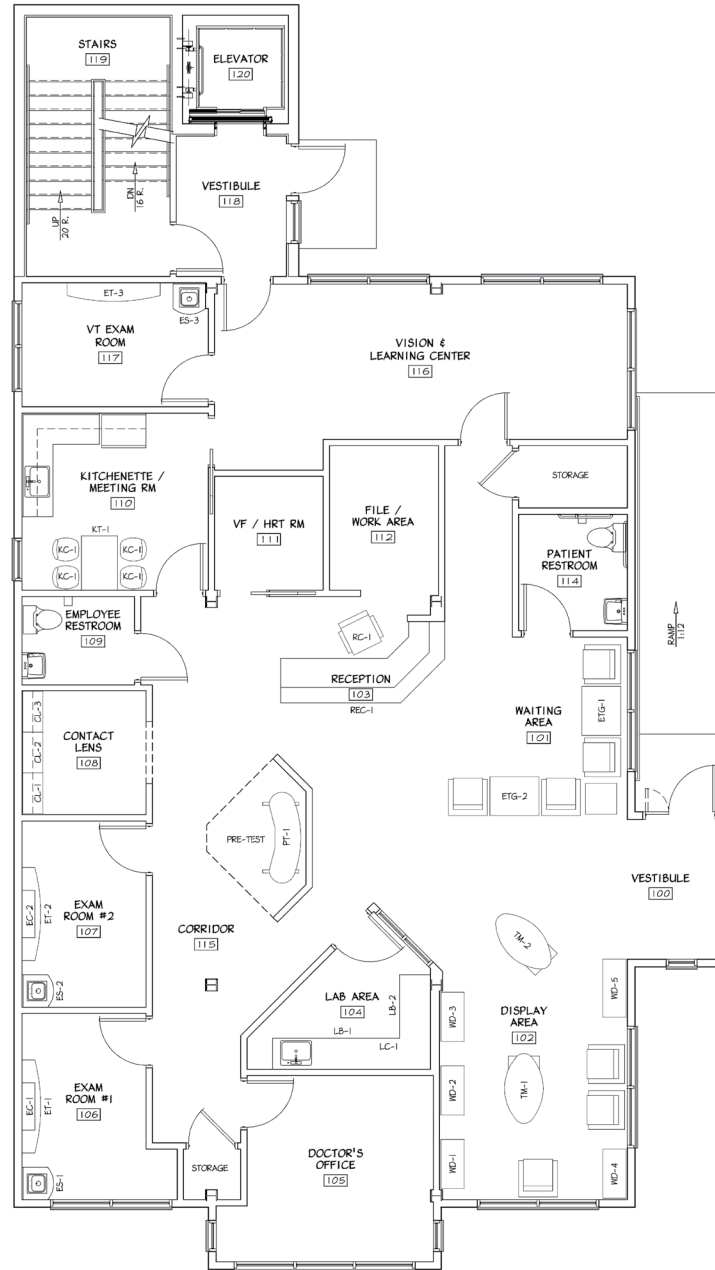
*Figures based on owner reporting. Atlas Realty Advisors makes no guarantees or warranties as to the accuracy of this information. Buyers should independently verify all information



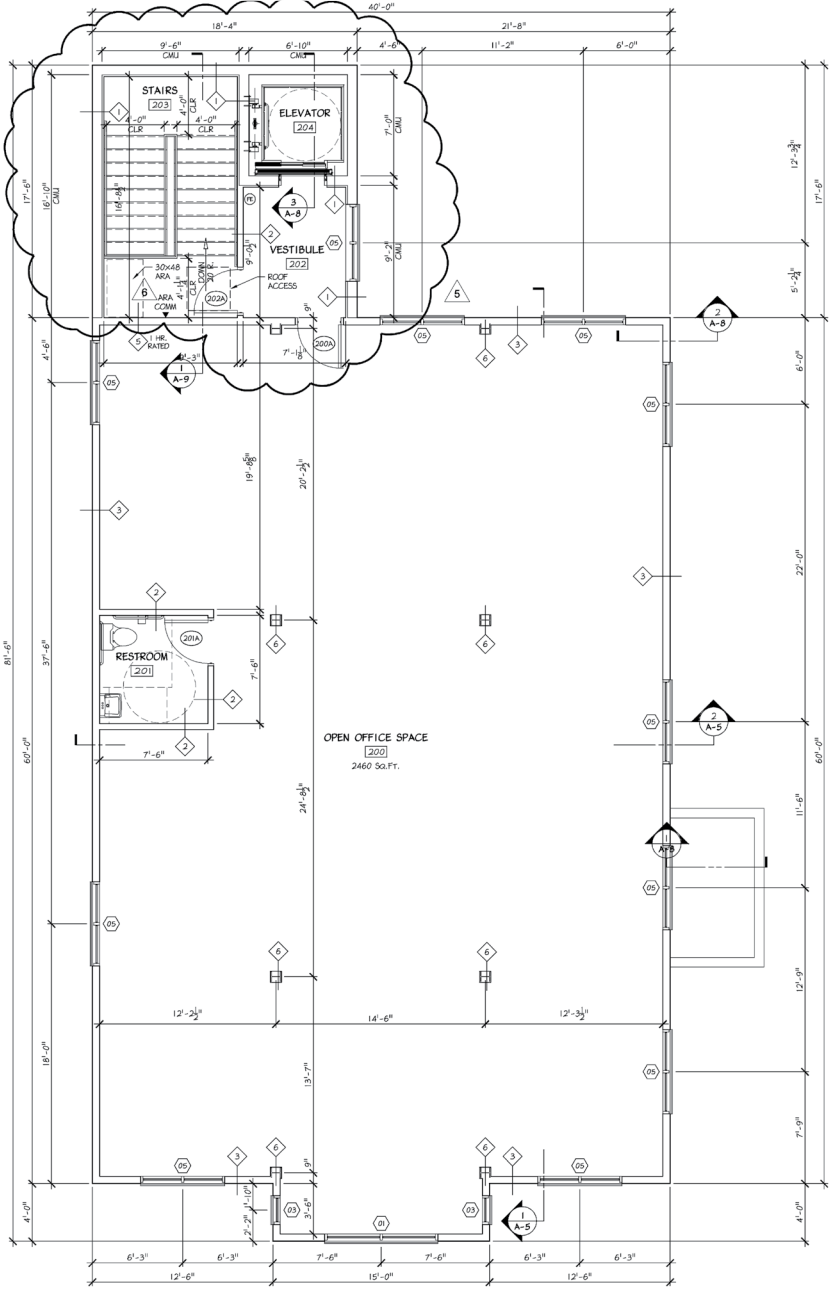
AERIAL VIEW



FIRST FLOOR PLAN



SECOND FLOOR PLAN



*ORIGINAL PLAN
 - SPACE HAS SINCE BEEN FINISHED



AMENITY MAP



ZONING | VILLAGE COMMERCIAL

Permitted Uses

Residential

1. Single family detached
2. Garage/Carport (accessory)

Commercial

1. Bakery, confectionery
2. Bank, financial institution
3. Bed and Breakfast Inn
4. Beverage Distributor
5. Body Art Establishment
6. Bookstore/Coffee Shop
7. Business Offices
8. Car Detailing
9. Catering
10. Child Care Center
11. Communications Facility on Exist. Structure
12. Custom Shops
13. Dry Cleaning
14. Garage/Carport (accessory)
15. Home based business (no-impact, accessory)
16. Medical clinic
17. Medical office
18. Personal Service Shops
19. Professional office
20. Restaurant, cafe, tavern
21. Retail outlet
22. Studio
23. Tailor, dressmaking, repair
24. Veterinary Office
25. Electric Vehicle Charging Station (accessory)
26. Garage/Carport (accessory)

Industrial

1. Forestry
2. Garage/Carport (accessory)
3. Fire Station

Public

1. Garage/Carport (accessory)
2. Historic Resource
3. Library
4. Municipal
5. Museum or Visitor Center
6. Park, playground
7. Philanthropic
8. Stormwater Management Facility
9. Garage/Carport (accessory)

Conditional Uses

Residential

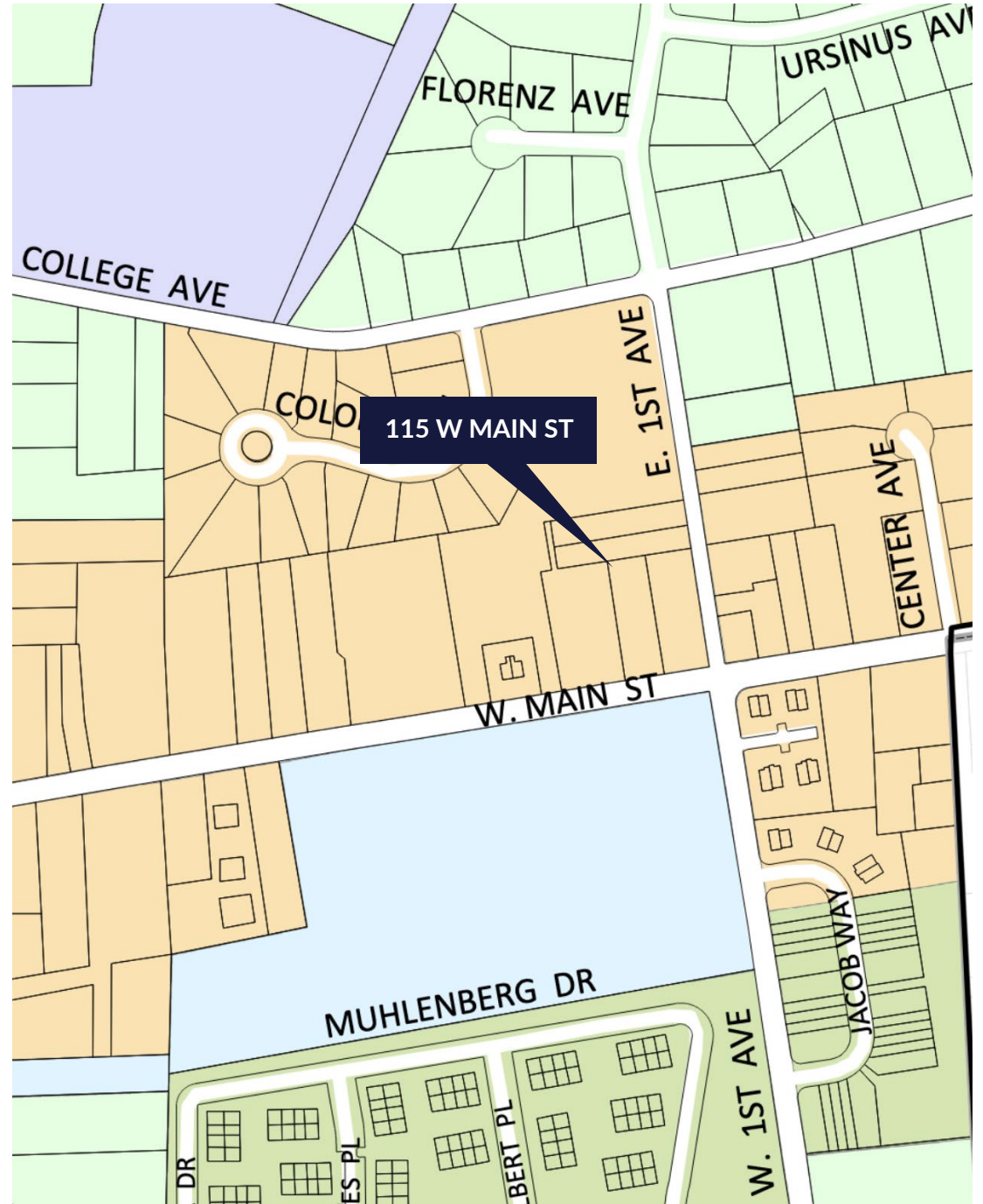
1. Single family attached (twin, duplex)
2. Apartments
3. Boarding/Rooming/Co-Living
4. Condominium
5. Group Homes
6. Residential Club

Commercial

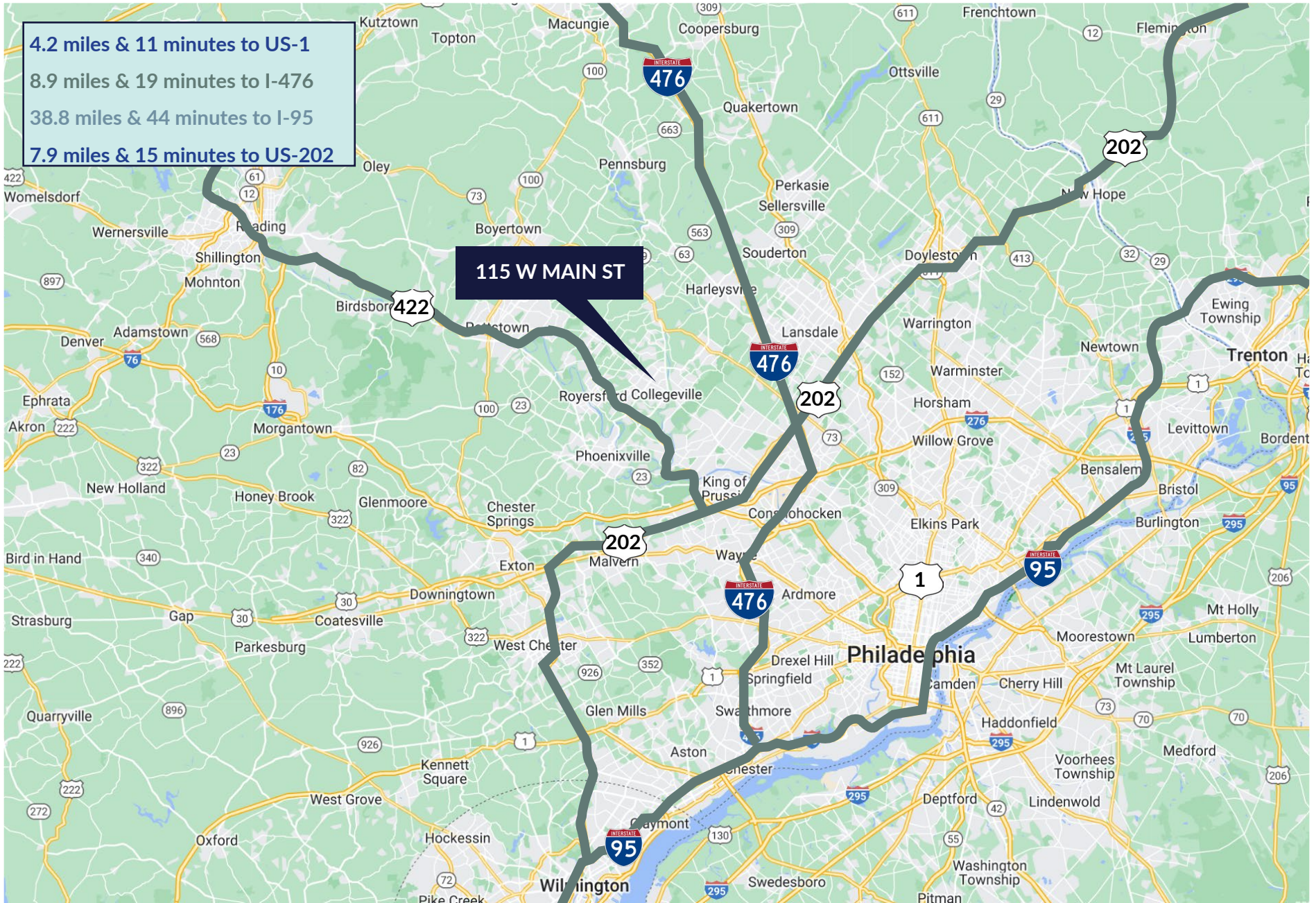
1. Automobile Sales, Service, Storage
2. Banquet Hall
3. BYOB Establishment
4. Car wash
5. Communications Tower (in ROW)
6. Communications Tower(> ROW, 40' max.)
7. Communications Tower(> ROW, > 40')
8. Convenience food store
9. Dwelling/Combination Use (Live/Work)
10. Exhibition Center
11. Funeral homes
12. Gas station
13. Gas station w/convenience store
14. Home occupation
15. Hotel or inn
16. Hotel, short-term, air b&b
17. Massage Establishment
18. Nursing home, convalescent, retirement
19. Office Building
20. Pharmacy
21. Restaurant (Fast food)
22. Retail Shops
23. Repair shop (carry-in)
24. Theater or Civic and/or Cultural

Public

1. Cemetery
2. Community Center
3. Educational, school, pre-K to 12
4. Places of Worship
5. Pool (principal use)
6. Government office
7. Residential Institution
8. Recreation, non-commercial, non-profit
9. Recreation, commercial, for-profit
10. Solar Energy System, ground or roof (accessory)



REGIONAL MAP



DEMOGRAPHICS

2023 Summary

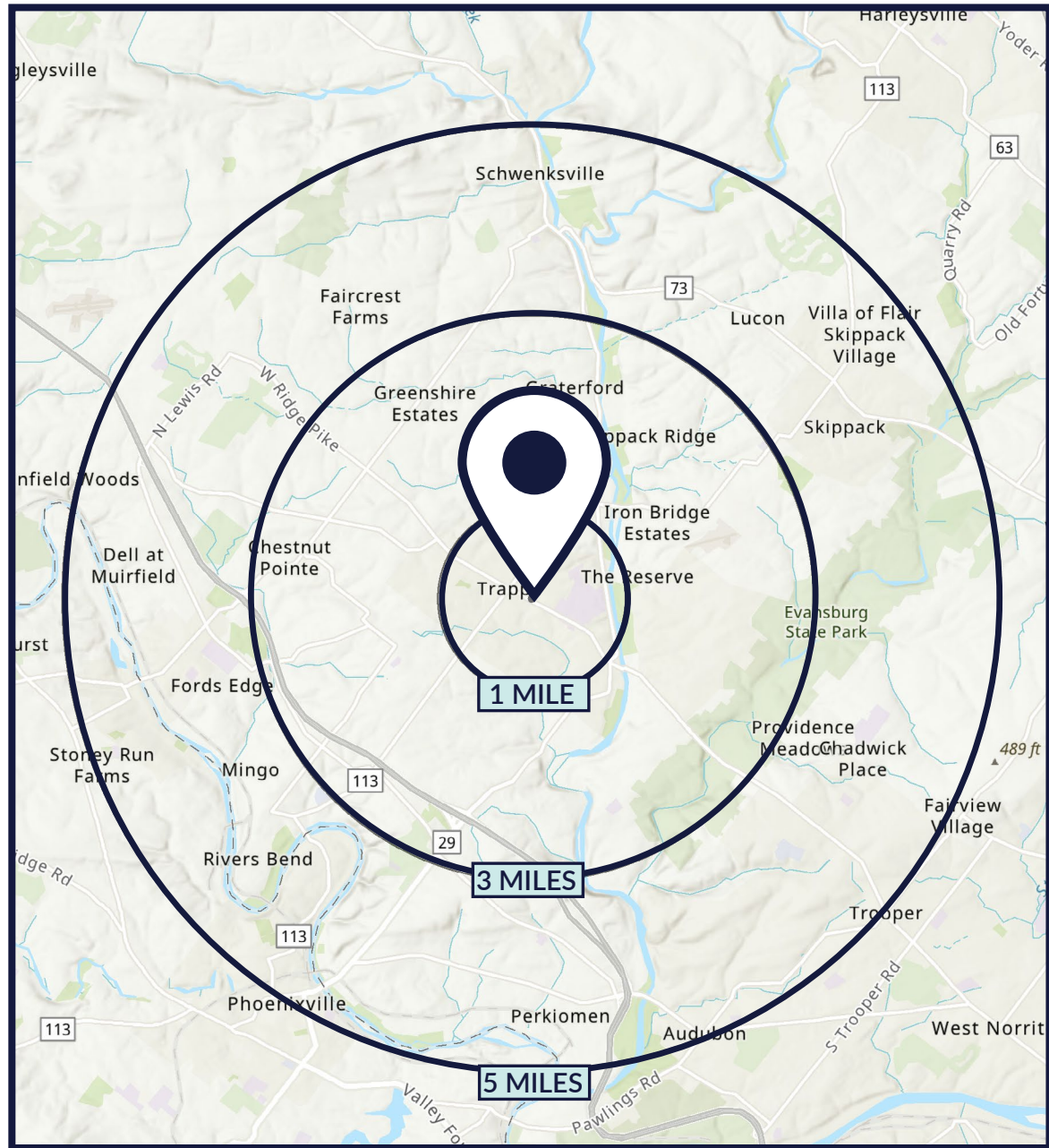
	1 Mile	3 Mile	5 Mile
Population	7,469	43,446	112,999
Households	2,368	13,477	39,100
Average Household Size	2.50	2.90	2.70
Owner Occupied Housing Units	1,798	11,643	31,136
Renter Occupied Housing Units	570	1,834	7,964
Median Age	35.0	39.70	41.0
Average Household Income	\$127,613	\$156,142	\$135,093

2028 Summary

	1 Mile	3 Mile	5 Mile
Population	7,722	44,956	116,675
Households	2,457	13,975	40,423

2023-2028 Growth Rate

	1 Mile	3 Mile	5 Mile
Population Growth Rate	3.39%	3.48%	3.25%





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