

Exton Specialty Center

481 John Young Way, Exton, PA 19341



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 **VIEW LISTING**

- Single-story medical office formerly occupied by childrens' specialty care operator
- Convenient access to Routes 29, 100, 202, and Business 30
- Clinical space supporting multidisciplinary outpatient care and ancillary testing
- Prominent Route 30 signage within a landscaped corporate park setting
- 45 surface spaces with direct, fully ADA-accessible patient access
- Generous tenant improvement allowance with flexible, negotiable lease terms

Single-story medical office with direct patient access and strong Chester County connectivity.

POPULATION

111,773

AVERAGE HOUSEHOLD INCOME

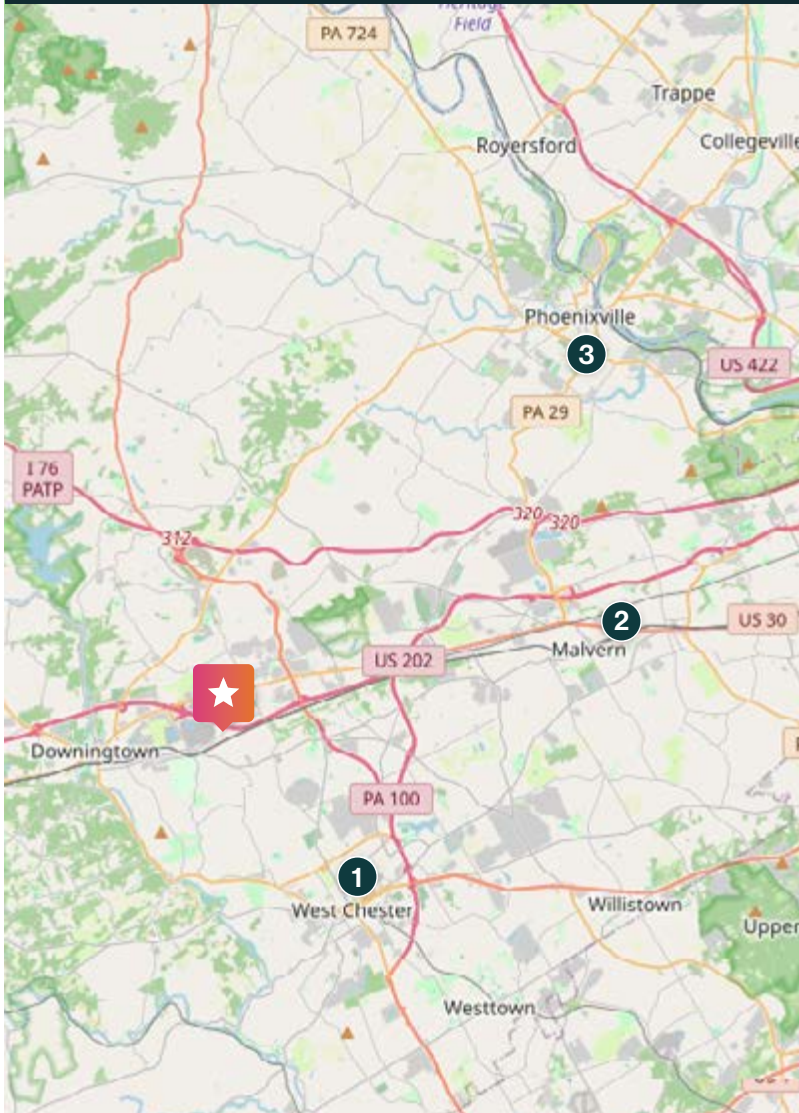
\$135,829

PERCENT OF POPULATION INSURED

96.9%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

491 JOHN YOUNG WAY, EXTON, PA 19341



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Chester County Hospital	6.0 mi	14 mins
2. Phoenixville Hospital	12.3 mi	26 mins
3. Paoli Hospital	10.6 mi	18 mins

SURROUNDING POINTS OF INTEREST

- Exton Senior Living
- Whole Foods Market
- Main Street at Exton
- Exton Square Mall
- The Pour House
- Brickside Grille
- Lionville Community YMCA
- Hampton Inn
- Universal Technical Institute
- Bentley Systems Incorporated
- Brandywine Regional Airport