

**1077 RYDAL ROAD**  
JENKINTOWN, PA

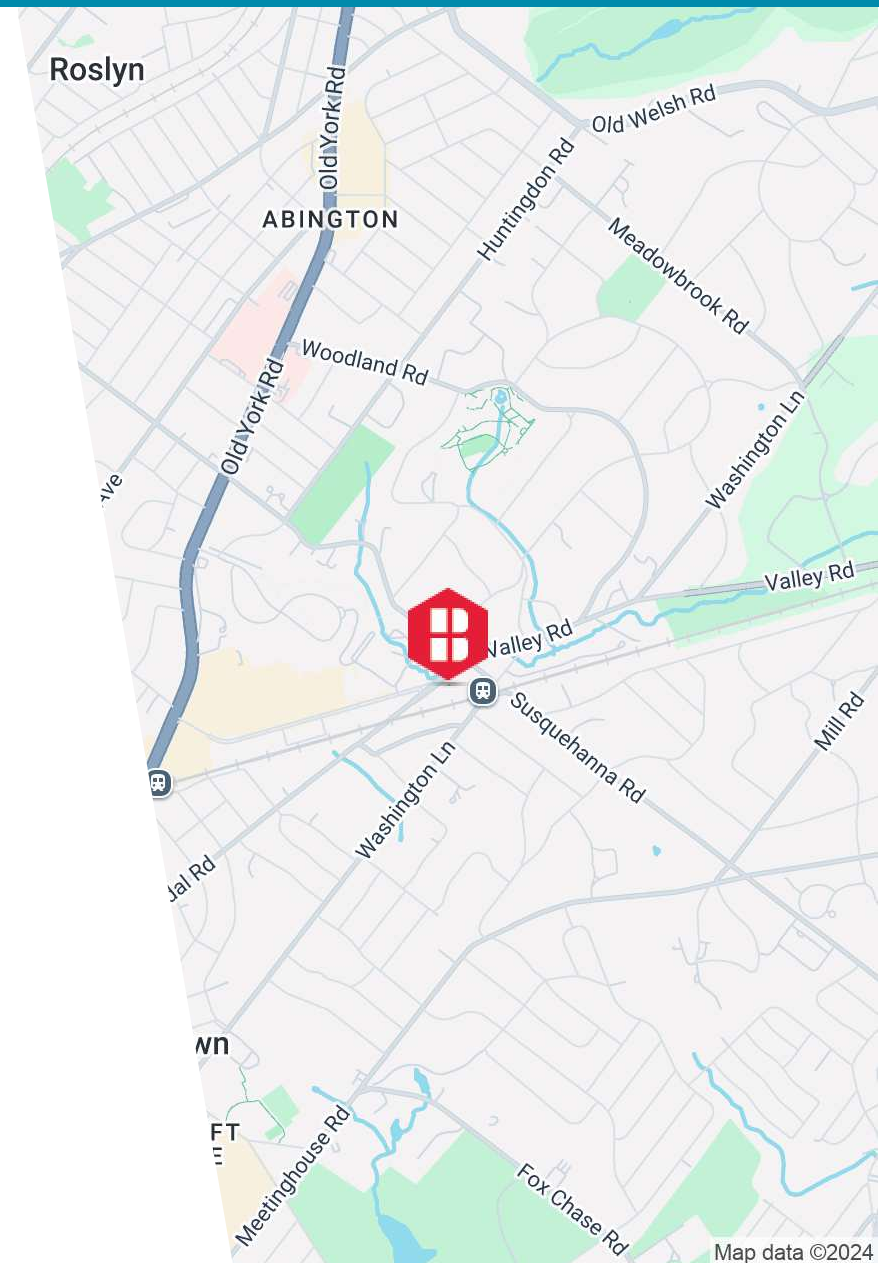
AVAILABLE  
**OFFICE BUILDING**

20,277 SF  
1.25 Acres



## PROPERTY HIGHLIGHTS

- **PROPERTY DESCRIPTION:**  
A three-story elevator served modern medical/professional office building with ample onsite parking
- **ELEVATOR:**  
Passenger Elevator
- **UTILITIES:**  
Public water and sewer, electric, natural gas, Verizon, Comcast
- **HVAC:**  
Electric – forced air
- **PARKING:**  
105 Outdoor Parking Spaces
- **BUILDING AGE:**  
Circa 1985, updated 2022
- **TAXES:**  
\$67,125 (Estimated 2024) – Abington Township
- **MISCELLANEOUS:**  
Tenant street signage; code access entry system w/intercom. Restrooms on each floor
- **LOCATION:**  
The property is located on the border of Rydal & Jenkintown directly at the entrance to “The Fairway” offering numerous amenities nearby. The property also offers easy access to Fairway Boulevard, Route 611, and other major regional thoroughfares. Rydal Train Station Commuter Rail Line (R-3 West Trenton/Phila.) is within walking distance as well.



# ADDITIONAL PHOTOS





# DEMOGRAPHICS MAP & REPORT

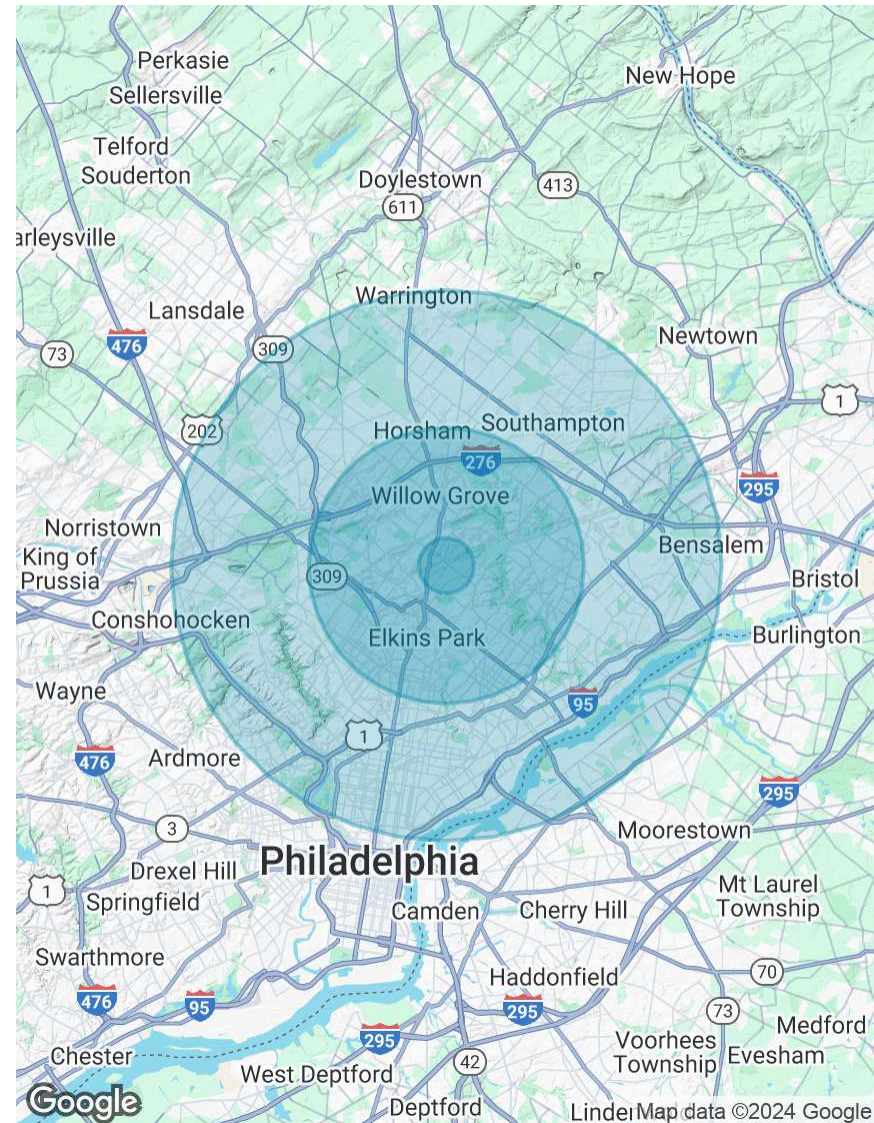
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,754	465,977	1,647,505
Average Age	46	42	40
Average Age (Male)	43	40	39
Average Age (Female)	48	43	41

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,944	179,302	646,439
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$160,256	\$104,937	\$99,507
Average House Value	\$616,576	\$332,894	\$334,243

*Demographics data derived from AlphaMap*



# CONTACT



**Jason Ostach**  
Vice President  
**215.448.6021**  
jostach@binswanger.com



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
Phone: 215.448.6000  
binswanger.com

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