

## Property Summary



### PROPERTY DESCRIPTION

This 2-story free standing highly visible building has been home to a Diagnostic Imaging business for over a decade and is now available for lease. It's an ideal building for a medical group looking for a building that is both visible and accessible, with value add medical infrastructure already in place.

### PROPERTY HIGHLIGHTS

- Building is divisible to 3,100 SF
- Elevator Served
- Abundant Parking
- Building and Monument Signage
- Traffic Volume 27,539 VPD

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	3,100 - 6,200 SF
Building Size:	6,200 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,835	6,215	11,825
Total Population	4,028	14,999	29,636
Average HH Income	\$141,663	\$149,387	\$161,161

### FRANK ENGLUND

Founding Partner  
610.505.8493  
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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

## Available Spaces



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,100 - 6,200 SF	Lease Rate:	\$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	3,100 - 6,200 SF	NNN	\$25.00 SF/yr	-
Second Floor	Available	3,100 - 6,200 SF	NNN	\$25.00 SF/yr	-

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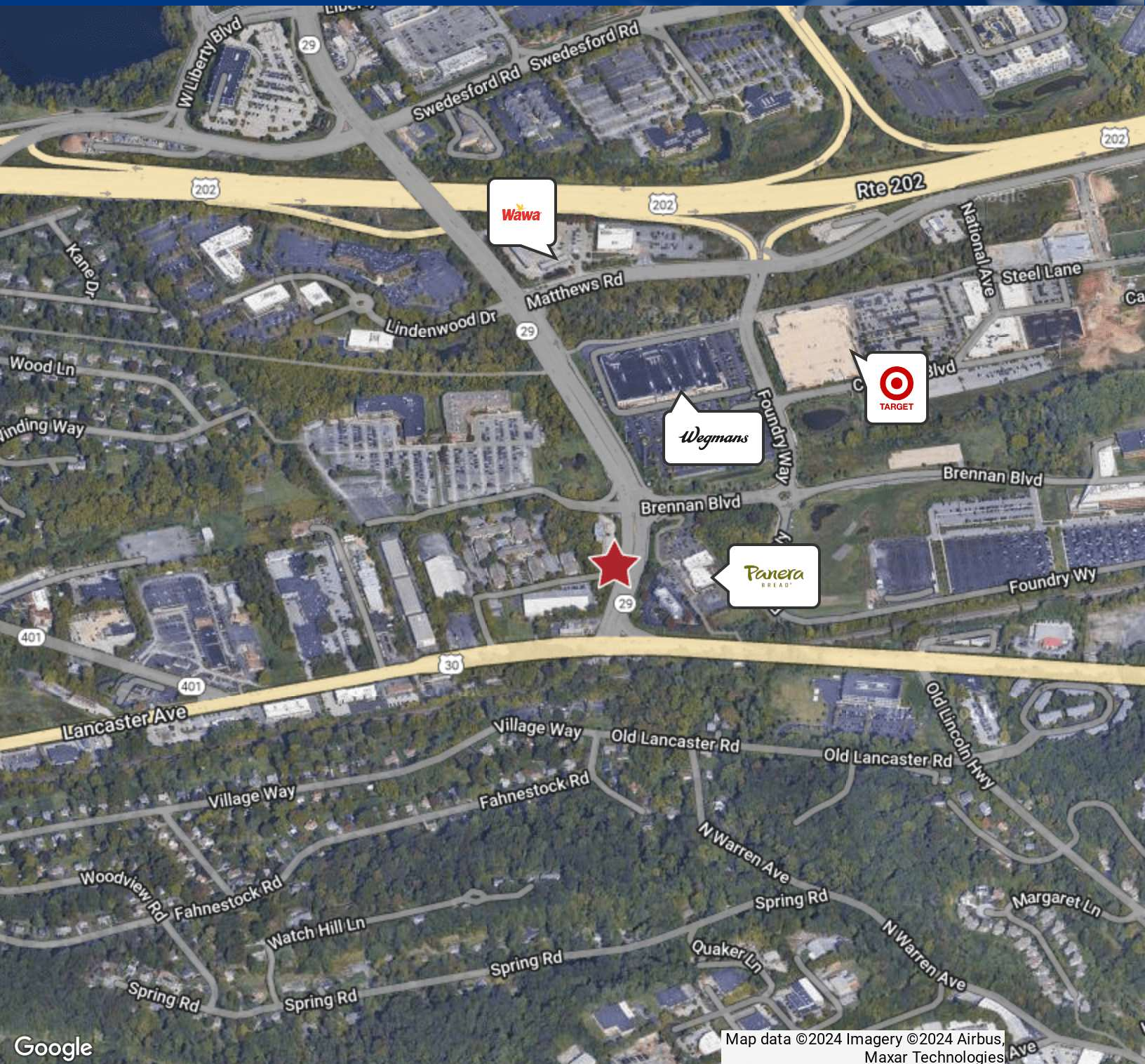
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## Location Map



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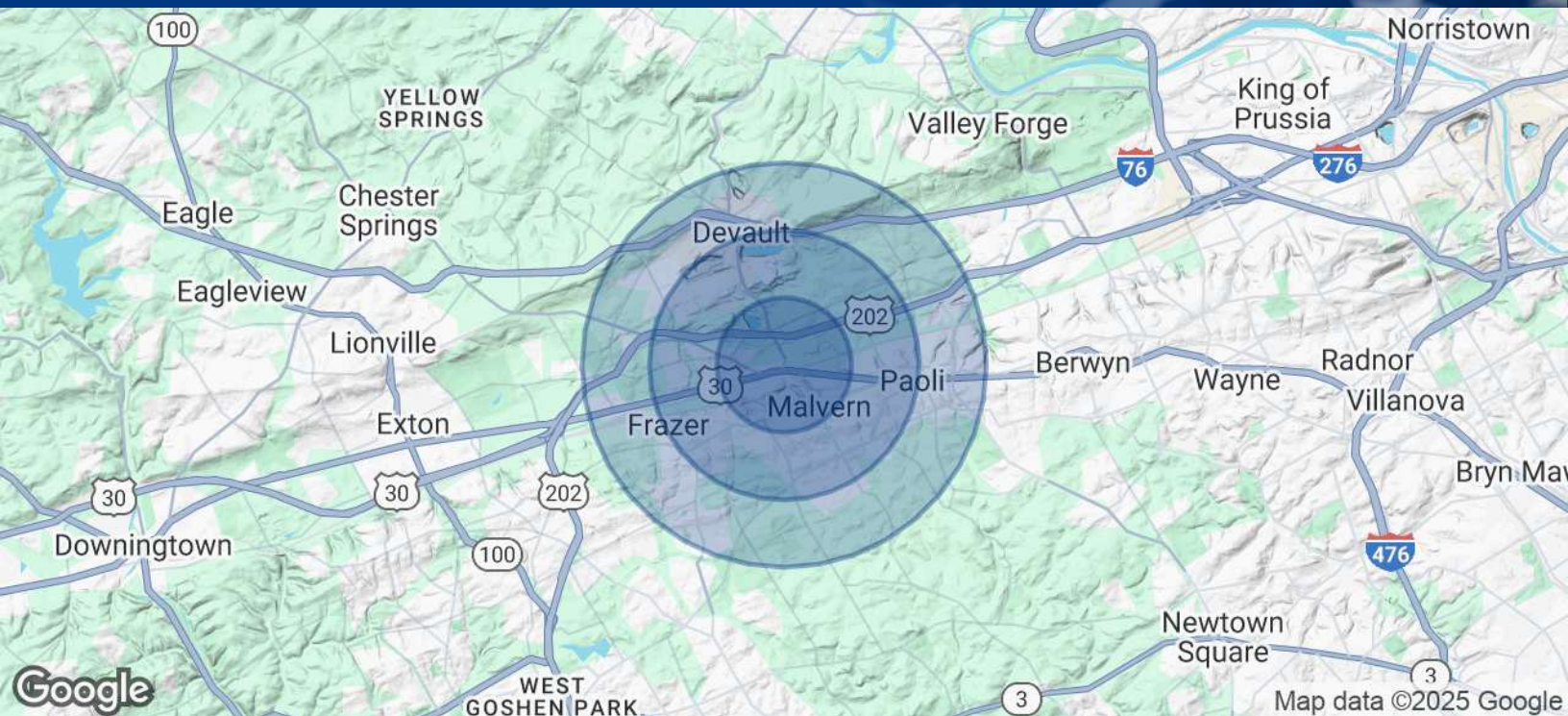
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## Demographics Map &amp; Report

**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	4,028	14,999	29,636
Average Age	42.0	43.8	44.1
Average Age (Male)	40.7	42.7	43.4
Average Age (Female)	43.7	45.5	45.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,835	6,215	11,825
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$141,663	\$149,387	\$161,161
Average House Value	\$356,746	\$427,663	\$494,275

2020 American Community Survey (ACS)

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