



BAEDERWOOD

OFFICES ON THE FAIRWAY

JENKINTOWN, PA

TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PA



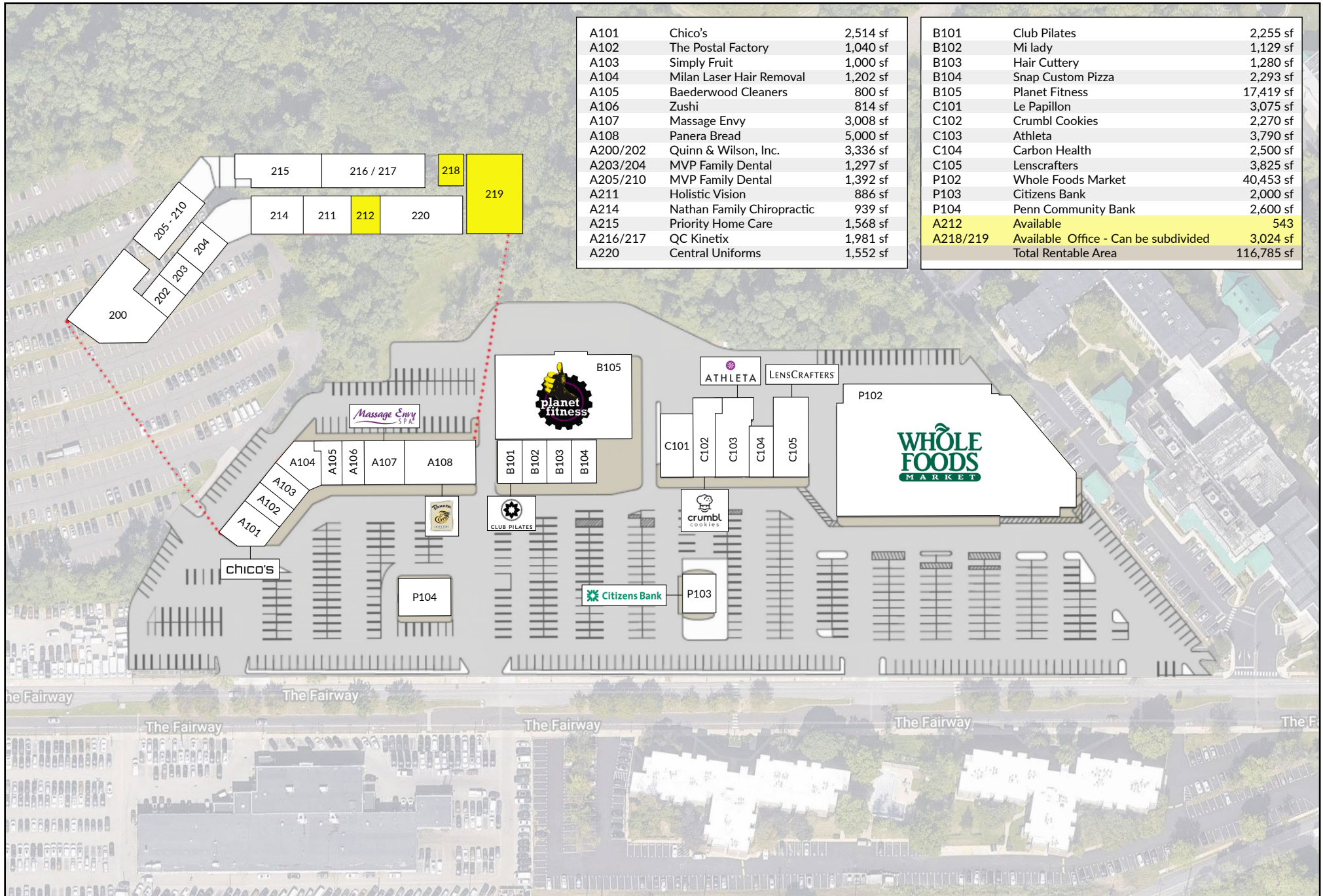
BAEDERWOOD OFFICES ON THE FAIRWAY

Baederwood Offices on the Fairway is located in Jenkintown, PA, a densely populated and affluent suburb just outside Philadelphia. The property is walking distance to the Noble SEPTA regional rail station, which offers transportation to Center City Philadelphia in 30 minutes.

The Baederwood Offices includes a mix of medical and professional office tenants within newly renovated, 2nd floor space. While located in its own dedicated office building, the Baederwood Offices is part of a Whole Foods anchored neighborhood shopping center known as The Baederwood Shoppes on the Fairway. The overall property serves as a food & beverage, fitness and shopping destination for the community, with tenants such as Planet Fitness, Panera, Citizens Bank, Club Pilates, Cookie Crumbl and Snap Pizza, along with a number of longstanding local merchants.



PROPERTY LEASING PLAN



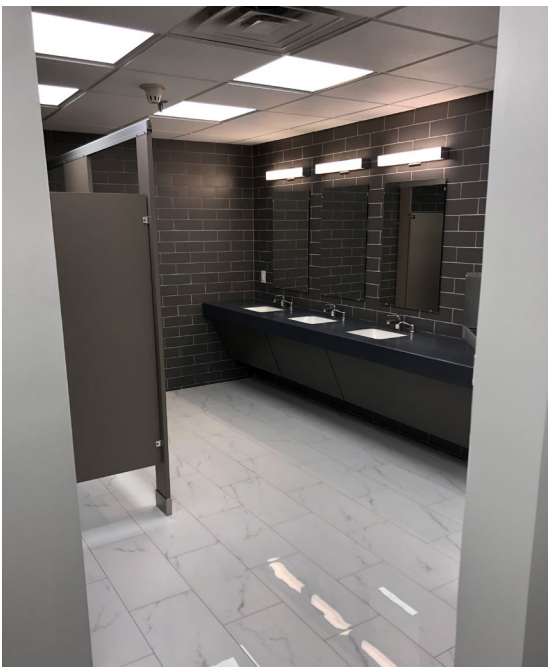
A101	Chico's	2,514 sf
A102	The Postal Factory	1,040 sf
A103	Simply Fruit	1,000 sf
A104	Milan Laser Hair Removal	1,202 sf
A105	Baederwood Cleaners	800 sf
A106	Zushi	814 sf
A107	Massage Envy	3,008 sf
A108	Panera Bread	5,000 sf
A200/202	Quinn & Wilson, Inc.	3,336 sf
A203/204	MVP Family Dental	1,297 sf
A205/210	MVP Family Dental	1,392 sf
A211	Holistic Vision	886 sf
A214	Nathan Family Chiropractic	939 sf
A215	Priority Home Care	1,568 sf
A216/217	QC Kinetix	1,981 sf
A220	Central Uniforms	1,552 sf

B101	Club Pilates	2,255 sf
B102	Mi lady	1,129 sf
B103	Hair Cuttery	1,280 sf
B104	Snap Custom Pizza	2,293 sf
B105	Planet Fitness	17,419 sf
C101	Le Papillon	3,075 sf
C102	Crumbi Cookies	2,270 sf
C103	Athleta	3,790 sf
C104	Carbon Health	2,500 sf
C105	Lenscrafters	3,825 sf
P102	Whole Foods Market	40,453 sf
P103	Citizens Bank	2,000 sf
P104	Penn Community Bank	2,600 sf
A212	Available	543
A218/219	Available Office - Can be subdivided	3,024 sf
Total Rentable Area		116,785 sf

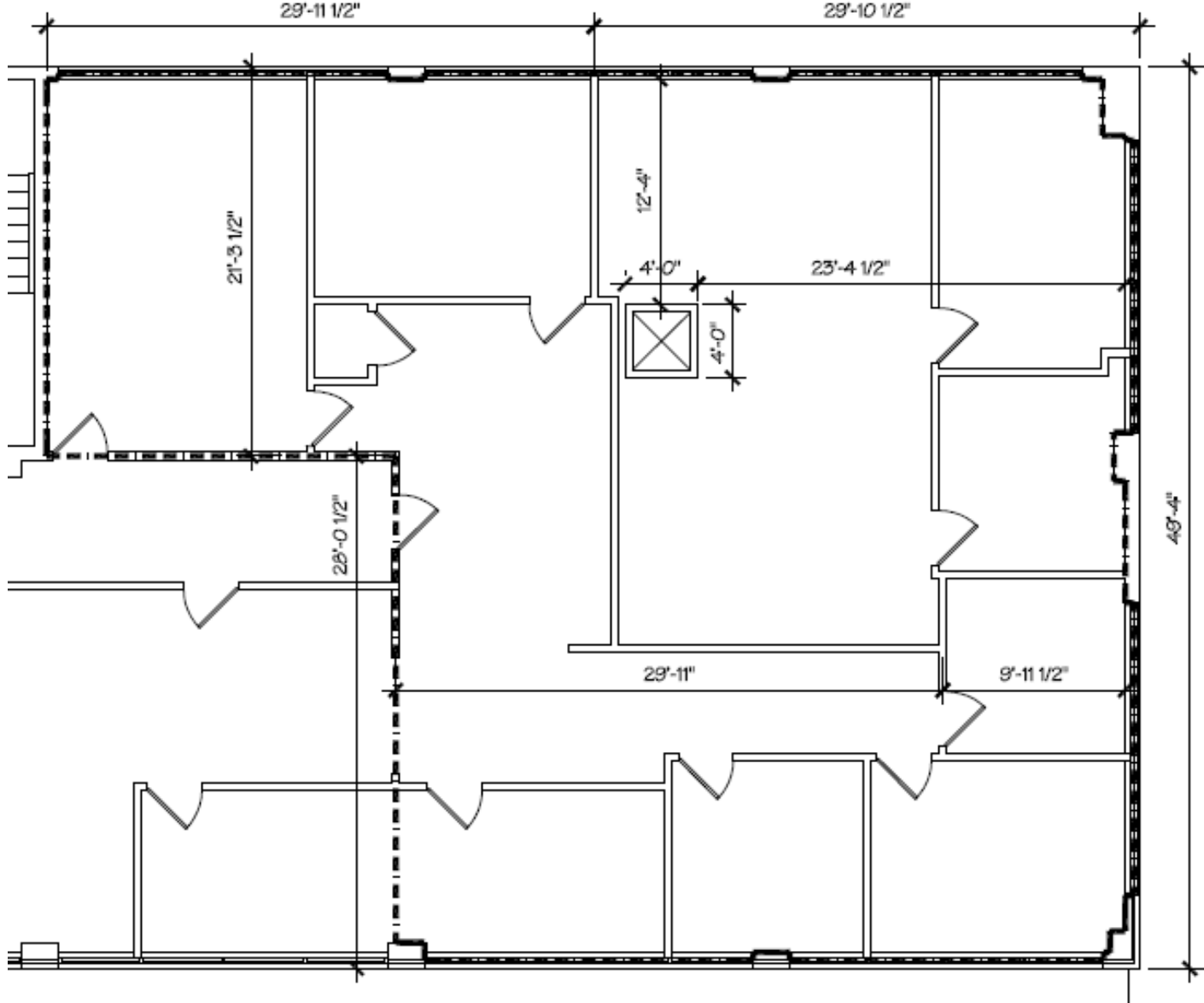
SECOND FLOOR OFFICE SPACE



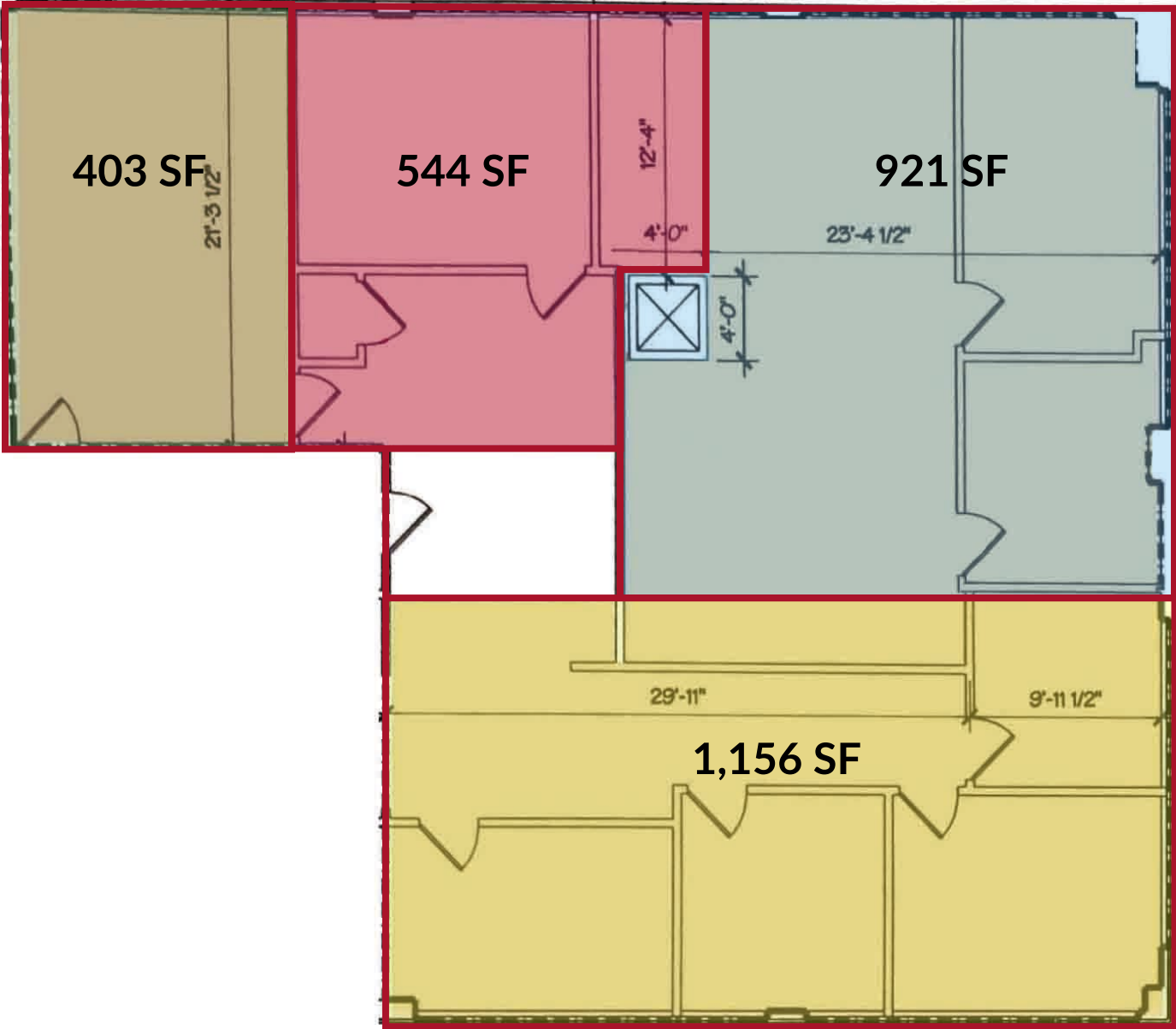
NEWLY RENOVATED BAEDERWOOD OFFICE SPACE



SPACE A218/A219 - 3,024 SF (CAN BE SUBDIVIDED)



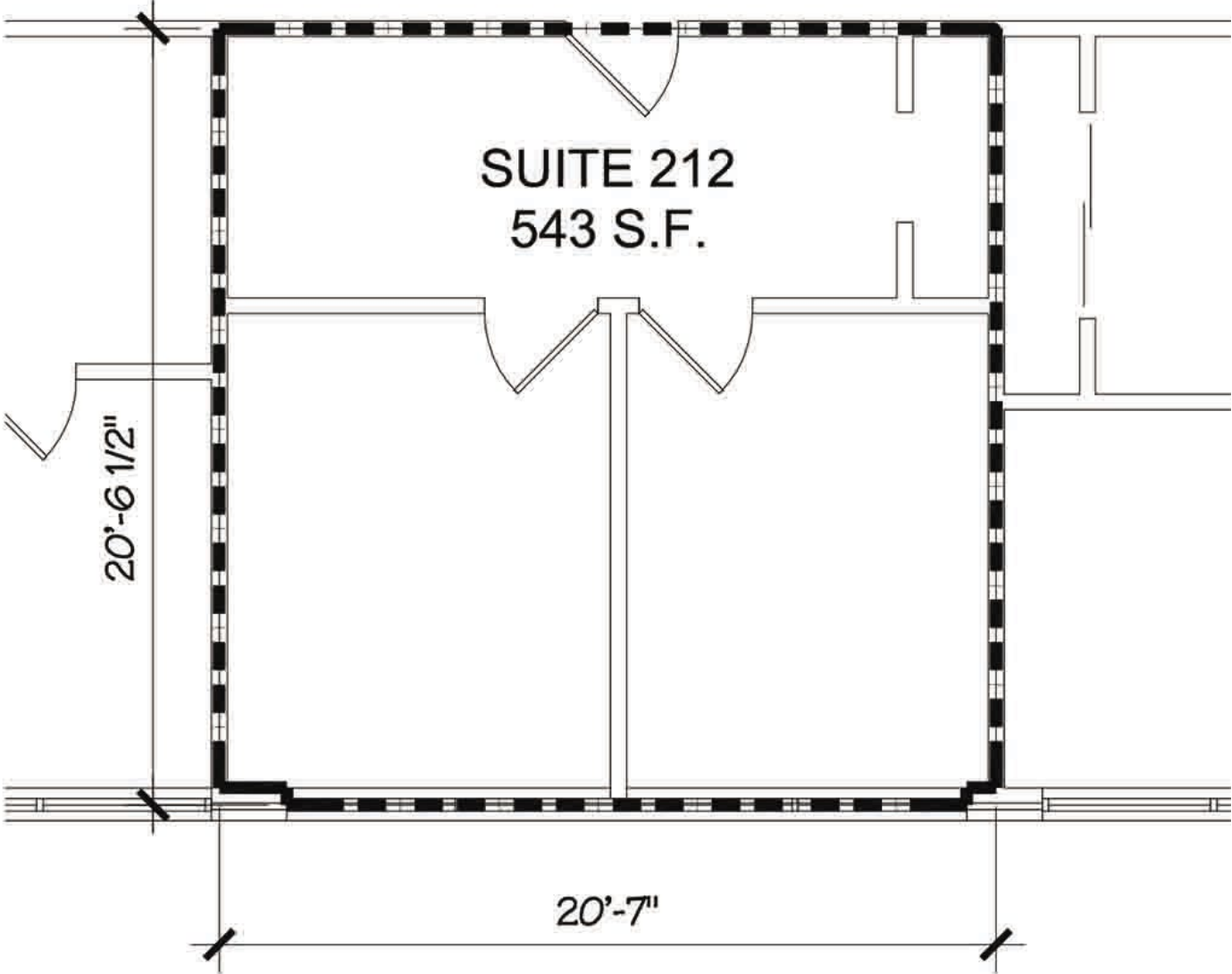
SPACE A218/A219 - 3,024 SF (CAN BE SUBDIVIDED)



SPACE A218/A219 – FAÇADE SIGNAGE OPPORTUNITY



SPACE A212 - 543 SF



LOCATION OVERVIEW



DEMOGRAPHICS AT 1,2 AND 3 MILE RADIUS

1 MILE RADIUS:



Total Population: **8,668**

Population Growth : **0.1%**

Households: **3,812**

Daytime Population: **11,212**

Total Families: **2,253**



Average Household Income: **\$146,846**

Median Household Income : **\$104,941**

Median Home Value: **\$393,779**

Monthly Household Expenditure: **\$7,754**

Bachelor's Degree or Higher: **62.0%**

2 MILE RADIUS:



Total Population: **44,623**

Population Growth : **0.2%**

Households: **17,961**

Daytime Population: **37,642**

Total Families: **11,786**



Average Household Income: **\$133,533**

Median Household Income : **\$103,288**

Median Home Value: **\$337,814**

Monthly Household Expenditure: **\$7,256**

Bachelor's Degree or Higher: **55.2%**

3 MILE RADIUS:



Total Population: **107,778**

Population Growth : **0.2%**

Households: **43,169**

Daytime Population: **82,105**

Total Families: **28,048**



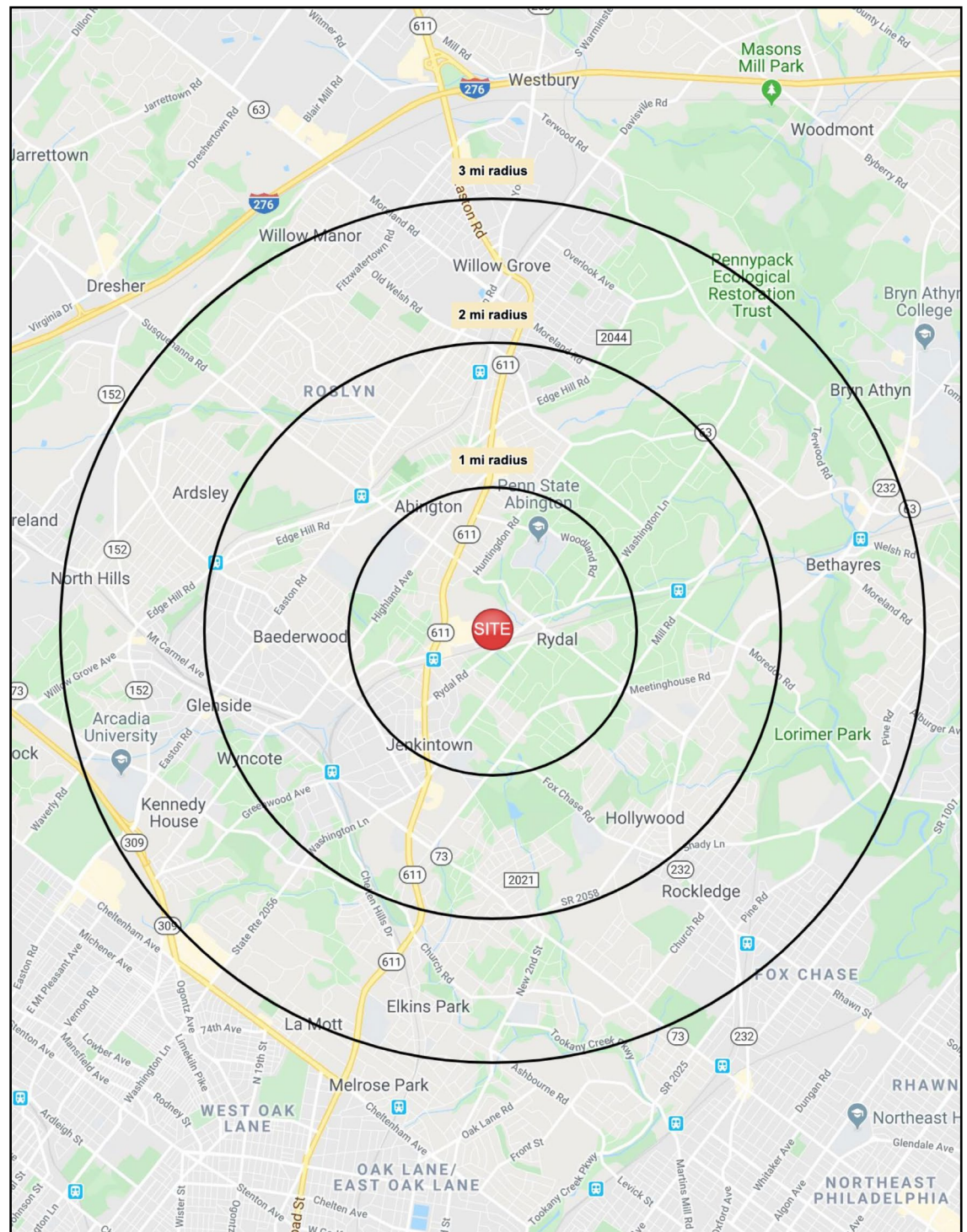
Average Household Income: **\$122,242**

Median Household Income : **\$96,474**

Median Home Value: **\$311,971**

Monthly Household Expenditure: **\$6,791**

Bachelor's Degree or Higher: **51.5%**



DEMAND DRIVERS



BAEDERWOOD OFFICES ON THE FAIRWAY PROPERTY PHOTOS







BAEDERWOOD

OFFICES ON THE FAIRWAY



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