

FOR SUBLEASE

**State of the Art Urgent Care
The Court at Red Lion
10050 Roosevelt Blvd. Philadelphia**



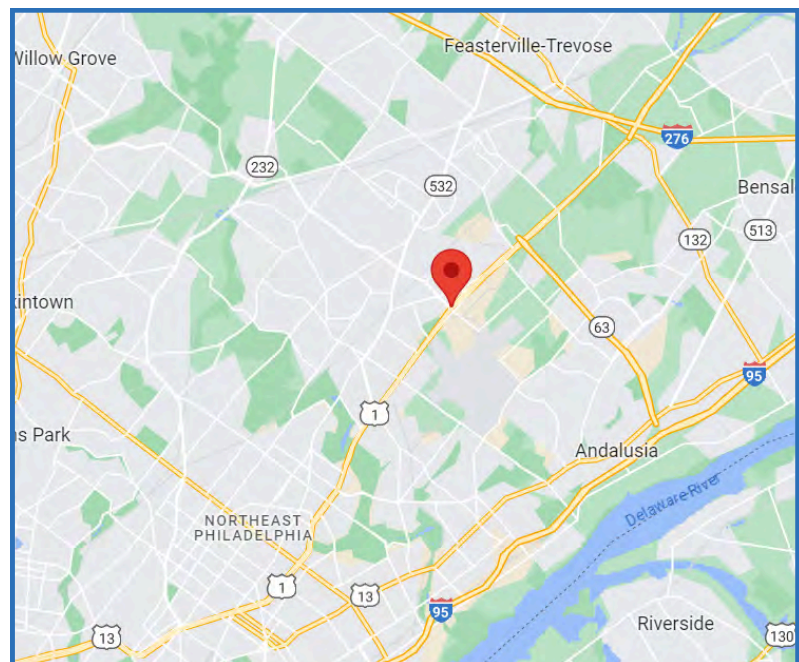
+/- 4,400 SF URGENT CARE / MEDICAL OFFICE SUITE



Short and Long-term Sublease Available

Property Highlights

- 4,400 SF of high-end medical space
- Turn-key (medical equipment & furnishings available)
- 7 Exam Rooms, Nurses Station, Reception Area, Admin Area, Imaging Room, Waiting Area, Utility Room, IT Room, Staff Area / Kitchen
- Very Walkable / Good Transit
- Signage on Roosevelt Blvd.



FOR SUBLEASE

State of the Art Urgent Care
10050 Roosevelt Blvd.
Philadelphia, PA 19116



LOCATION

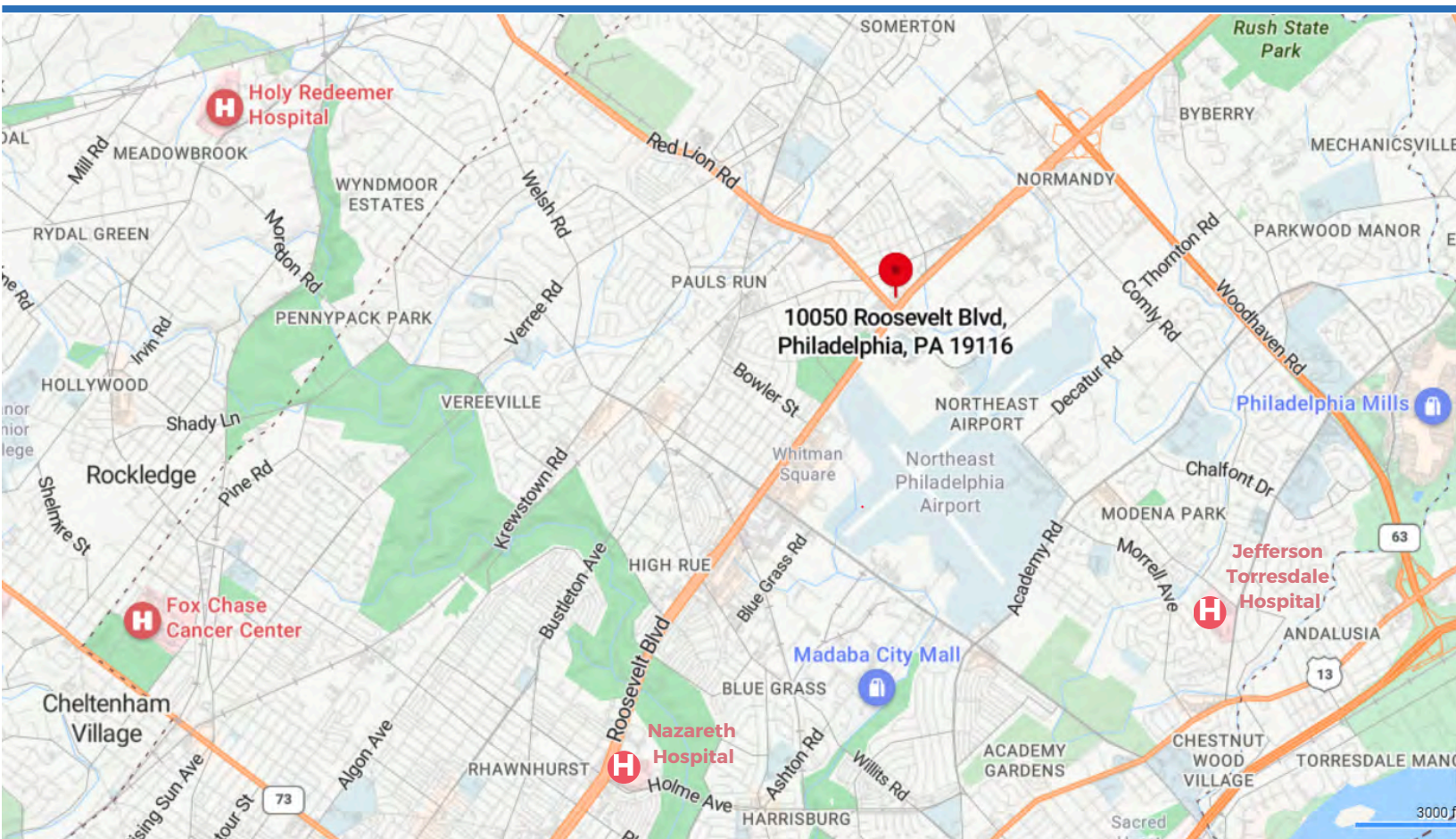
The Court at Red Lion Shopping Center

- 10050 Roosevelt Blvd. Units 3-6
- County: Philadelphia County
- Protected Parking Area
- Owner: ARD Red Lion, L.P.
- Neighbors: Target, ShopRite, Starbucks, Dunkin Donuts, Stretch Zone California Tortilla, AC Dental, T-Mobile, Verizon, Fat Jacks, Liberty Travel

Demographics	2 Miles	5 miles	10 miles
Population	65,041	370,386	1,432,024
Households	26,221	140,149	532,087
Avg Household Size	2.4	2.5	2.6
Avg Household Income	\$79,177	\$84,552	\$86,345
Housing			
Median Home Value	\$250,611	\$243,043	\$232,711
Owner Occupied	15,541	89,371	350,546
Renter Occupied	10,024	48,812	182,519

Distance to:

- Nazareth Hospital 3.2 miles
- Holy Redeemer Hospital 4.5 miles
- Jefferson Torresdale hospital 5 miles
- Fox Chase Cancer Center 5.7 miles

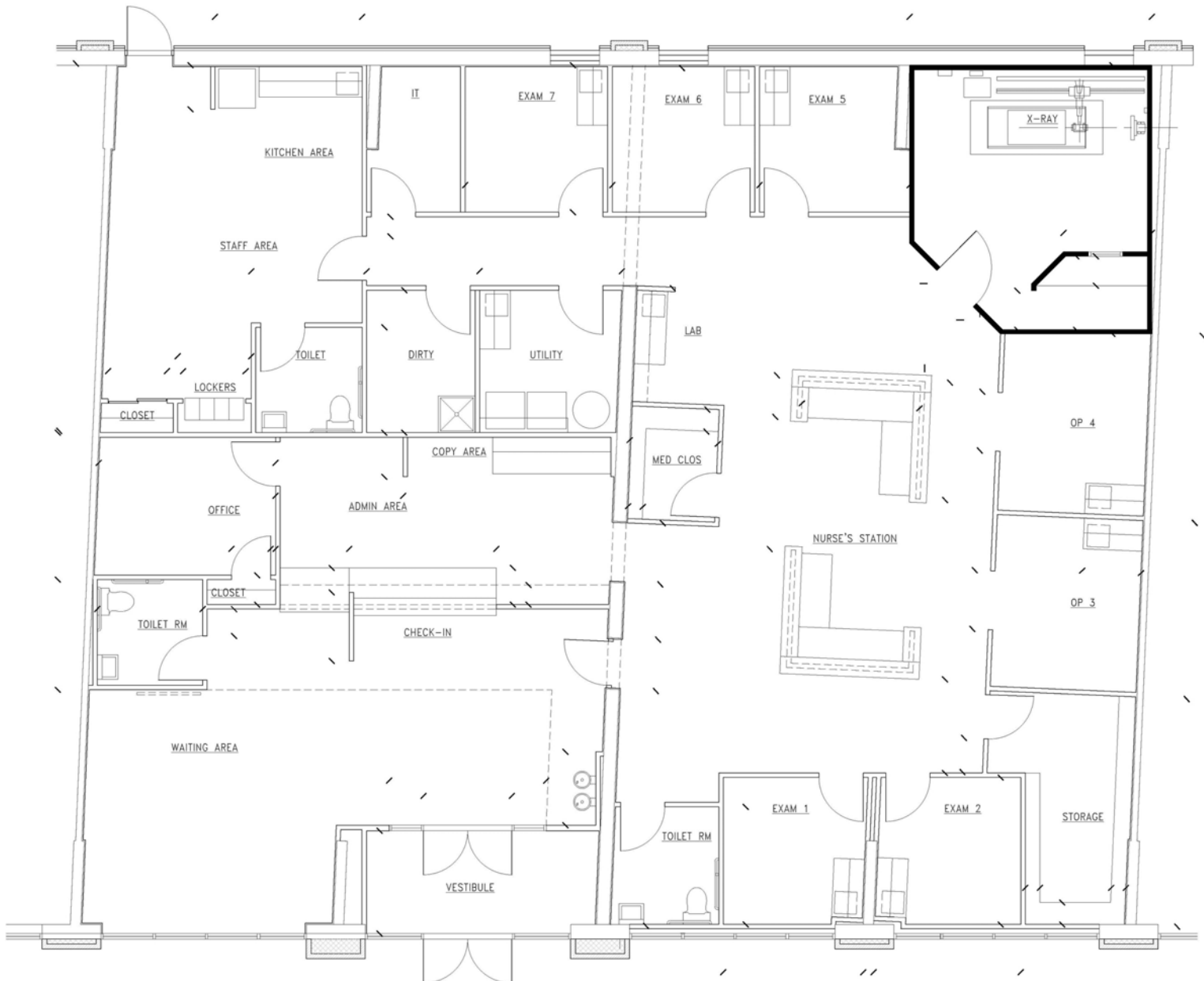


FOR SUBLEASE

State of the Art Urgent Care
10050 Roosevelt Blvd.
Philadelphia, PA 19116



FLOOR PLAN

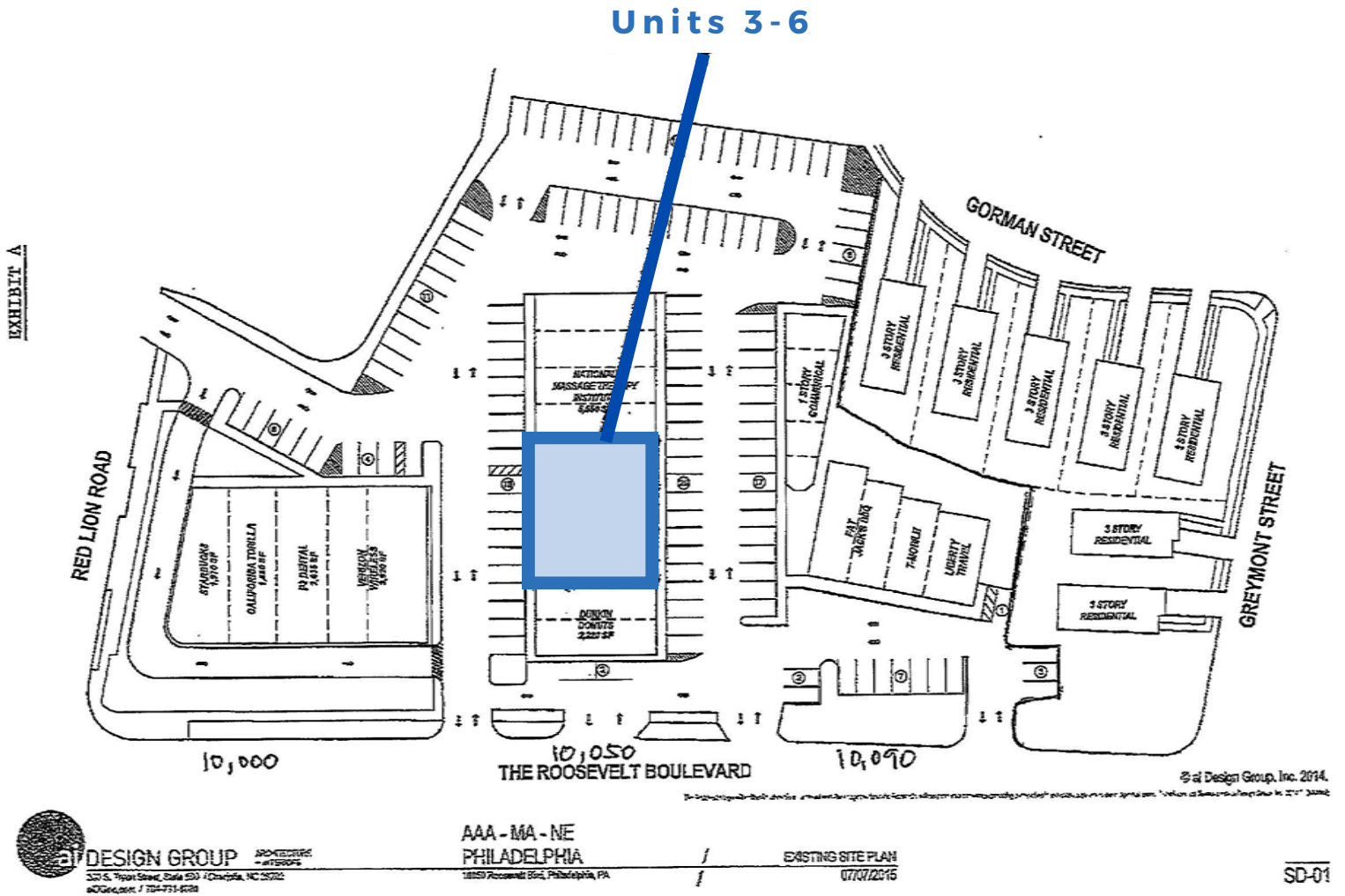


FOR SUBLEASE

State of the Art Urgent Care
10050 Roosevelt Blvd.
Philadelphia, PA 19116



SITE PLAN



DESIGN GROUP
ARCHITECTURE
INTERIORS

AAA-MA-NE
PHILADELPHIA

EXISTING SITE PLAN
07/07/2015

FOR SUBLEASE

State of the Art Urgent Care
10050 Roosevelt Blvd.
Philadelphia, PA 19116



PICUTRES

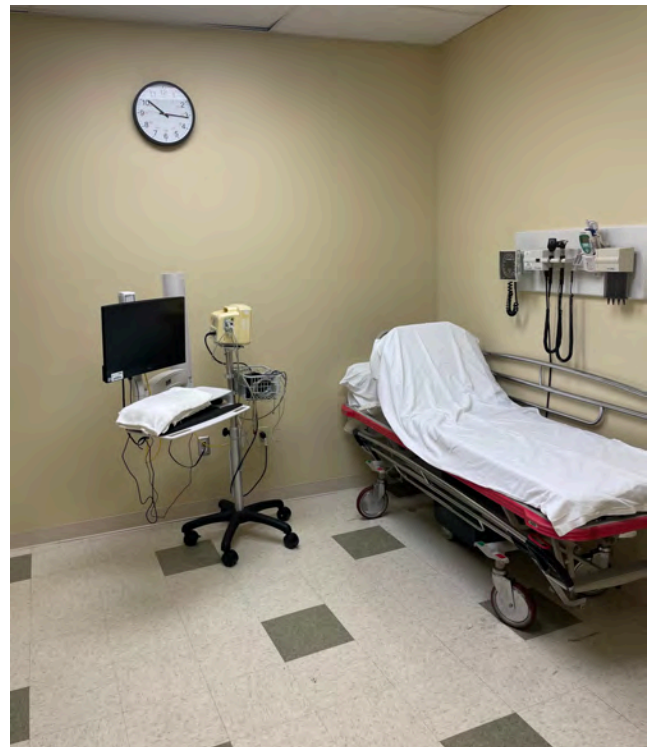
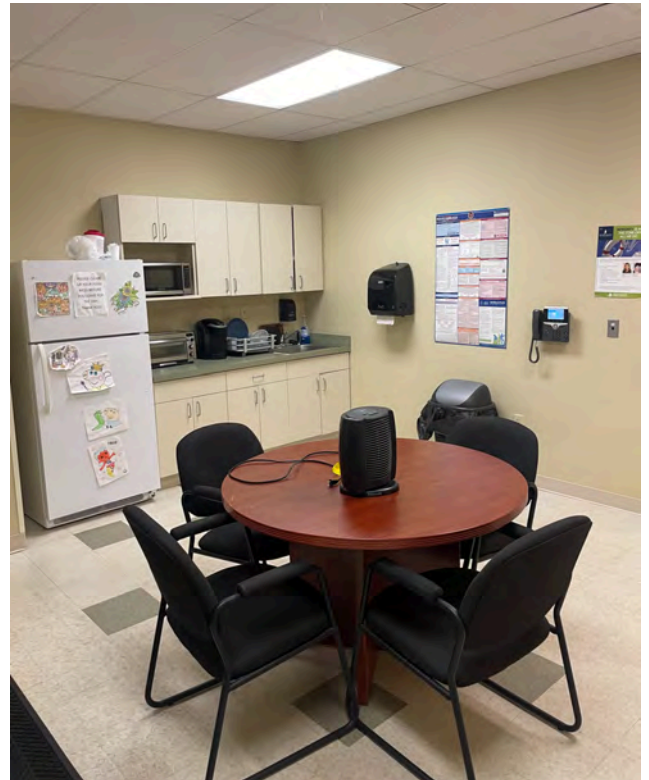
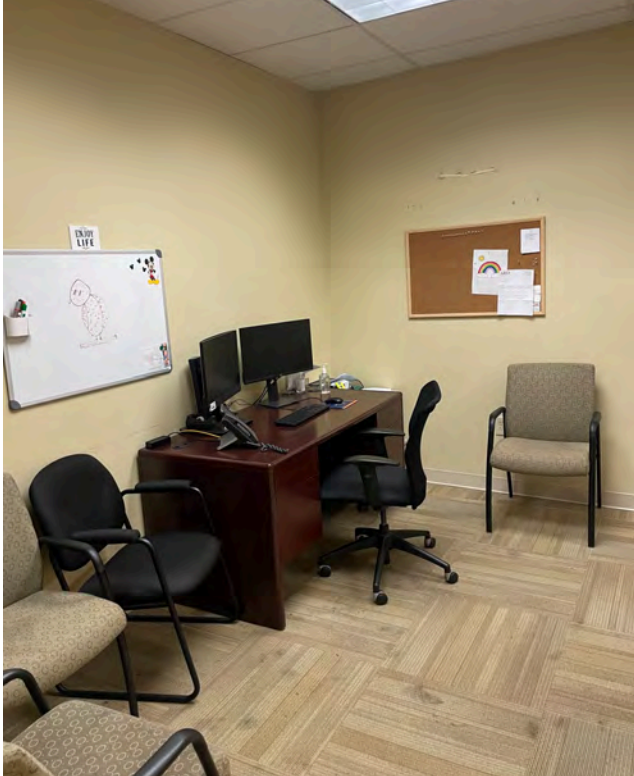


FOR SUBLEASE

State of the Art Urgent Care
10050 Roosevelt Blvd.
Philadelphia, PA 19116



PICUTRES





Commercial Real Estate done smarter

Bob Cook

484-370-2655

bcook@jacksoncross.com

Mike Barnes

484-370-2639

mbarnes@jacksoncross.com

Jackson Cross Partners

610 Freedom Business Center
Suite 310

King of Prussia, PA 19406

www.jacksoncross.com

610-265-7700

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly. Property listings held by brokerage firms other than Jackson Cross Partners, LLC may be included herein.