

FOR SUBLEASE

State of the Art Urgent Care
Gwynedd Crossings Shopping Center
1210 Bethlehem Pike, North Wales, PA 19454



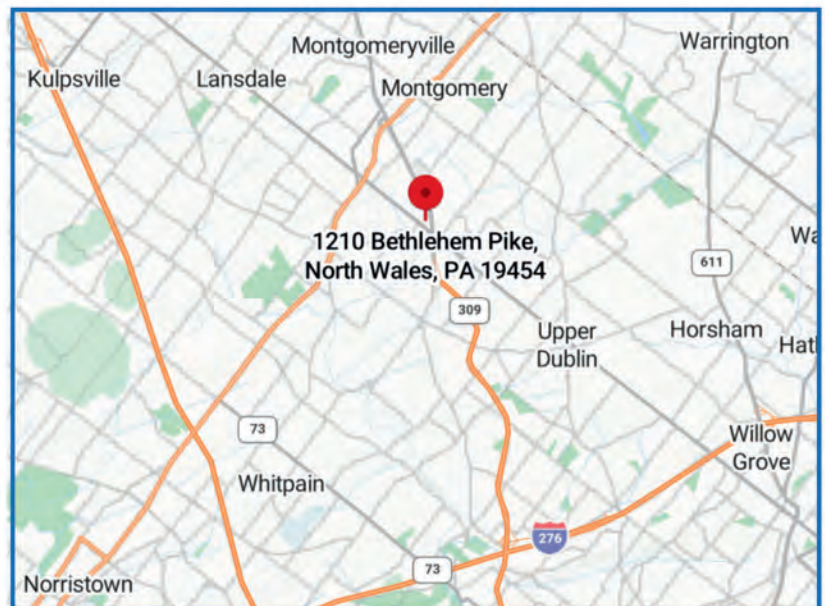
4,500 SF URGENT CARE / MEDICAL OFFICE SUITE



Short or Long-term Sublease Available

Property Highlights

- 4,500 SF of High-end Medical Space
- Buildout completed in 2020. Finishes are like-new and in excellent condition.
- Short and Long-term sublease available
- Medical equipment & furnishings available
- Reception Area, 1 Office, 6 Exam Rooms, Imaging Room, 1 Observation Room, Work Area, Break Room / Locker Area, Medication Storage Room, Storage Rooms, HUB - IT Room
- Monument and Building Signage



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Jackson Cross Partners | 151 S. Warner Road, Wayne PA 19087 | 610-265-7700 | www.jacksoncross.com

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LOCATION

Gwynedd Crossing Shopping Center

- 1210 Bethlehem Pike, North Wales, PA 19454; Unit B9/B10, between Staples & Manhattan Bagel
- County: Montgomery County
- Protected parking Area
- Owner: Goodman Properties LLC
- Tenants: AMC 309, Aldi, Staples, Fine Wine & Good Spirits, Orangetheory Fitness, Firebirds Wood Fired Grill, Olive Garden, Manhattan Bagel, Subway, Harvest

Demographics	2 Miles	5 miles	10 miles
Population	21,228	156,494	663,920
Households	8,206	60,066	257,606
Avg Household Size	2.5	2.6	2.5
Avg Household Income	\$162,706	\$139,065	\$121,588
Housing			
Median Home Value	\$474,974	\$389,641	\$351,354
Owner Occupied	6,418	47,104	188,250
Renter Occupied	2,043	14,812	78,127





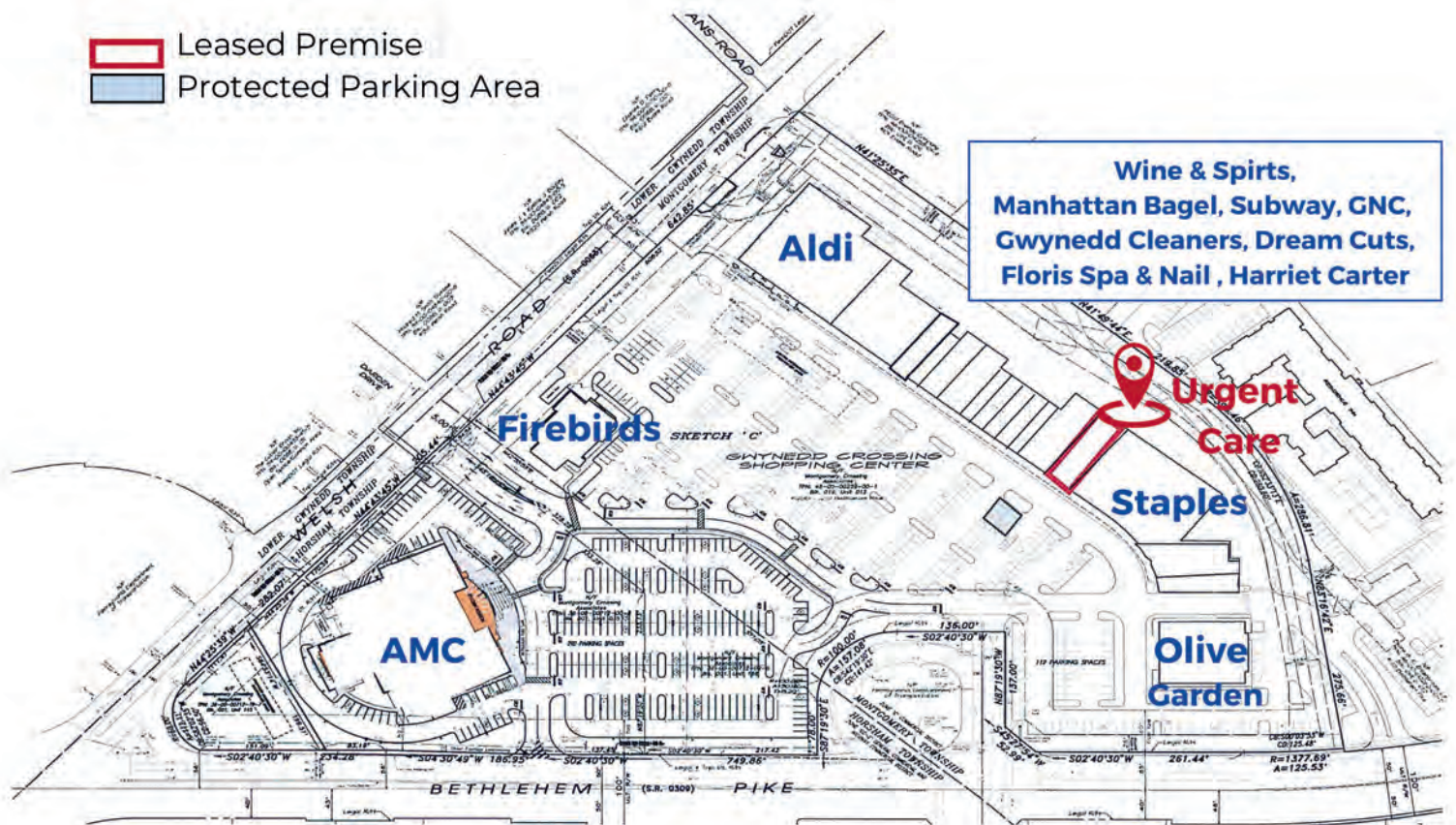
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SITE PLAN

-  Leased Premise
-  Protected Parking Area



Note: Gwynedd Crossing Shopping Center is 92% leased as of 9/7/2023

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INTERIOR



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INTERIOR





Commercial Real Estate done smarter

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