

# OFFERING MEMORANDUM

## 95% OCCUPIED MULTI TENANTS MEDICAL/OFFICE BUILDING

501-511 STREET ROAD, SOUTHAMPTON, PA 18966



# MEDICAL/OFFICE BUILDING FOR SALE

### KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

### PRESENTED BY:

#### IFTIKHAR HAQ

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#### BRIAN BROCKMAN

Bang Realty Pennsylvania-Broker Of Record  
RM-432816

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## Confidentiality & Disclaimer

PHILADELPHIA, PA

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental

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# EXECUTIVE SUMMARY

501-511 STREET ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$2,300,000.00
<b>BUILDING SF:</b>	12,640
<b>PRICE / SF:</b>	\$182
<b>OCCUPANCY:</b>	100%
<b>NOI:</b>	\$147,458.00
<b>CAP RATE:</b>	6.41 %
<b>FLOORS:</b>	2
<b>LOT SIZE:</b>	0.76 Acre
<b>YEAR BUILT:</b>	1953
<b>RENOVATED:</b>	2010
<b>BUILDING CLASS:</b>	B
<b>PARKING:</b>	40
<b>PARKING RATIO:</b>	4/1000

## PROPERTY OVERVIEW

Keller Williams Commercial is Pleased to Present Exclusively for Sale of 12,640 S F Office/Medical Office at 501-511 Street Road, South Hampton Pennsylvania. The 95% Occupied Office/Medical Building Consists Of 5 Tenants That Include Tower Tech, RT Look (Cosmology) Promont Recover (Outpatient/Rehab Facility), and Abington Memorial Hospital O/P Center.

## PROPERTY HIGHLIGHTS

- Great investment opportunity Hospital grade tenant just signed 7 years lease with 1x5 Year Options.
- Great Tenant Mix give risk diversification.
- No deferred maintenance
- Located directly on Street Road near the intersection of Route 232 (2nd Street Pike
- Traffic Counts: 22,489 VPD
- Most leases are below market rent.
- Roof & Structure Landlord responsibility.
- Trent Mercer Airport & Philadelphia Intl Airport 45 Minutes' drive.
- Walgreens, Hampton square shopping center, Route I-95, PA Turnpike (276)

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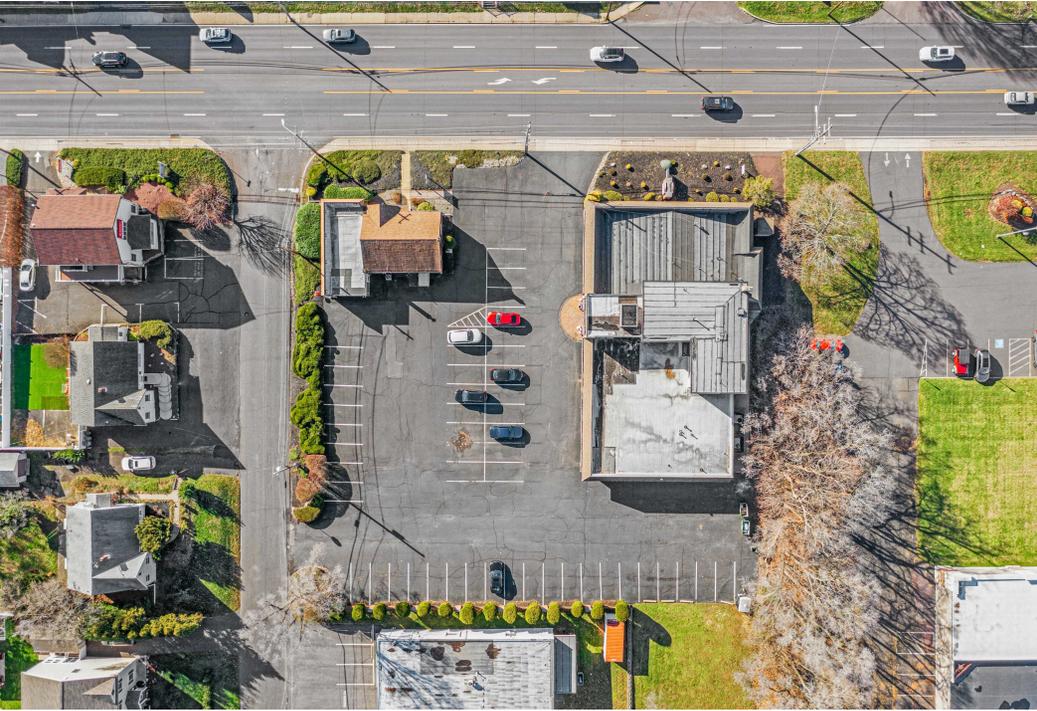
# PROPERTY PHOTOS

501-511 STREET ROAD



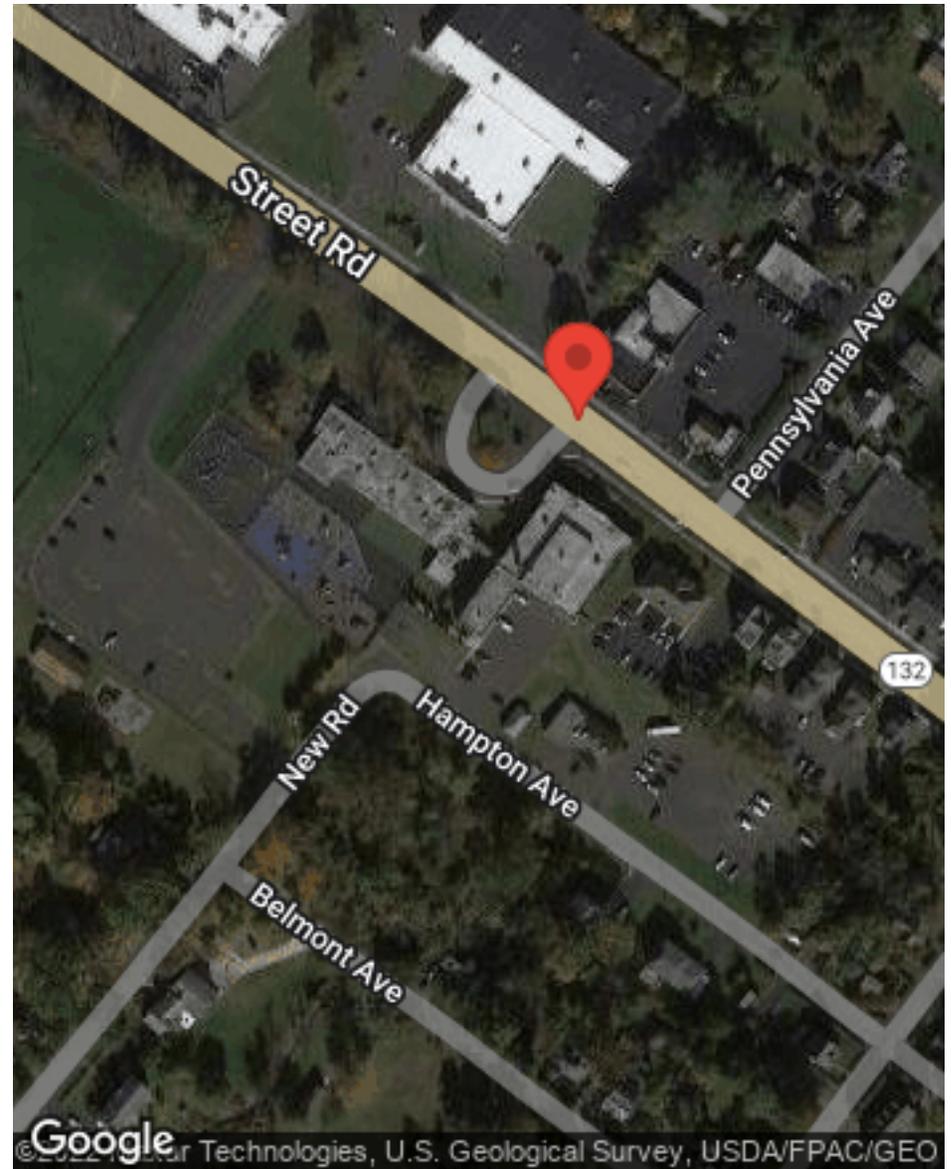
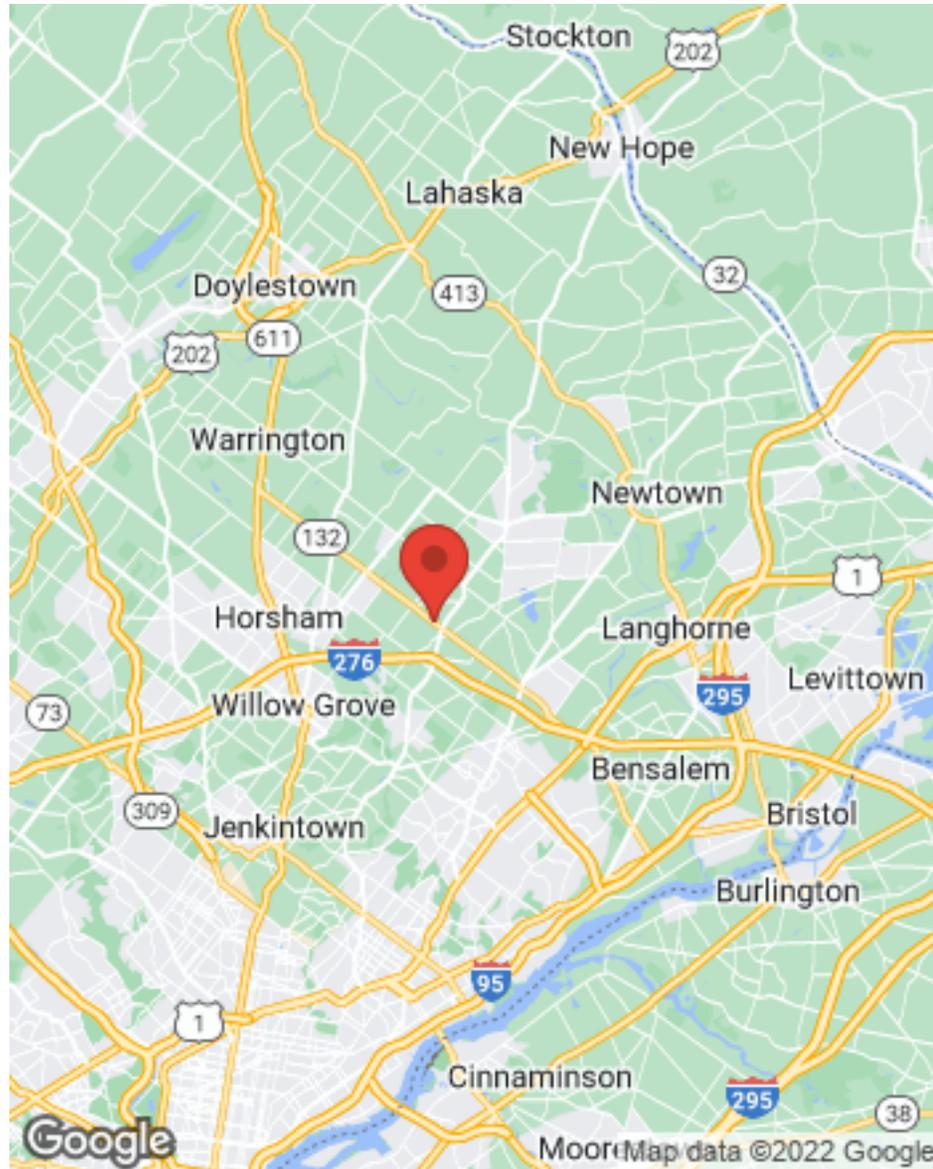
# PROPERTY PHOTOS

501-511 STREET ROAD



# LOCATION MAPS

501-511 STREET ROAD



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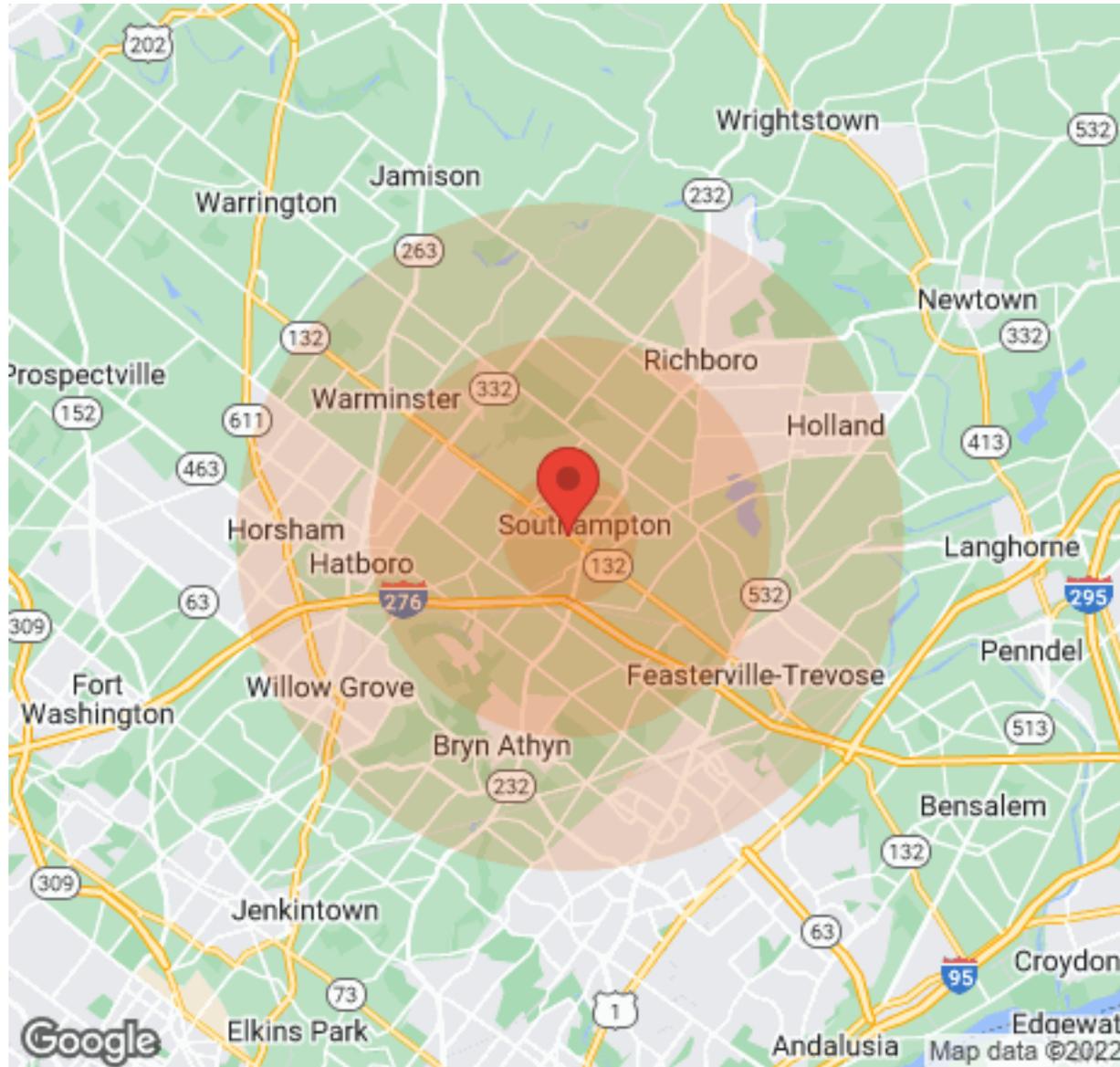
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# DEMOGRAPHICS

501-511 STREET ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,822	32,913	98,642
Female	4,125	34,977	104,687
Total Population	7,947	67,890	203,329

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,096	10,951	32,942
Ages 15-24	883	8,634	25,557
Ages 55-64	1,086	8,782	27,353
Ages 65+	1,922	14,368	40,903

Race	1 Mile	3 Miles	5 Miles
White	7,804	63,303	185,220
Black	10	969	5,617
Am In/AK Nat	N/A	28	52
Hawaiian	N/A	2	3
Hispanic	91	3,288	6,598
Multi-Racial	150	4,540	9,796

Income	1 Mile	3 Miles	5 Miles
Median	\$66,730	\$80,919	\$75,136
< \$15,000	231	1,813	5,512
\$15,000-\$24,999	456	2,236	6,308
\$25,000-\$34,999	376	2,307	6,182
\$35,000-\$49,999	421	2,942	9,482
\$50,000-\$74,999	504	4,350	14,538
\$75,000-\$99,999	381	3,588	11,434
\$10,000-\$149,999	553	4,994	14,389
\$150,000-\$199,999	269	2,170	5,949
> \$200,000	68	1,477	4,319

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,457	26,301	81,323
Occupied	3,291	25,303	78,045
Owner Occupied	2,515	19,057	58,330
Renter Occupied	776	6,246	19,715
Vacant	166	998	3,278

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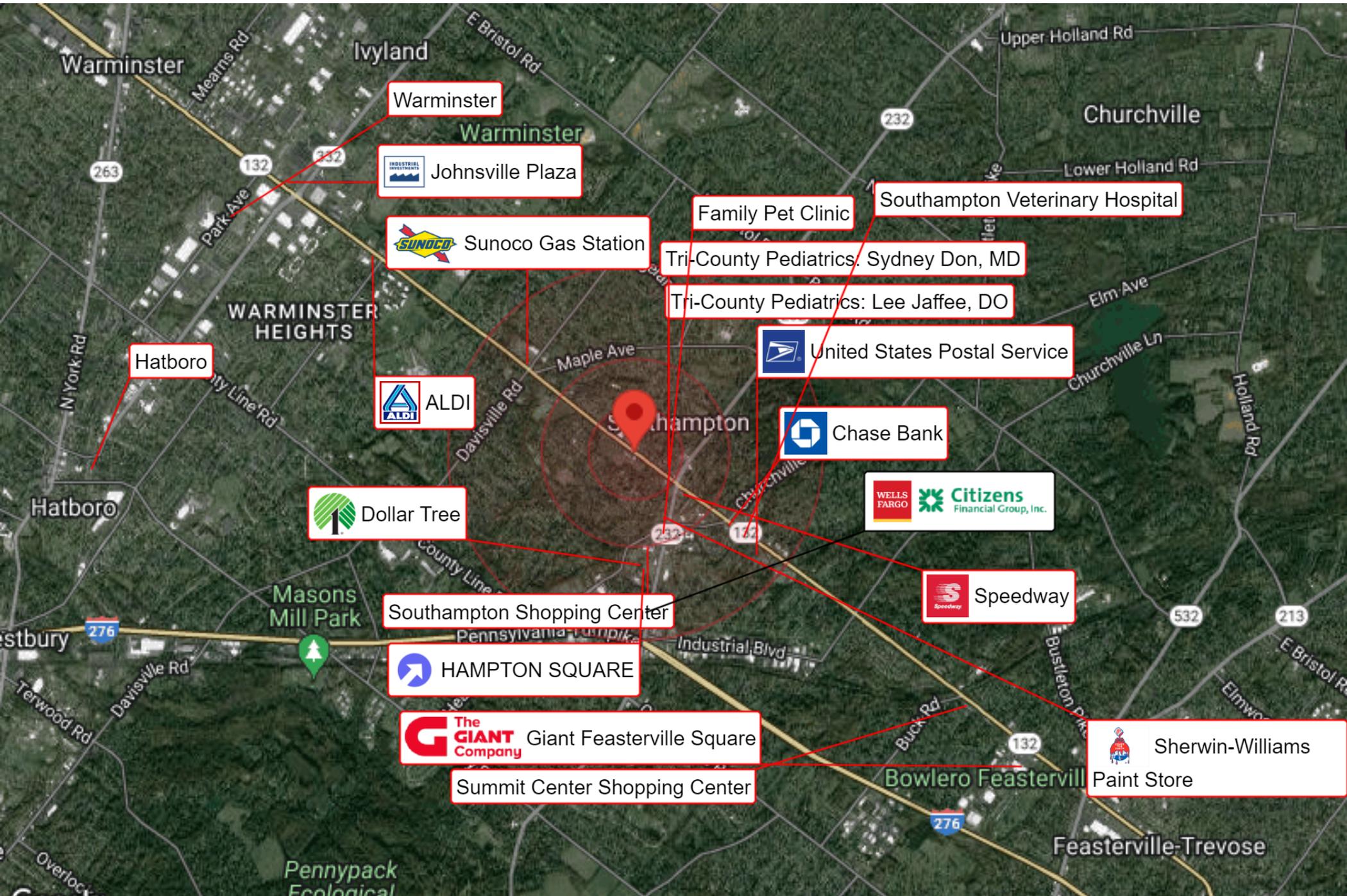
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# BUSINESS MAP

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Warminster

 Johnsville Plaza

 Sunoco Gas Station

Family Pet Clinic

Southampton Veterinary Hospital

Tri-County Pediatrics: Sydney Don, MD

Tri-County Pediatrics: Lee Jaffee, DO

Hatboro

 United States Postal Service

 ALDI

 Chase Bank

 Dollar Tree

Southampton Shopping Center

 Speedway

 HAMPTON SQUARE

 The GIANT Company Giant Feasterville Square

Summit Center Shopping Center

Bowlero Feasterville

 Sherwin-Williams Paint Store

# FINANCIALS

501-511 STREET ROAD



														RENT ROLL			
Building #	Suite	Tenants	Usage	SF	Notice Period	% OF TOTAL	RENT PER MONTH	ANNUAL BASE RENT	Type	Expenses	RENT PER SF	LESAE START	LEASE END	ESCALATIONS	OPTION	SECURITY DEPOSIT	
501, 2nd Floor	102	RT Looks LLC	Medical	1,200	90 Days	9.49%	\$1,200.00	\$14,400.00	Modified Gross	20% water,sewer & Fire	\$12.00	5/1/2021	6/30/2024	\$1000, \$1200, \$1500	None	\$2,000.00	
501, 1st Floor	100	Connect Tower Tech Inc	Office	2,000	90 Days	15.82%	\$1,166.00	\$13,992.00	Modified Gross	20% water,sewer & Fire	\$7.00	1/10/2022	12/31/2023	\$1166, \$1225	None	\$1,166.00	
501, 1st Floor	100	Promont Recovery LLC	Medical	3,975	180 Days	31.45%	\$5,962.50	\$71,650.00	Modified Gross	40% CAM	\$18.00	5/20/2022	11/30/2029	\$0.50 Yearly- Starting 12/01/2023	1x5 Yr	\$12,000.00	
501, 1st Floor	101	Abington Memorial Hospital	Medical	3,750	90 Days	29.67%	\$6,914.00	\$82,968.00	Modified Gross	HVAC 50/50, 30% waster & Sewer	\$22.12	11/15/2013	12/31/2023	\$6914, \$7052	None	\$3,500.00	
511, 1st Floor		Matt , Painter	Office	970	30 days	7.67%	\$1,500.00	\$18,000.00	Mo to Mo		\$18.56	12/1/2022	12/31/2022		None		
511, 2st Floor		Vacant	Office	745		5.89%											
<b>Total</b>				<b>12,640</b>		<b>100.00%</b>	<b>\$16,742.50</b>	<b>\$200,910.00</b>			<b>\$15.54</b>						

Income and Expense Statement		
	\$PSF	2022
<b>Revenue</b>		
Schedule Base Rent	\$33.33	\$200,910.00
Reimbursement	\$1.74	\$10,476.50
<b>Potential Gross Revenue</b>	<b>\$35.07</b>	<b>\$211,386.50</b>
<b>Effective Gross Revenue</b>	<b>\$35.07</b>	<b>\$211,386.50</b>
<b>Operating Expenses</b>		
Insurance (Estimated)	\$1.23	\$7,384.00
Lawn and Snow (Estimated)	\$1.51	\$9,075.00
Mangement fee (3%)	\$1.00	\$6,027.30
Realestate Taxes (2022)	\$6.10	\$36,742.00
Utilities	\$0.78	\$4,700.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$10.61</b>	<b>\$63,928.30</b>
<b>NOI</b>	<b>\$24.47</b>	<b>\$147,458.20</b>

Deal Metrics	
Price	\$2,300,000
Property SF	12,640
CAP Rate	6.41%
Vacancy	3%
Mangement fee	3.00%

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# TENANTS PROFILE

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Promont Wellness was born out of founder Joe Zeiger's experience in operating emergency housing for those in need. While serving that community, Joe saw firsthand how substance use disorders and the lack of accessible treatment can hold people back from reaching their goals. His idea of treatment that removed barriers no matter a person's circumstances grew from there. Promont Wellness is committed to making addiction treatment available to anyone who needs it.



Jefferson Health and its network of hospitals and physician practices serve patients throughout the Delaware Valley. 2015 – Abington Health merges with Jefferson to form Jefferson Health – Abington.

Robust network of 18 hospitals and physician practices throughout the counties of:

Bucks, Camden, Gloucester, Montgomery, Philadelphia

Jefferson Health provides the exceptional care you expect – close to home or work – through our broad family of primary care physicians and specialists.

Jefferson Health is home to nationally ranked experts who are providing a personalized care plan for you. Sidney Kimmel Cancer Center – Jefferson Health is one of only 70 NCI-designated cancer centers in the country.

With more than 30,000 employees, comprised of nurses, physicians and practitioners, faculty, and more, we're the second largest employer in Philadelphia and the largest health system in the Philadelphia region by total licensed beds. And our work to improve lives is never done.

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# WHY KW?

501-511 STREET ROAD



# WHY

## Hire KW Commercial for Retail:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation

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# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results- driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

