

Rare Build-to-Suit MOB

+/- 15,000 SF medical office building in the heart of Glen Mills

1720 Wilmington Pike,
Glen Mills, PA 19342



Contact our team for more information:

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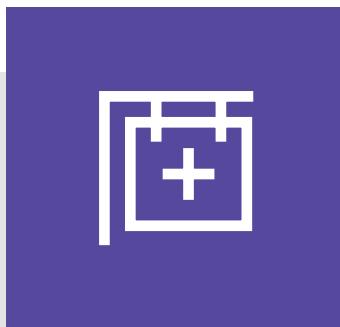
Proposed medical facility

1720 Wilmington Pike in Glen Mills, PA, is a prime development site approved for a +/- 15,000 SF or larger medical office building, ideal for a variety of healthcare providers.

Strategically located along Route 202, this site offers exceptional visibility, ample parking, and signalized access for patients and staff. With strong demand for medical services in the area, this new development presents an outstanding opportunity for medical operators looking to establish or expand their practice in a thriving community.



PROPERTY HIGHLIGHTS:



Build-to-suit medical center

Minimum 15,000 SF ground floor medical space that can be adapted for various healthcare needs.



High visibility area

Situated along Route 202, with over **37,500 vehicles per day**, the location benefits from high exposure and proximity to thriving retail, dining, and residential developments.



Prime location & access

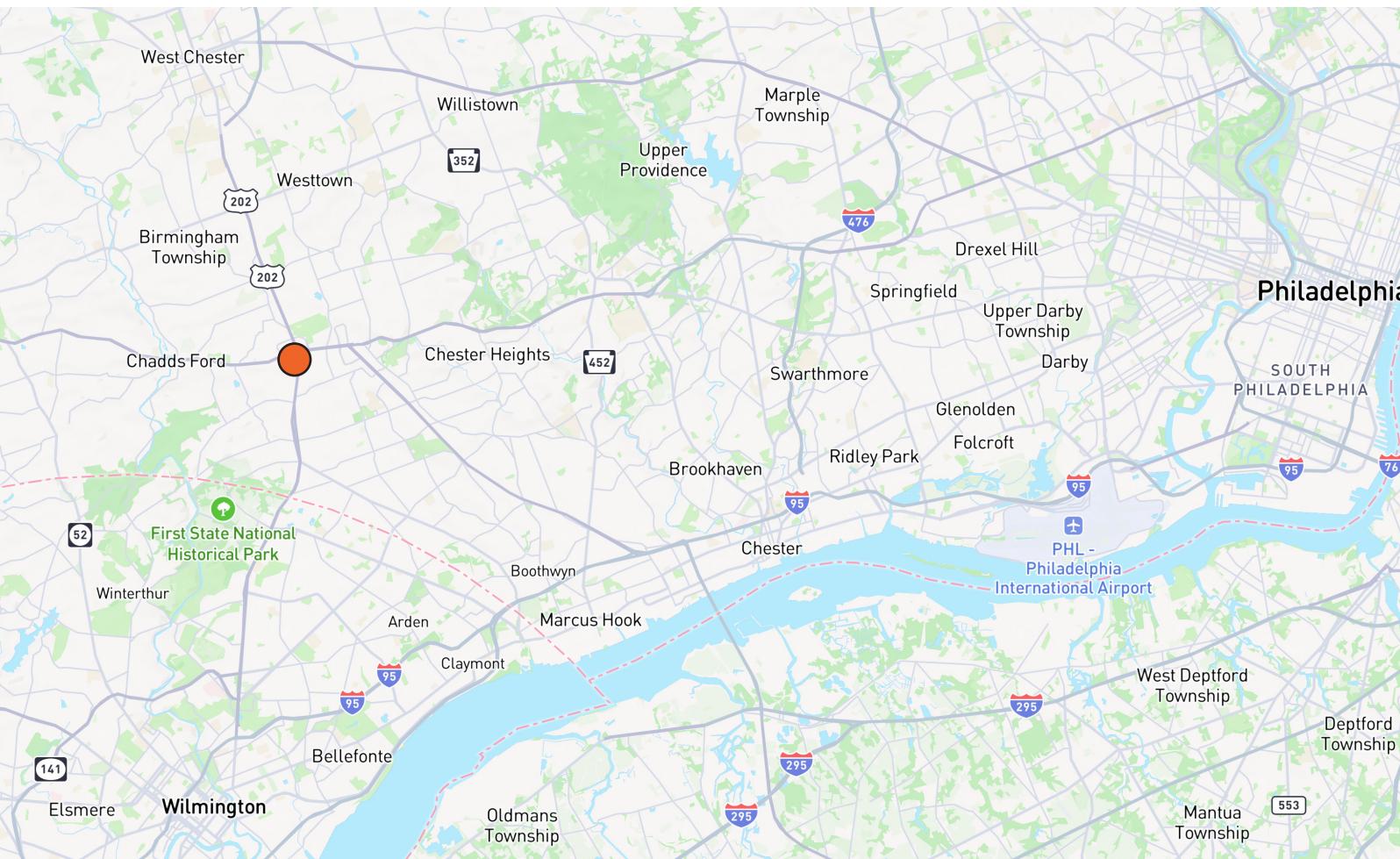
Situated along **Route 202**, the property offers convenient access to major transportation routes, making it an attractive location for both patients and healthcare staff.



Ample parking on property

Designed for convenience with **121 parking spots** to accommodate both staff and patients, along with private ambulance loading spot.

Location overview



6.9 miles

West Chester, PA

9.6 miles

Media, PA

10.0 miles

Wilmington, DE

26.4 miles

Philadelphia, PA

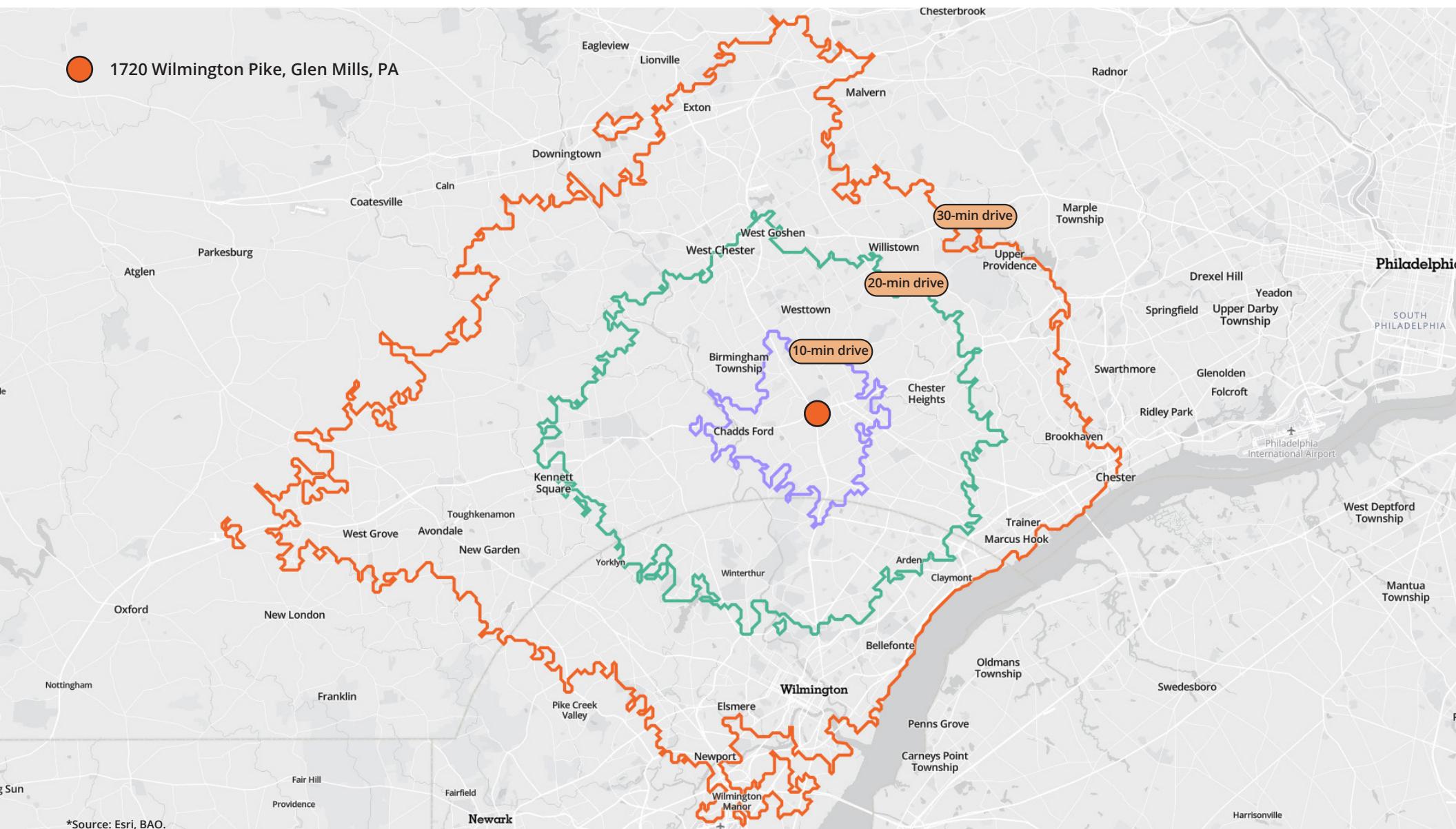
With convenient access to West Chester, Media, and Wilmington, this location is perfectly positioned to serve a diverse and growing patient base. Situated along major transportation routes, the property offers medical operators an ideal opportunity to establish or expand their presence in the region.

Location & access



1720 Wilmington Pike offers unmatched visibility and accessibility along U.S. Route 202 in Glen Mills, PA. Positioned directly across from the Brandywine Mills Shopping Center and minutes from major highways, the site provides seamless access for patients and staff traveling from nearby communities. This ±15,000 SF medical office development sits in a rapidly growing area with strong demand for healthcare services.

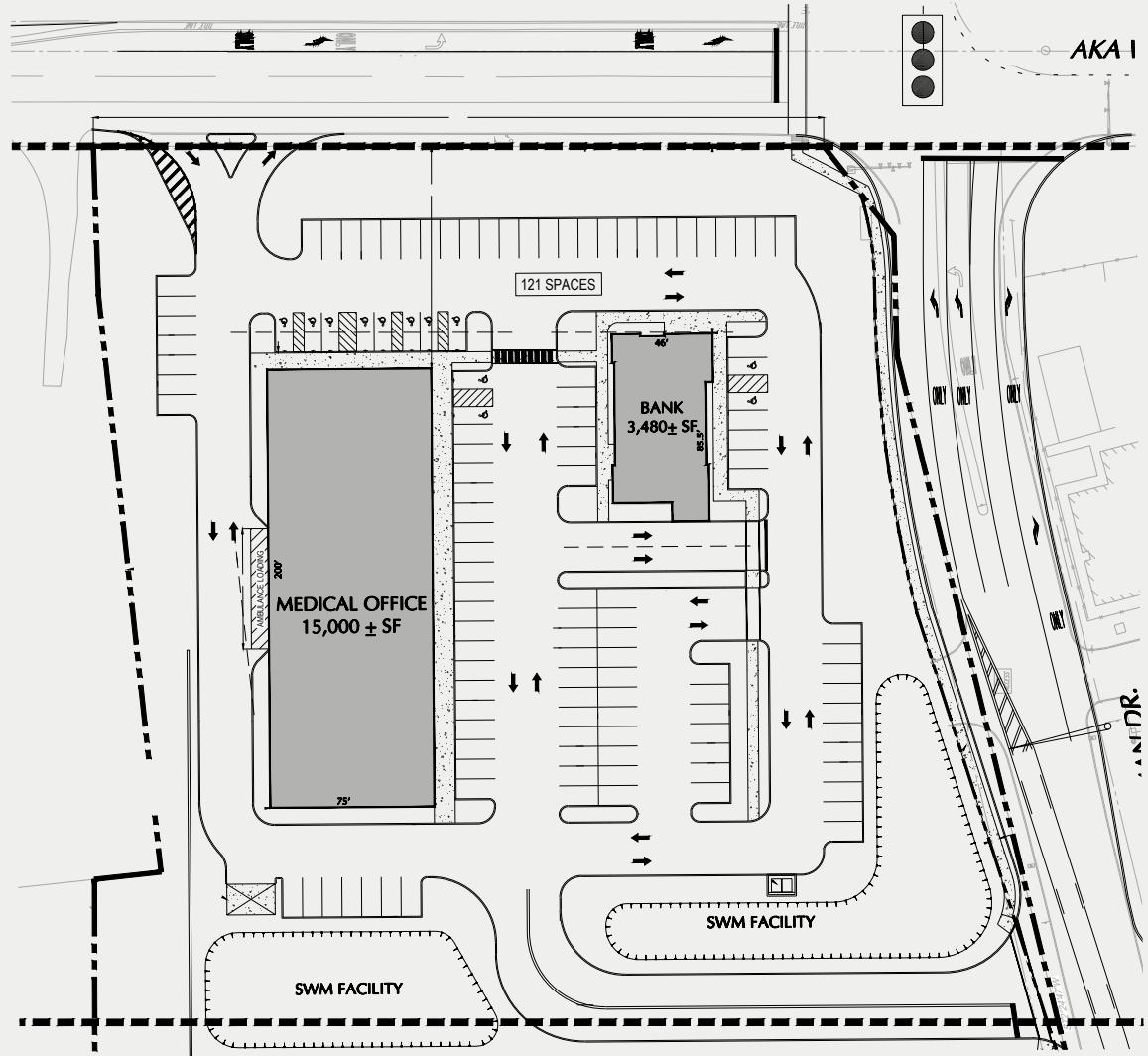
Driving times



Medical office opportunity

1st Floor | $\pm 15,000$ SF

- **104 parking spaces** dedicated for staff, patients, and ambulance access
- **17 parking spaces** allocated to the bank
- **Located directly across from Brandywine Mills Shopping Center**, offering nearby retail and dining
- **Build-to-suit opportunity** to meet unique medical office requirements
- **Prime visibility along Route 202**, with high traffic counts and excellent exposure
- **Zoned for medical office use**, ideal for a variety of healthcare providers
- **Easily accessible from major transportation routes**, ensuring convenience for patients and staff



Location demographics



492,279

TOTAL LOCAL
POPULATION



\$116,437

AVE HOUSEHOLD
INCOME



196,330

TOTAL LOCAL
HOUSEHOLDS



42 YO

MEDIAN
AGE



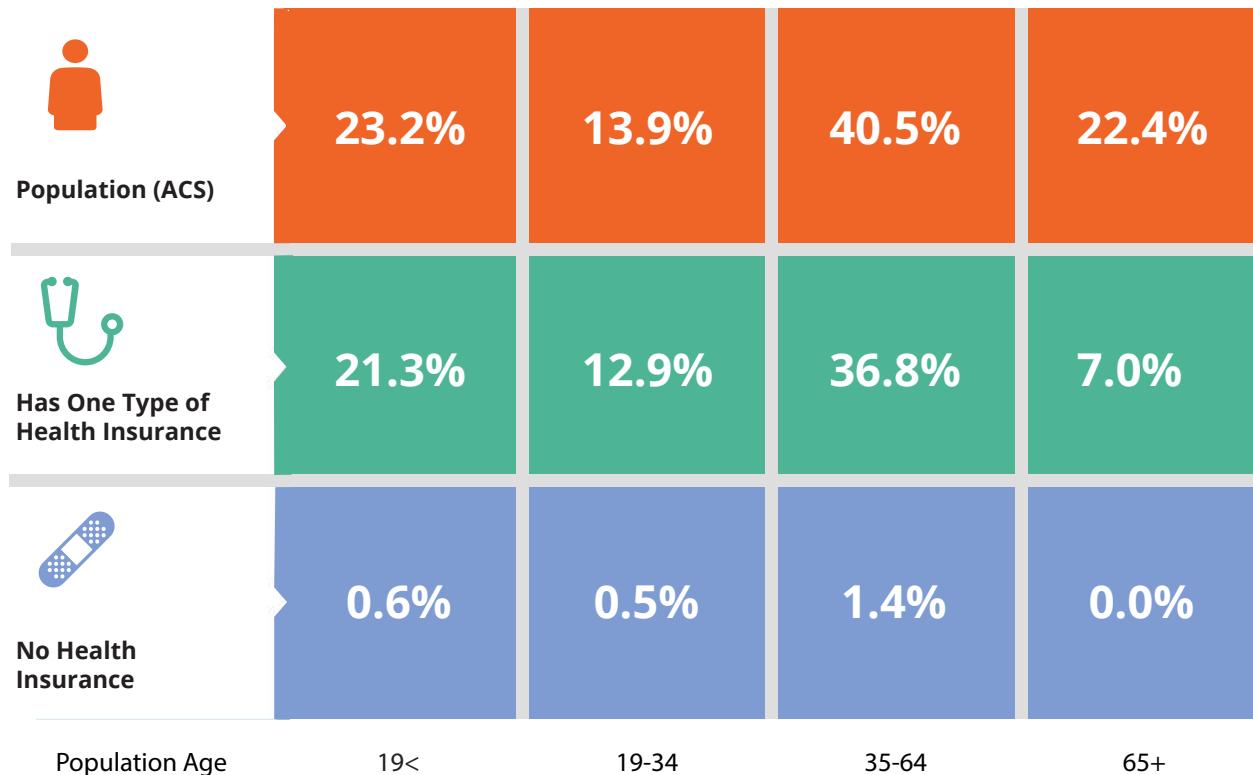
24,063

POPULATION OVER
65 YO



*Source: Costar. 10 mile radius

5-mile health care facts



	Medicare: Population 65 +
4,891	Medicare Only
4,373	Direct-Purch & Medicare
3,745	Employer & Medicare
400	Medicare & Medicaid



\$8,084
ANNUAL HEALTH
INSURANCE EXPENDITURES
—
\$4,393
MEDICAL CARE

Blue Cross/Blue Shield	\$2,175.2
Medicare Payments	\$1,717.7
Physician Services	\$547.1
Dental Services	\$867.0

Eyecare Services	\$160.3
Lab Tests/X-rays	\$140.0
Hospital Room & Service	\$437.8
Convalescent/Nursing Home Care	\$88.5

*Source: Esri Business Analyst



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