

FOR SUBLEASE

State of the Art Urgent Care West Sadsbury Commons

428 Commons Drive, Parkesburg, PA 19365



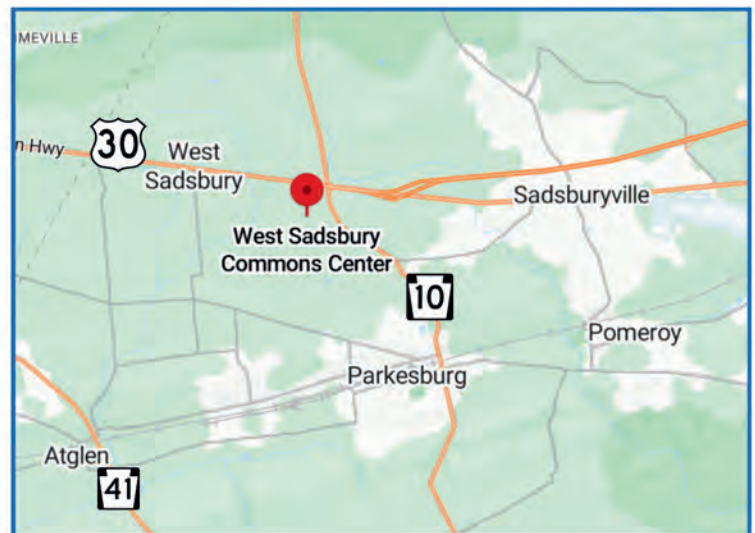
+/- 4,050 SF URGENT CARE / MEDICAL OFFICE SUITE



Short or Long-term Sublease Available

Property Highlights

- 4,050 SF of new medical space
- Buildout completed in 2020. Finishes are like-new and in excellent condition.
- Short and Long-term sublease available
- Turn-key (Furnishings and medical equipment are available)
- Reception Area, 1 office, 6 Exam Rooms, Imaging room, Medication Room, Break area, Work Area, Locker area, 3 Rest Rooms, Clean & Soiled Storage, HUB / IT room
- Monument and building signage



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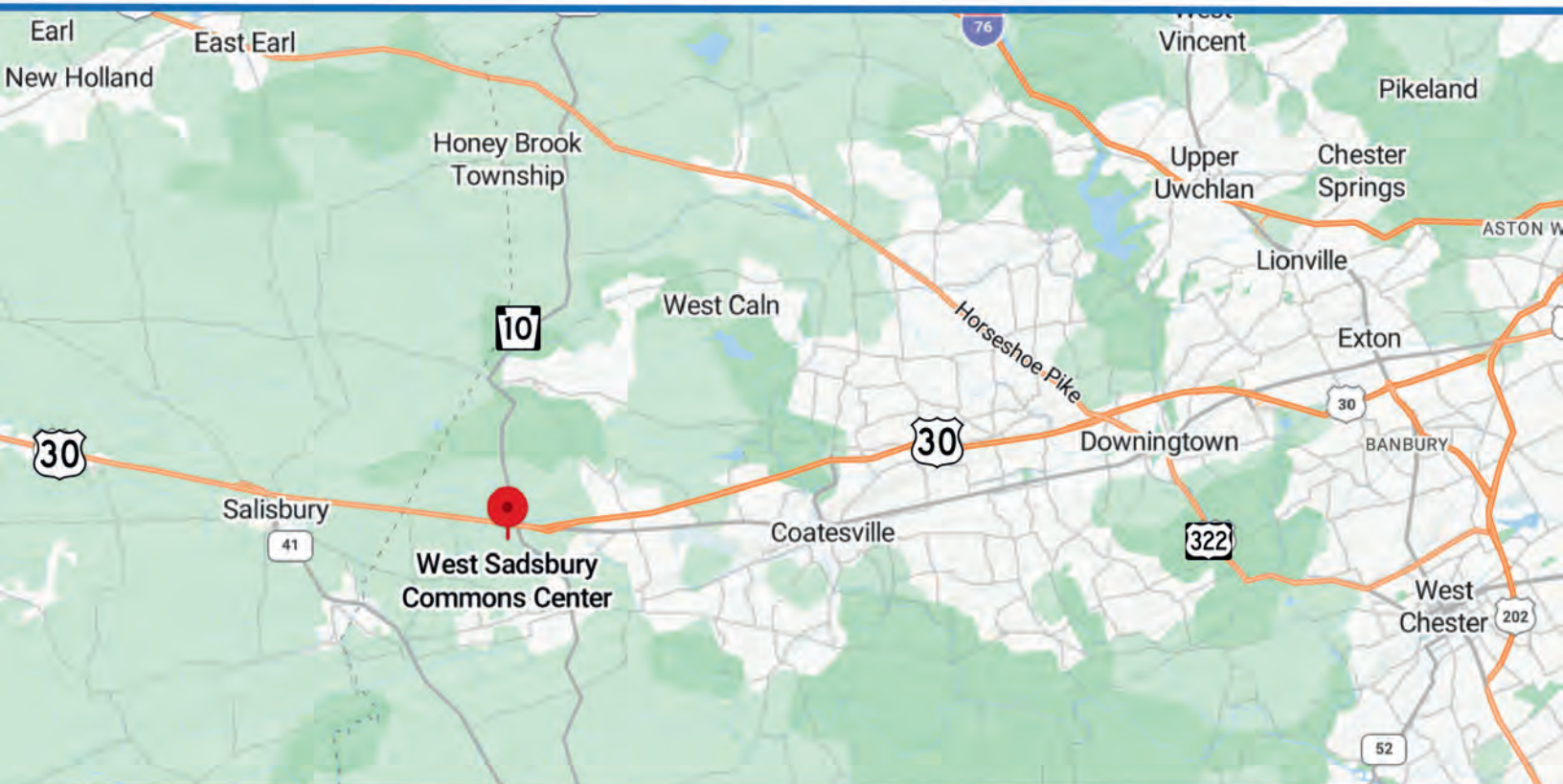


LOCATION

West Sadsbury Commons Shopping Center

- 428 Commons Drive Unit D-8 (on the corner to the left of Home Depot)
- County: Chester County
- Owner: Wolfson Group Inc.
- Neighbors: Home Depot, ATL Physical Therapy, T Mobile, AT&T, Gamestop, Wine & Spirits, UPS Store, TJ Maxx, Walmart, Mattress Firm, Cricket, Dairy Queen, America's Best Contacts & Eyeglasses

Demographics	2 Miles	5 miles	10 miles
Population	6,366	32,925	123,911
Households	2,298	11,474	42,739
Avg Household Size	2.8	2.8	2.9
Avg Household Income	\$97,653	\$103,049	\$98,185
Housing			
Median Home Value	\$223,383	\$260,246	\$278,041
Owner Occupied	1,693	9,324	33,003
Renter Occupied	662	2,374	10,696



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SITE PLAN



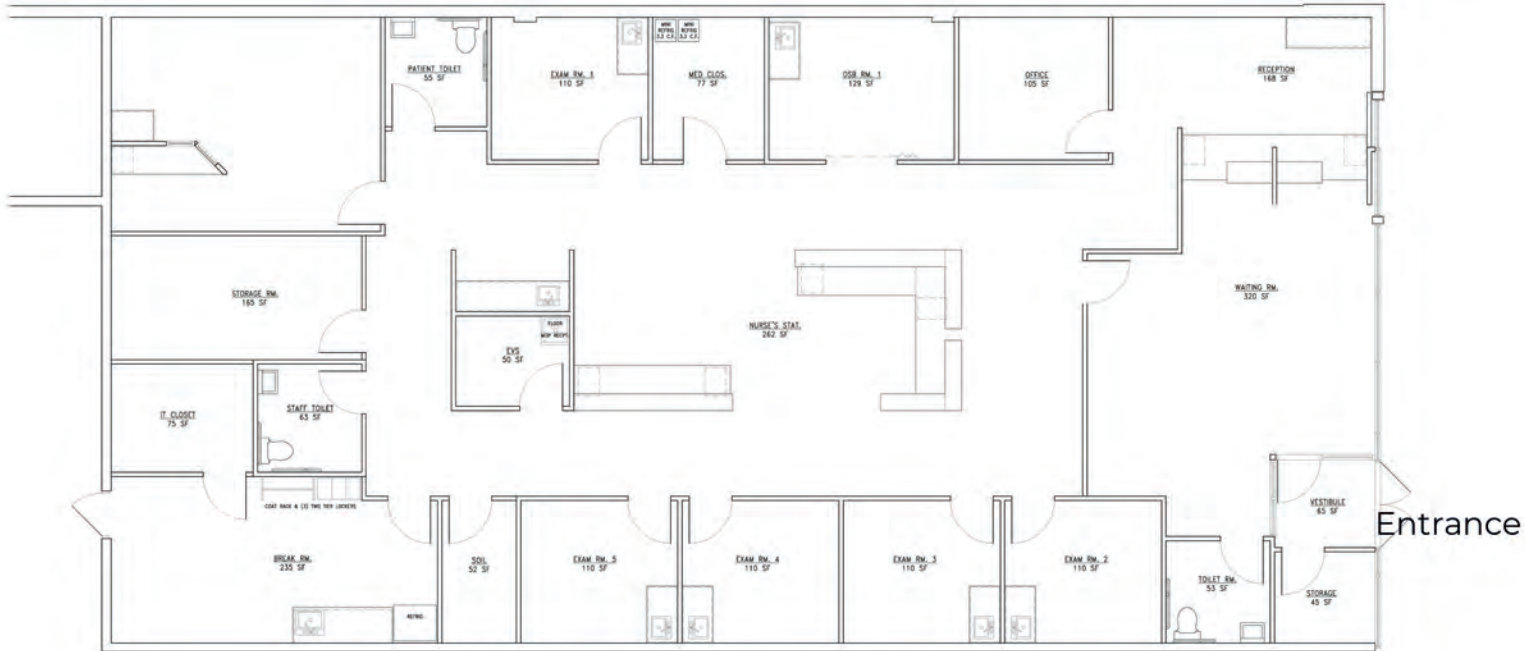
Note:
West Sadsbury Commons
is 98% leased as of 9/7/2023

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FLOOR PLAN



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FLOOR PLAN





Commercial Real Estate done smarter

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