



ATLAS
REALTY ADVISORS

FOR SALE

FULLY LEASED MEDICAL OFFICE BUILDING

ANCHORED BY:



Main Line Health®



3001 GARRETT RD | DREXEL HILL, PA 19026

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS

- ⌚ Fully leased turn-key investment opportunity anchored by Main Line Health, a leading regional healthcare network
- ⌚ Building is fully plumbed with sinks or plumbing in every exam room
- ⌚ Fully ADA accessible
- ⌚ 25 private off-street parking spaces

LOCATION HIGHLIGHTS

- ⌚ Excellent visibility and signage on Garrett Road
- ⌚ Walkable amenities including restaurants, daycares, banks, and more
- ⌚ Less than 5-Miles from I-476
- ⌚ Strong demographics with 250,000 people in a 3-mile radius, and an AHHI of \$88,000



PRICING:

| | |
|-------------|-----------------|
| Sale Price: | \$1,300,000 |
| NOI: | \$91,547.46 |
| Cap Rate: | 7.04% |
| Taxes: | \$42,244 / Year |

PROPERTY INFORMATION:

| | |
|----------------|------------------------------|
| Building Size: | 6,510 +/- SF |
| Lot Size: | 0.39 +/- Acres |
| Year Built: | 1960 |
| Construction: | Masonry |
| Parking: | 25 Off-Street Surface Spaces |
| Zoning: | C-1 Commercial |
| Municipality: | Upper Darby Township |

TENANT PROFILE



Main Line Health®

MAIN LINE HEALTH

- ⊗ Founded in 1985, Main Line Health is a non-profit health system that serves the Greater Philadelphia area, offering a wide range of services across its four acute care hospitals, a premier rehabilitation center, a recovery center for addiction, and various outpatient facilities. The organization is committed to providing comprehensive, high-quality healthcare while advancing medical research, education, and community wellness.
- ⊗ Main Line Health emphasizes a patient-first approach, focusing on compassionate care, innovative treatments, and health education. It actively engages in community outreach and partnerships to promote health equity and inclusion. Their facilities are recognized for safety, quality, and patient satisfaction, contributing to their reputation as a leading healthcare provider in the region.

EXTERIOR PHOTOS



INTERIOR PHOTOS



FINANCIALS - INCOME & EXPENSES

| INCOME | |
|-----------------------------|-----------------------|
| Base Rental Income | \$145,914.12 |
| Utility Reimbursement | \$11,946.42 |
| Gross Income | \$157,860.54 |
| OPERATING EXPENSES | |
| RE Taxes | \$40,733.49 |
| Property Insurance | \$5,341.36 |
| Landscaping | \$2,110.00 |
| Snow Removal | \$2,160.00 |
| Repairs/Misc | \$340.00 |
| Water & Sewer | \$2,969.10 |
| Electric | \$10,499.13 |
| Trash | \$2,160.00 |
| Total OpEx | \$66,313.08 |
| NET OPERATING INCOME | \$91,547.46 |
| Price | \$1,300,000.00 |
| Cap Rate | 7.04% |

Opex estimate based on 2023 Numbers

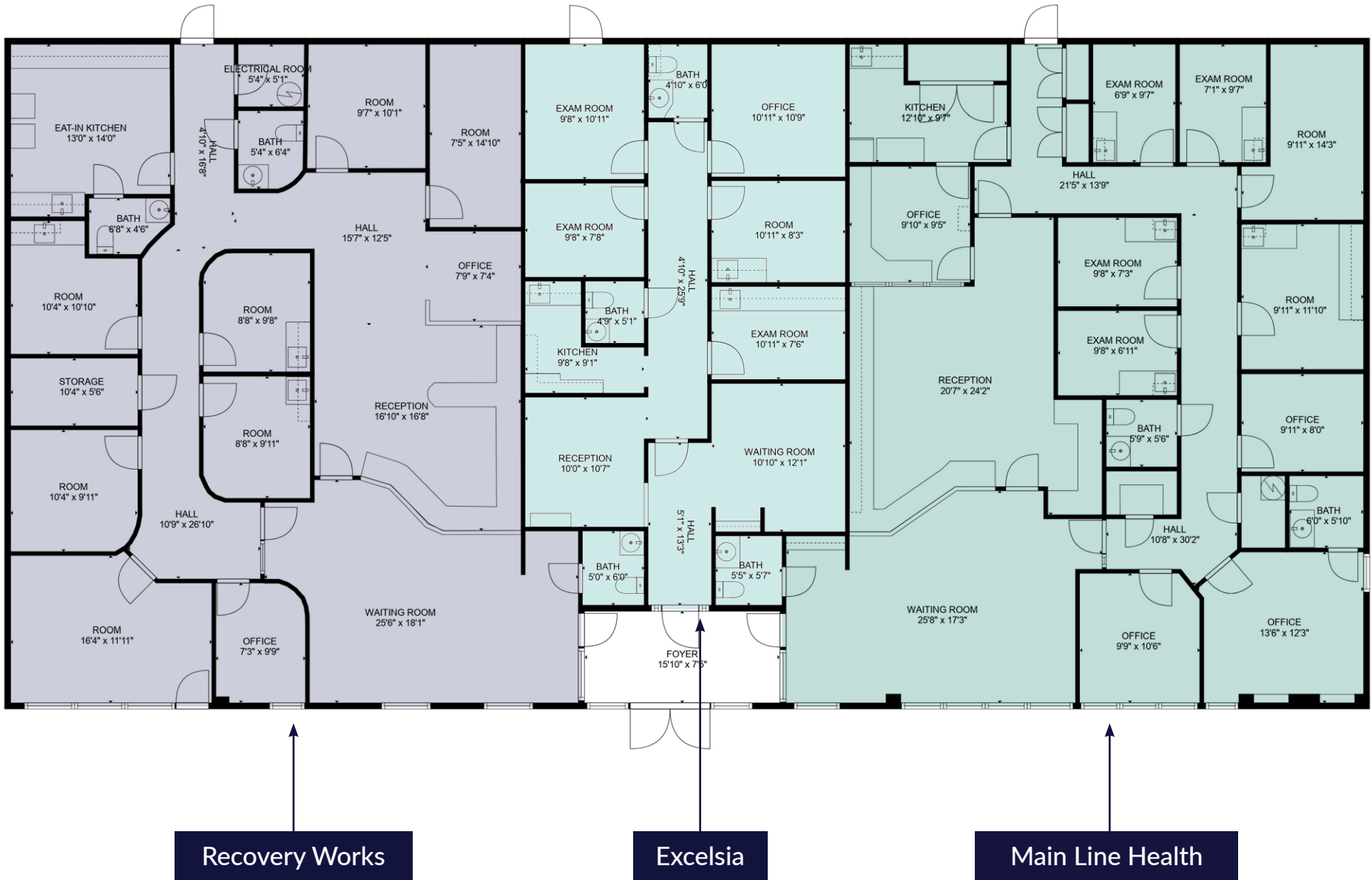
**Figures based on owner reporting. Atlas Realty Advisors makes no guarantees or warranties as to the accuracy of this information. Buyers should independently verify all information*



PARCEL MAP



FLOOR PLAN



AMENITY MAP



ZONING | C-1 COMMERCIAL

Permitted Uses

Institutional Uses

1. Township facility
2. Museum/cultural exhibit
3. Library - nonmunicipal
4. Post office
5. Rehabilitation/physical therapy services (not including rehabilitation for substance abuse)

Recreational Uses

1. Community recreation centers

Utility Uses

1. Communications services/ broadcasting offices
2. Wireless telecommunications facility - co-location on an existing tower

Transportation Uses

1. Bus shelter

Commercial Uses

1. Animal grooming
2. Artist studio/gallery
3. Bakery - goods baked on premises
4. Banks and financial institutions - non-drive-through
5. Barber shops and beauty salons
6. Bicycle sales and service
7. Business or trade school
8. Catering establishments
9. Day-care center - adult
10. Day-care center - child
11. Drug stores and pharmacies - non-drive-through
12. Dry cleaning facility
13. Fitness center or weight control salon
14. Funeral home
15. Instructional schools (martial arts, dance, etc.)
16. Laundry - noncommercial
17. Nail salons²
18. Office - medical
19. Office - professional (lawyers, architects, engineers, etc.)
20. Office - real estate, insurance, travel
21. Photocopying services
22. Print shops (includes photo printing, screenprinting, etc.)
23. Repair shop - medium goods (bicycles, home appliances, computers, etc.)
24. Repair shop - small goods (jewelry, clock, shoe, etc.)
25. Restaurants - full-service sitdown
26. Restaurants - take-out only
27. Retail sales - temporary off-site
28. Retail store - clothing, footwear and apparel
29. Retail store - convenience
30. Retail store - grocery, produce and similar food stores
31. Retail store - variety, hobby, gift, book, card and art supplies
32. Tailor and dressmaking shops

Special Exception

Institutional Uses

1. Religious assembly

Transportation Uses

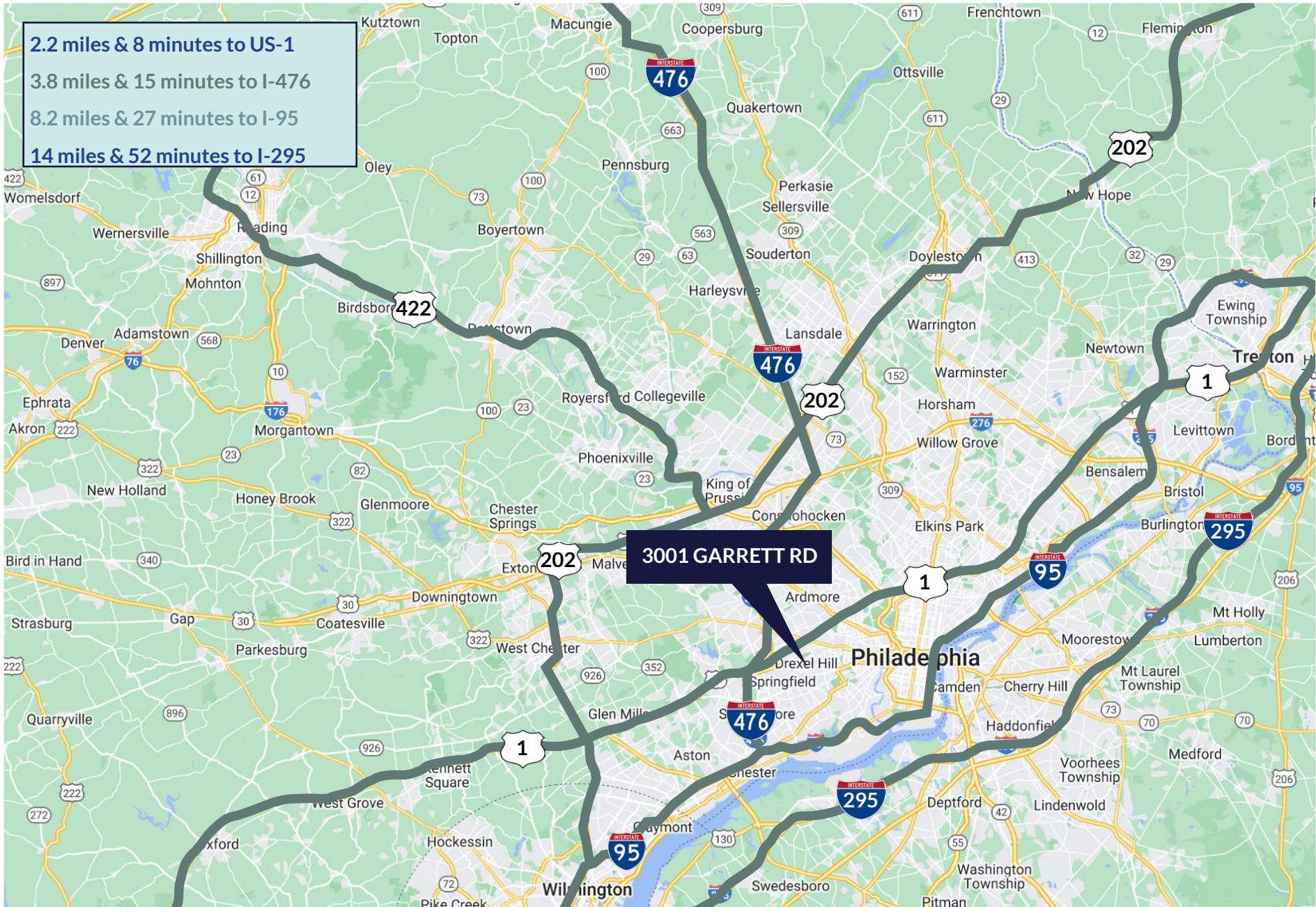
1. Rail/bus passenger station

Commercial Uses

1. Banks and financial institutions drive-through
2. Drug stores and pharmacies drive-through
3. Lodge halls and club houses
4. Parking - commercial
5. Restaurants - drive-through
6. Restaurants - outdoor dining as accessory to a full-service sitdown restaurant
7. Smoke shop/smoking parlor
8. Theater indoor

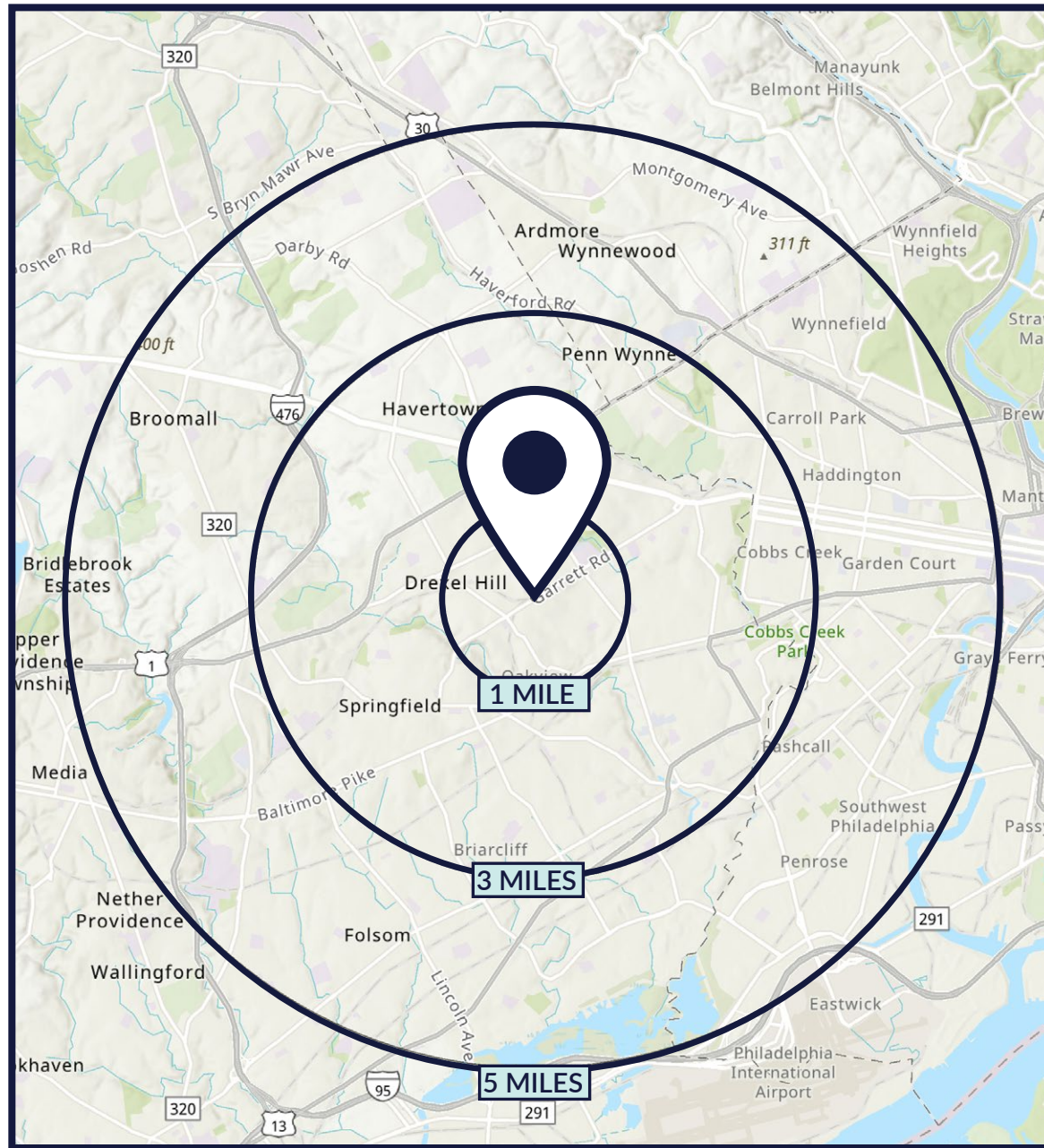


REGIONAL MAP



DEMOGRAPHICS

| 2024 Summary | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Population | 26,682 | 249,953 | 593,712 |
| Households | 10,591 | 93,987 | 228,073 |
| Average Household Size | 2.50 | 2.60 | 2.50 |
| Owner Occupied Housing Units | 6,831 | 60,018 | 131,155 |
| Renter Occupied Housing Units | 3,760 | 33,969 | 96,918 |
| Median Age | 39.50 | 38.70 | 37.60 |
| Average Household Income | \$95,979 | \$88,504 | \$87,414 |





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