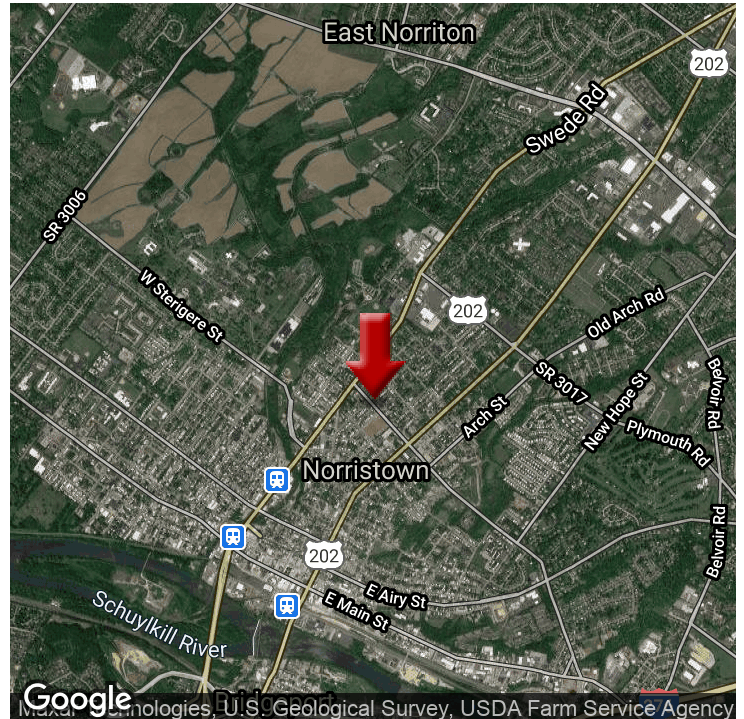


OFFICE FOR SALE

FUGO EYE INSTITUTE

100-102 W. Fornance Street , Norristown, PA 19401



OFFERING SUMMARY

SALE PRICE:	\$509,900
BUILDING SIZE:	8,500 SF
PRICE / SF:	\$59.99

PROPERTY OVERVIEW

* Fugo Eye Institute has operated their successful business here for the last 37 years. * All equipment, furniture and charts could possibly be included in this sale. Staff is willing to stay as well and patients are aware and hopeful that the building will remain an eye institute.* Building is approx +/- 8,500 S/F and has off street parking. * Multi- story nursing home currently in phase 2 directly across the street.

KW COMMERCIAL
744 W Lancaster Avenue, Suite 125
Wayne, PA 19087

AMY YANGELLO
Director
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amyyangello@kwcommercial.com

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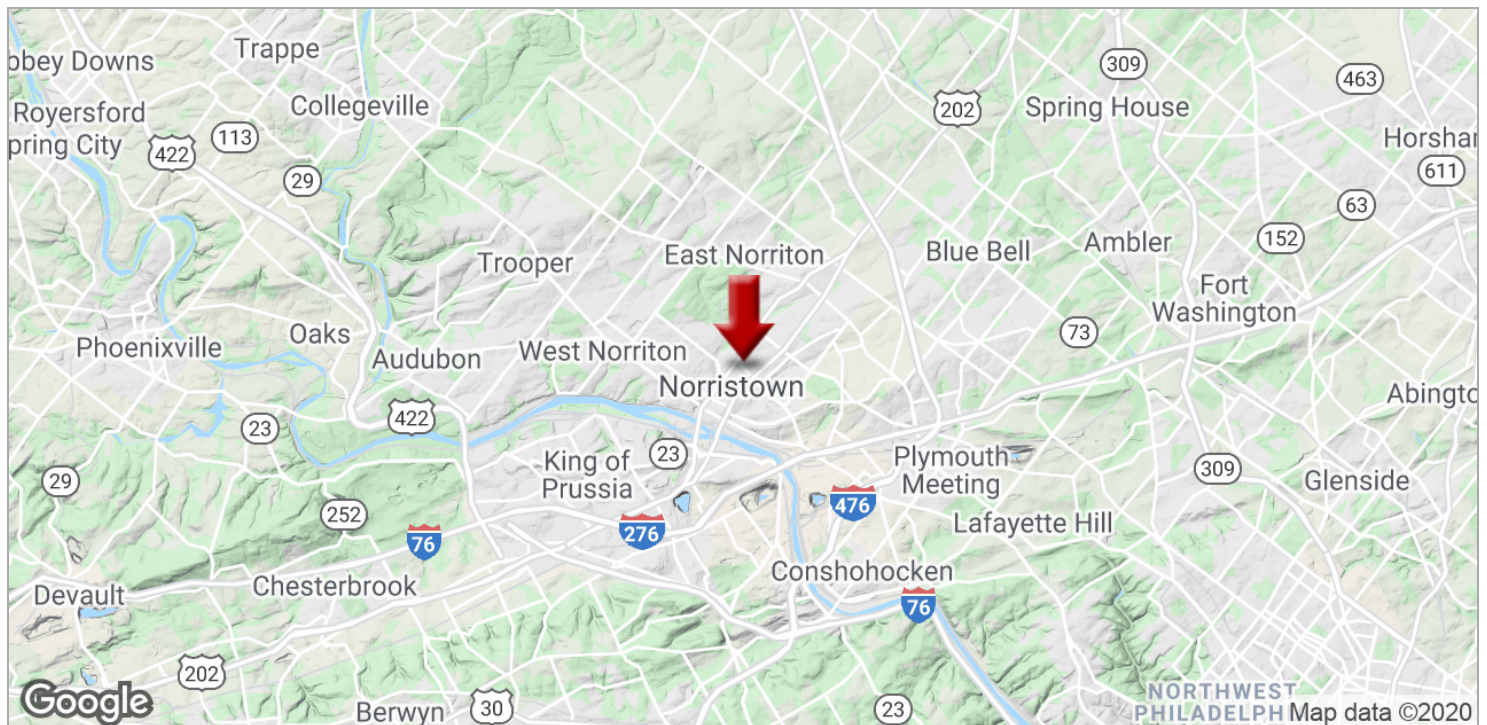
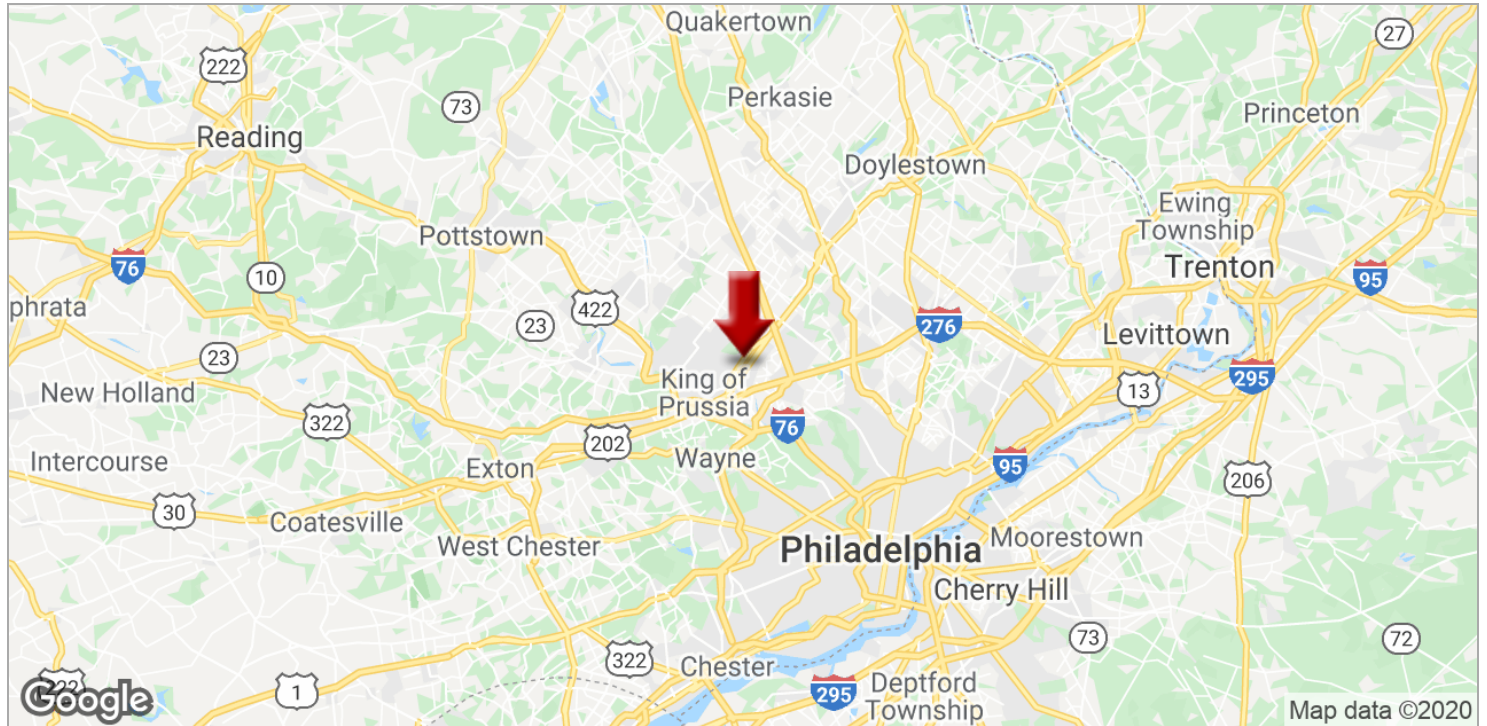
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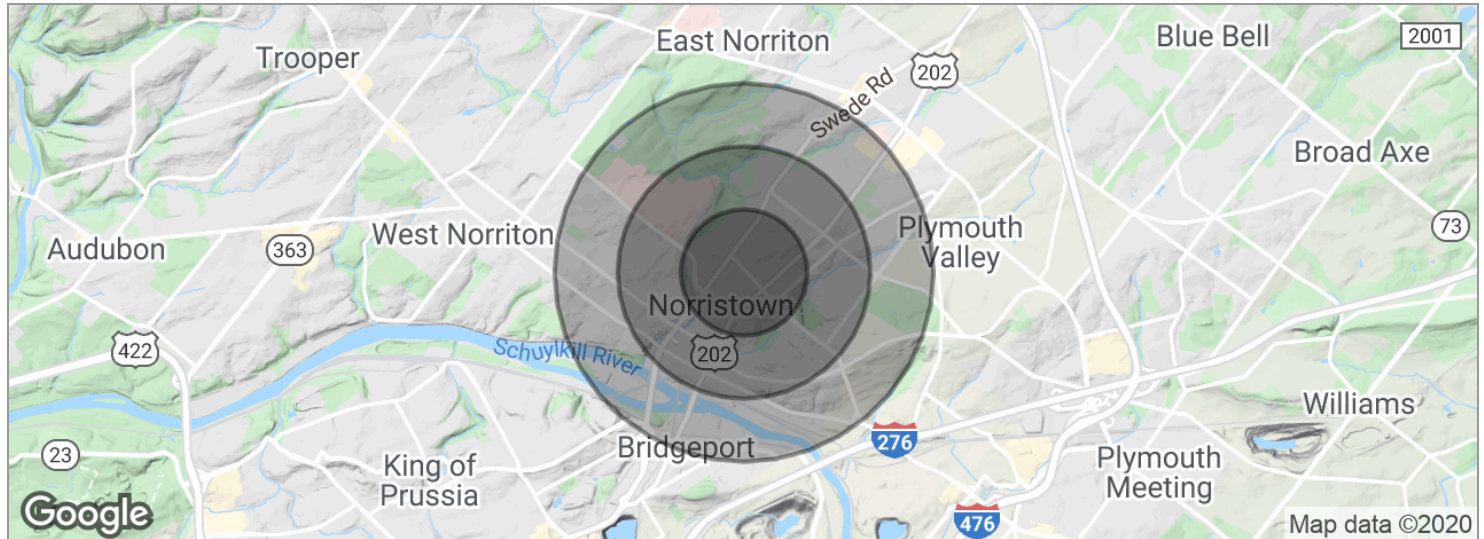
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FUGO EYE INSTITUTE

100-102 W. Fornance Street , Norristown, PA 19401



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,448	26,339	47,244
Median age	31.5	32.5	33.1
Median age (male)	28.1	30.4	31.1
Median age (Female)	35.7	33.7	34.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,072	9,673	18,383
# of persons per HH	2.8	2.7	2.6
Average HH income	\$51,223	\$53,640	\$56,452
Average house value		\$287,692	\$260,964

* Demographic data derived from 2010 US Census

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