Georgetown Commons

Medical Offices

708 Shady Retreat Road
Doylestown, PA

A Turnkey Medical Office Condo
in the Heart of Doylestown,
Bucks County, Pennsylvania

SVN
AHIA COMMERCIAL REAL ESTATE

EXCLUSIVELY MARKETED BY:

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SECTION 1

The Property

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	$495,000
LEASE RATE:	$26.50/SF MG
PROPERTY TYPE:	Office
AVAILABLE SF:	4,745 SF±
YEAR BUILT:	1990
ZONING:	LI
SUBMARKET:	Upper Bucks County

PROPERTY OVERVIEW

Premier location in a highly desirable, medical office condominium located in Georgetown Commons in Doylestown Township. Turn-key set up with a functional floor plan and approximately 3,400 SF of first floor medical space, 800 SF of loft office and 3,400 SF on the lower level with a conference room, break room and storage available. The current allocation includes 15 exam offices, large waiting room, reception room, lab, conference room, open work area, and storage rooms. Double corner unit located in a visible condominium building hosting a variety of medical and professional offices. Highly accessible location in close proximity to the Borough of Doylestown. Amenities rich location with a strong demographic profile.

LOCATION OVERVIEW

The site is situated just outside the Borough of Doylestown with direct access to Route 611. It is located approximately 60 minutes to/from Center City Philadelphia and New Jersey. It is accessible from/to major connecting routes including Rt.611, Rt. 202, Rt.313, I-476, and I-276.

PROPERTY DETAILS

BUILDING NAME	Georgetown Commons
STREET ADDRESS	708 N. Shady Retreat Road, Ste 3 & 4
CITY, STATE, ZIP	Doylestown, PA 18901
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Upper Bucks County
CROSS-STREETS	N. Broad Street
TOWNSHIP	Doylestown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Rt.611
NEAREST AIRPORTS	Philadelphia International Airport (PHL) - 47.9 Mi

PROPERTY INFORMATION

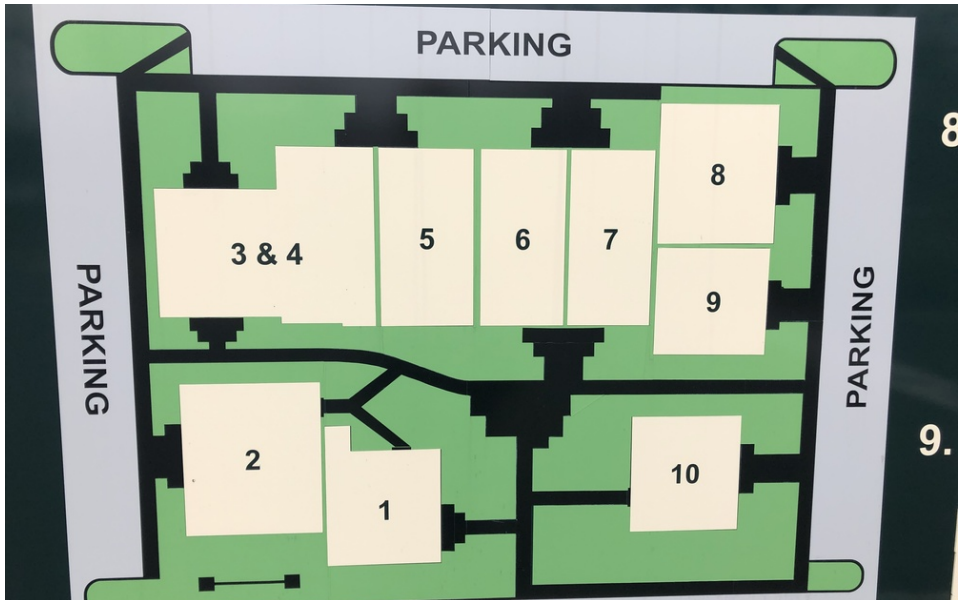
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	LI - Limited Industrial Zoning
LOT SIZE	3.209 AC
APN #	09-010-004-002 09-010-004-003
RE TAXES (2022)	$10,554 & $6,828
CONDO FEE	$12,832 (bi-annually)

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Parking
NUMBER OF PARKING SPACES	6 (Dedicated)

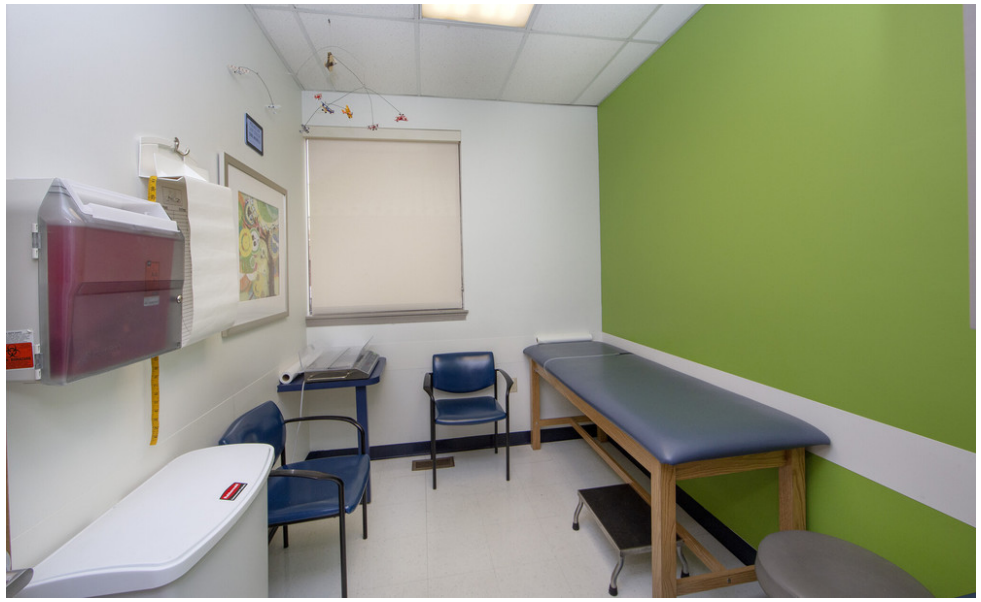
PROPERTY HIGHLIGHTS

- Available for sale or lease
- Former CHOP practice location
- Excellent location within Georgetown Commons
- Turnkey medical office condominium
- Functional and flexible floorplan
- Up to 7,615 GLA
- 3,400 SF± on main level
- 800 SF± loft loft with a restroom, office and open area
- 545 SF ± lower level conference room / break room
- 2,870 SF ± bonus storage space in basement
- 15 exam rooms
- ADA compliant
- 6 designated parking spaces
- Ideally located for business and consumer access
- Available for immediate occupancy
- Proximate to densely populated residential neighborhoods
- Close to a several major health systems
- Quality demographic profile
- Amenities rich location with nearby shopping and restaurants
- Convenient access to/from RT 611, RT 202, RT 313, I-476 and I-276



EXTERIOR PHOTOS

INTERIOR PHOTOS



Happy
Birthday

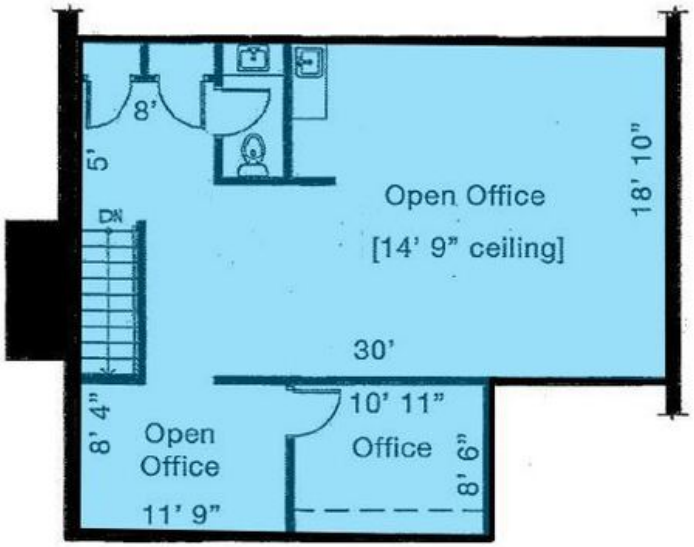
SECTION 2

The Floor Plans

FLOOR PLAN - 1ST FLOOR

FLOOR PLAN - LOFT & LOWER LEVEL

Loft 800 SF±

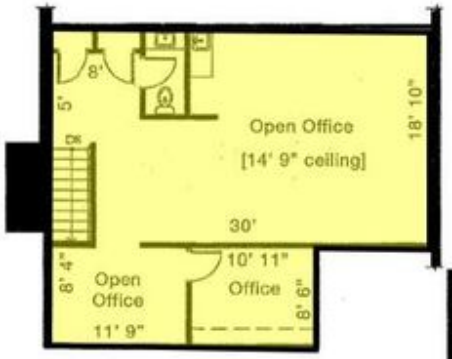


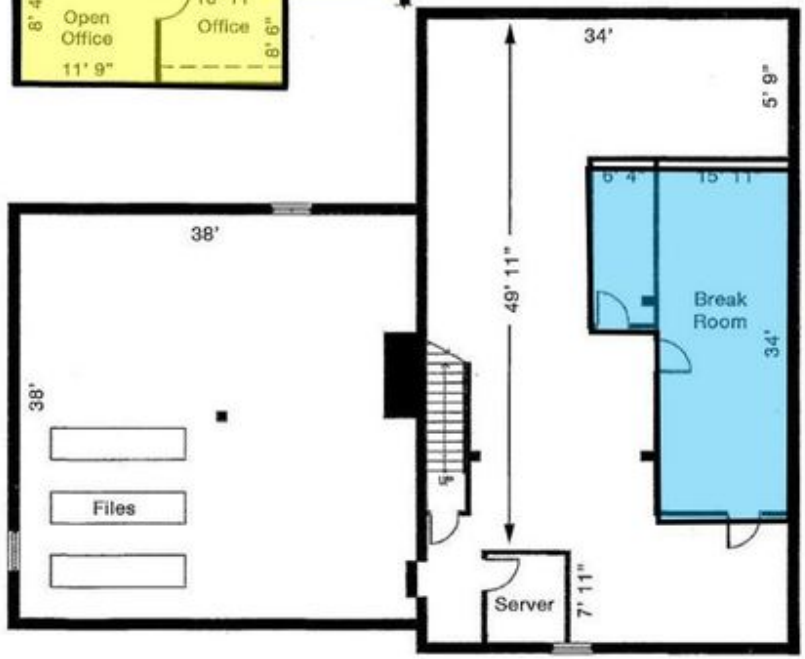
Lower Level 3,400 SF±

MULTI-TENANT CONCEPT

FIRST FLOOR (3,400 SF±)

SECOND FLOOR (800 SF±)





2,760 SF±

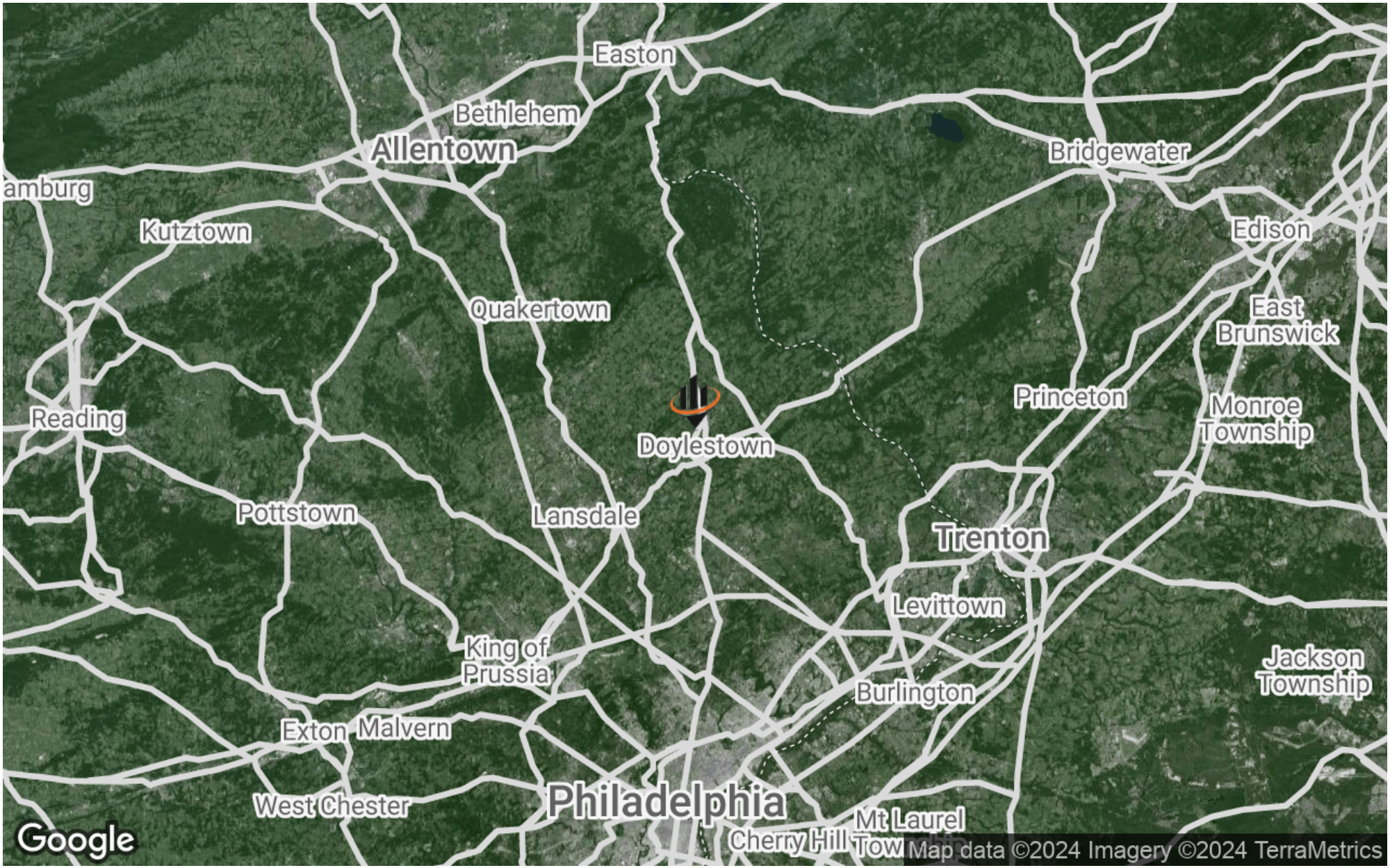
1,985 SF±

LOWER LEVEL (545 SF±)

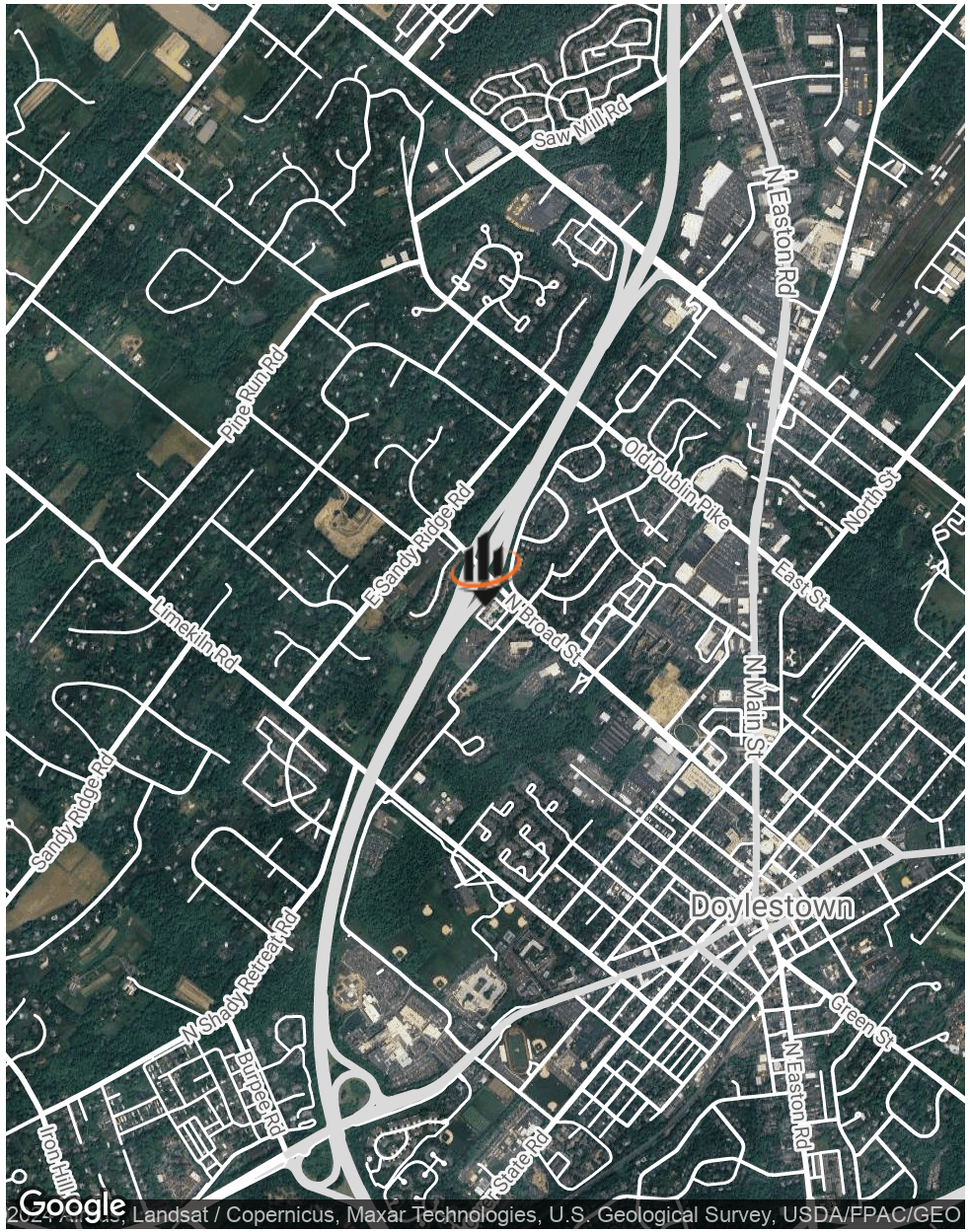
SECTION 3

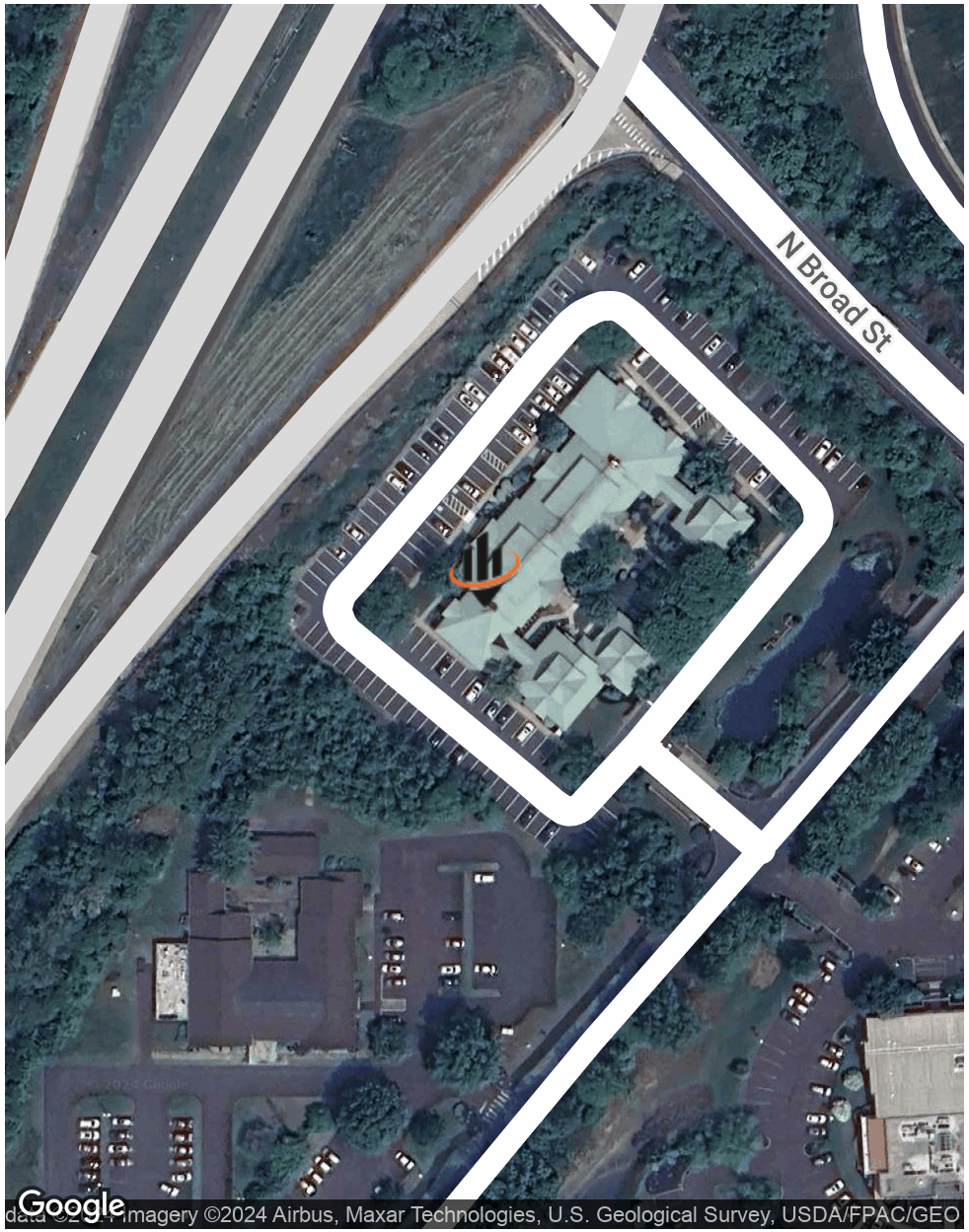
The Location

REGIONAL MAP



LOCATION MAP





SECTION 4

The Demographics

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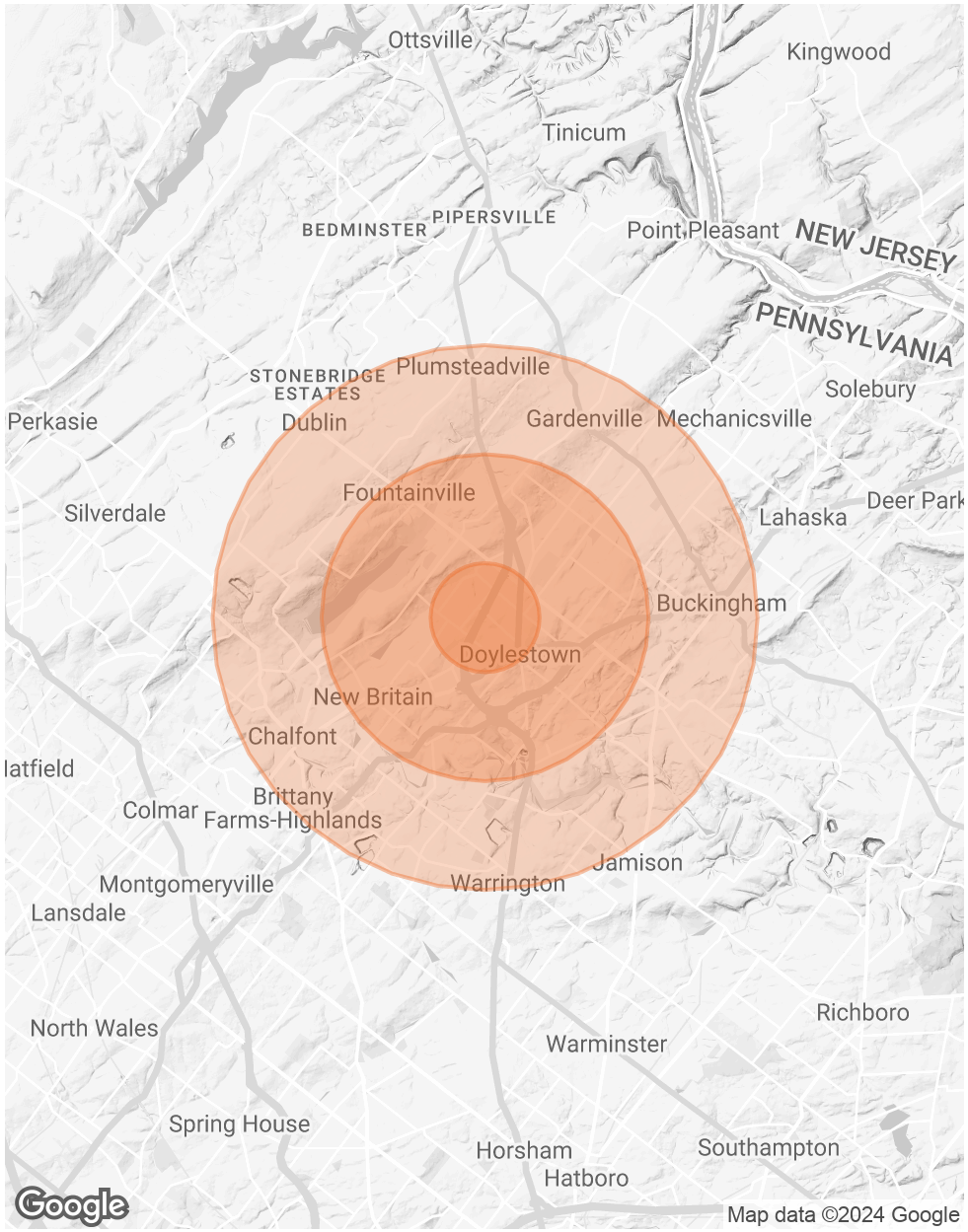
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,004	35,488	85,308
AVERAGE AGE	46.2	43.4	41.2
AVERAGE AGE (MALE)	41.6	41.4	40.0
AVERAGE AGE (FEMALE)	51.3	45.7	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,507	13,533	29,639
# OF PERSONS PER HH	2.0	2.6	2.9
AVERAGE HH INCOME	$79,678	$103,174	$114,533
AVERAGE HOUSE VALUE	$386,106	$425,292	$449,790

** Demographic data derived from 2020 ACS - US Census*



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