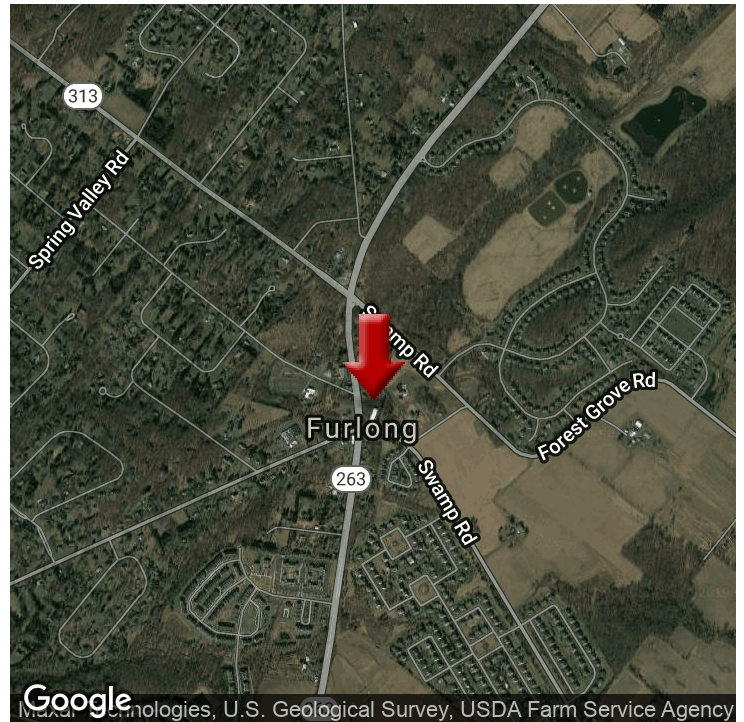


FLEX/ MEDICAL/ PROFESSIONAL OFFICE FOR LEASE

BUCKINGHAM COMMONS (2 SPACES AVAILABLE)

3503 York Rd, Furlong, PA 18925



OFFERING SUMMARY

AVAILABLE SF:	333 SF
	1,200 SF
LEASE RATE:	\$675 per month + utilities (333 SF)
	\$1,800 per month + Utilities (\$1,200 SF)
YEAR BUILT:	1980
BUILDING SIZE:	6,000 SF
ZONING:	VC2
MARKET:	Doylestown
SUBMARKET:	Buckingham

PROPERTY OVERVIEW

Flex / Professional / Medical Office Space in Buckingham Commons. Two (2) Spaces Available. One unit is comprised of three office suites, waiting area, storage closet, kitchenette, & powder room totaling around 1200 square feet. Office 1 is 10 x 12.5'. Office 2 is 12 x 15'. Office 3 is 10 x 12'. Waiting room is 12.5 x 14.5'. Storage is 9.5 x 12'. Kitchenette is 8 x 8'. Powder room is 4 x 4.5'. Other unit is comprised of one large office/ flex space with powder room, totaling around 333 square feet. Tenant pays utilities.

PROPERTY HIGHLIGHTS

- Meticulous Flex /Professional / Medical Office
- Intersection of Edison Furlong Rd & Route 263 (York Rd)
- Monument & Exterior Office Door Signage
- Some Furniture Can Be Included
- Wheelchair Accessible (Ramp)
- Ample Parking
- Central A/C

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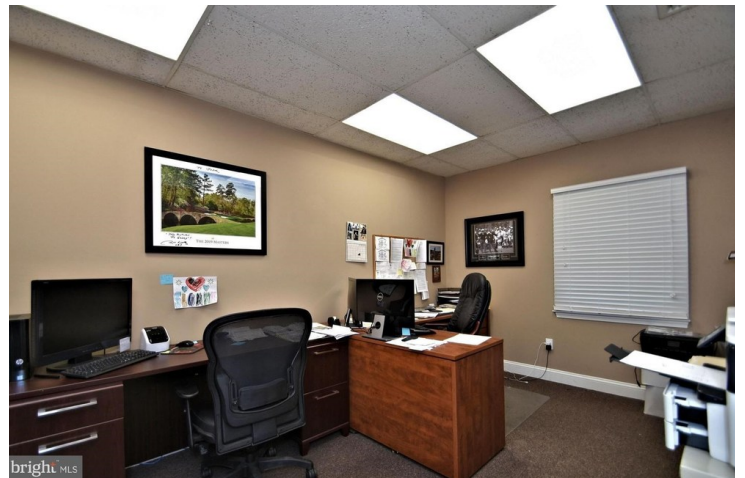
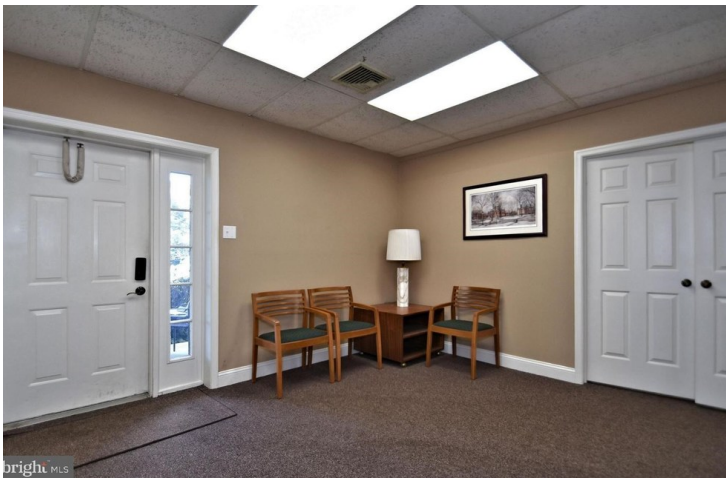
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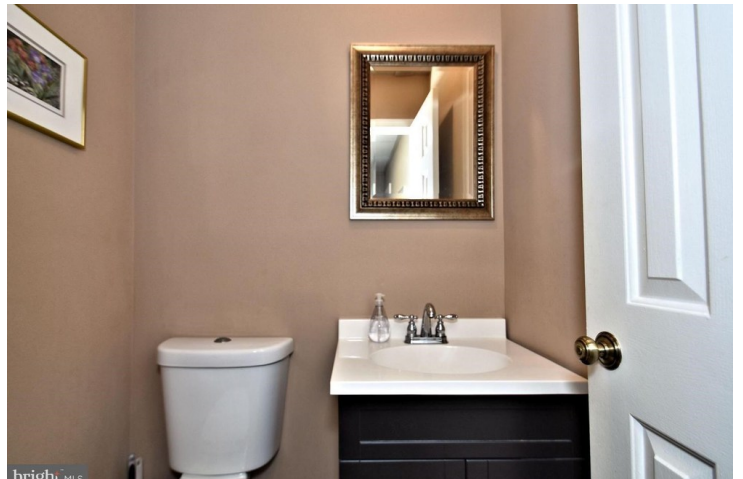
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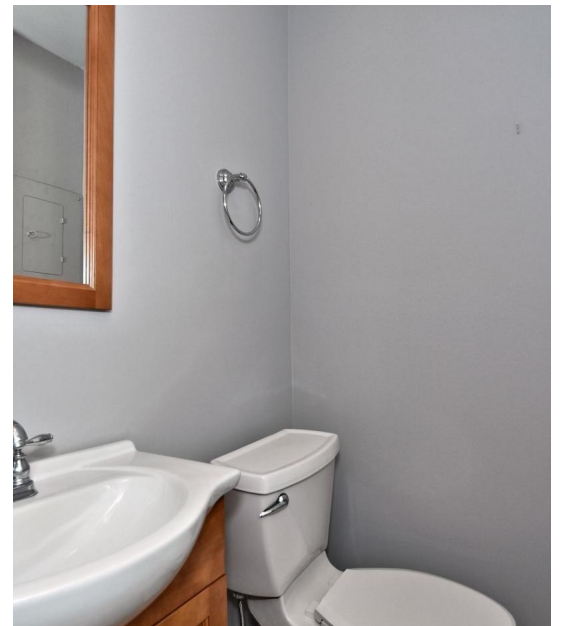
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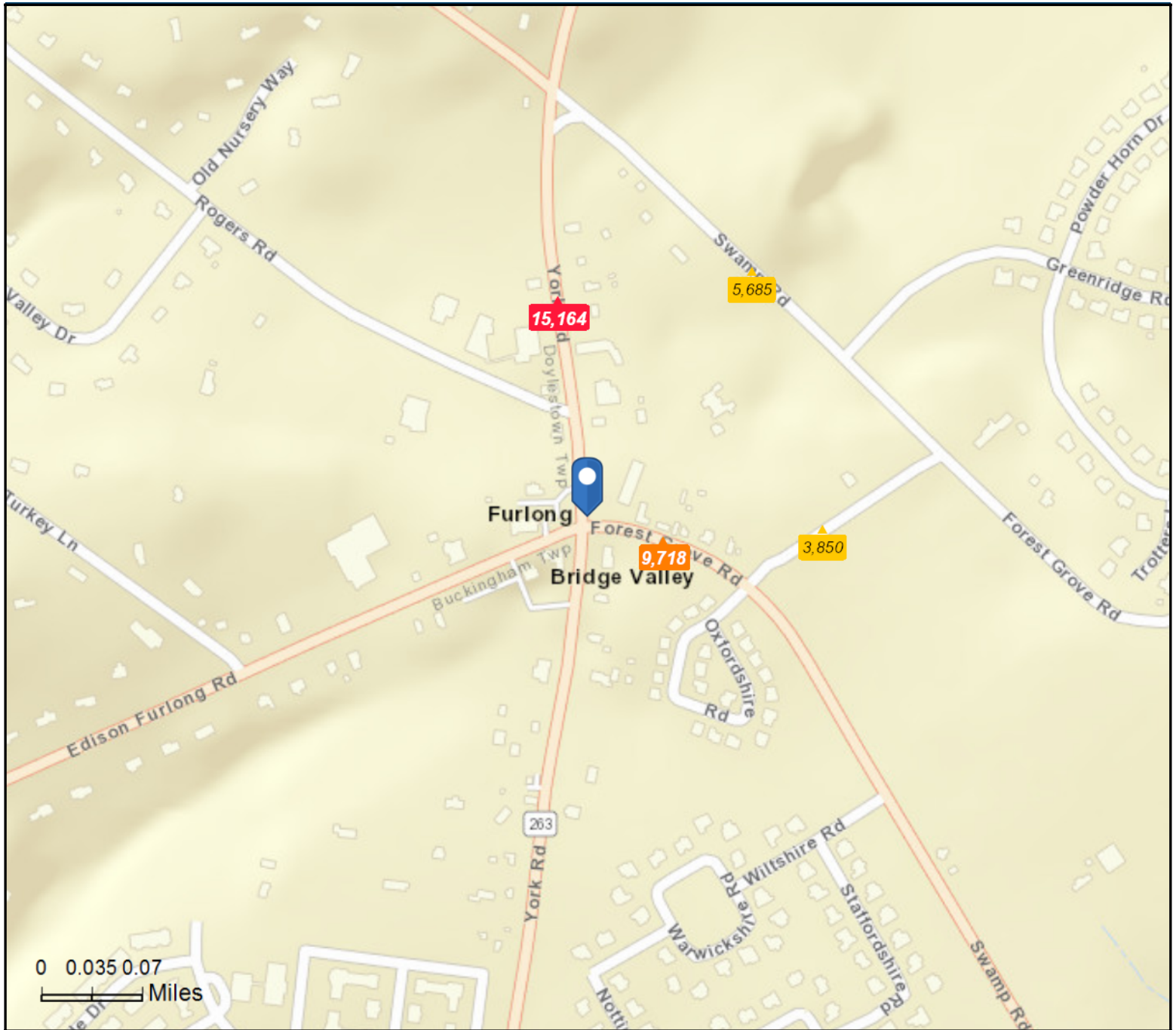
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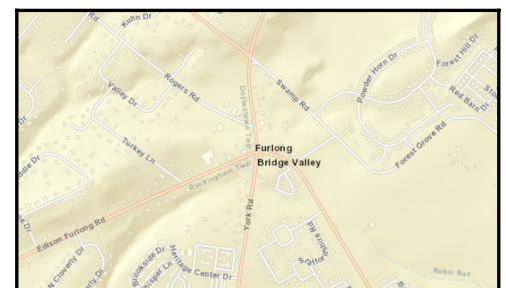
Traffic Count Map - Close Up

3503 York Rd, Furlong, Pennsylvania, 18925
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 40.29632
 Longitude: -75.08218



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

December 05, 2019



Medical Expenditures

3503 York Rd, Furlong, Pennsylvania, 18925
Drive Time Band: 0 - 5 minute radius

Prepared by Esri
Latitude: 40.29632
Longitude: -75.08218

Demographic Summary		2019	2024
Population		11,350	11,542
Households		3,953	4,012
Families		3,166	3,203
Median Household Income		\$149,112	\$158,659
Males per 100 Females		95.1	95.5
Population By Age			
Population <5 Years		5.4%	5.5%
Population 65+ Years		17.8%	20.4%
Median Age		43.3	43.5
		Spending Potential Index	Average Amount Spent
Health Care			Total
		200	\$11,853.59
			\$46,857,244
Medical Care		201	\$4,028.22
			\$15,923,567
Physician Services		204	\$542.39
			\$2,144,048
Dental Services		214	\$800.50
			\$3,164,383
Eyecare Services		207	\$139.43
			\$551,167
Lab Tests, X-Rays		210	\$136.16
			\$538,242
Hospital Room and Hospital Services		201	\$368.01
			\$1,454,753
Convalescent or Nursing Home Care		145	\$29.23
			\$115,531
Other Medical services (1)		209	\$250.72
			\$991,102
Nonprescription Drugs		194	\$278.36
			\$1,100,347
Prescription Drugs		194	\$707.91
			\$2,798,351
Nonprescription Vitamins		198	\$166.77
			\$659,238
Medicare Prescription Drug Premium		178	\$219.35
			\$867,101
Eyeglasses and Contact Lenses		206	\$186.06
			\$735,495
Hearing Aids		201	\$46.51
			\$183,858
Medical Equipment for General Use		210	\$13.19
			\$52,127
Other Medical Supplies/Equipment (2)		199	\$143.64
			\$567,825
Health Insurance		199	\$7,825.37
			\$30,933,677
Blue Cross/Blue Shield		203	\$2,452.15
			\$9,693,344
Fee for Service Health Plan		209	\$1,630.39
			\$6,444,937
HMO		206	\$1,654.21
			\$6,539,094
Medicare Payments		178	\$1,176.92
			\$4,652,380
Long Term Care Insurance		208	\$138.45
			\$547,308
Dental Care Insurance		205	\$264.25
			\$1,044,570
Vision Care Insurance		194	\$51.48
			\$203,485
Prescription Drug Insurance		166	\$12.64
			\$49,983
Other Single Service Insurance (3)		189	\$35.33
			\$139,678
Medicaid Premiums		154	\$11.57
			\$45,722
Tricare/Military Premiums		181	\$11.72
			\$46,313
Children's Health Ins Program Premiums		150	\$2.10
			\$8,291

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2019 and 2024; Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics.

December 05, 2019

3503 York Rd, Furlong, Pennsylvania, 18925

Professional Pride

Dominant Tapestry
Segment

KEY FACTS



11,350
Total Population



\$466,314
Median Home Value



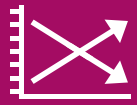
531
Businesses



10,039
Daytime Population



43.3
Median
Age



0.4%
2010-19 Pop
Growth Rate



\$63,310
Per Capita Income

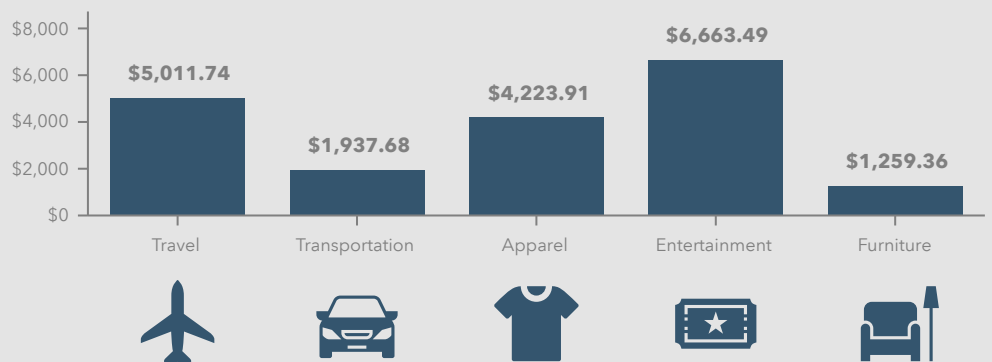


2.9
Avg Household
Size



\$149,112
Median Household
Income

KEY SPENDING FACTS

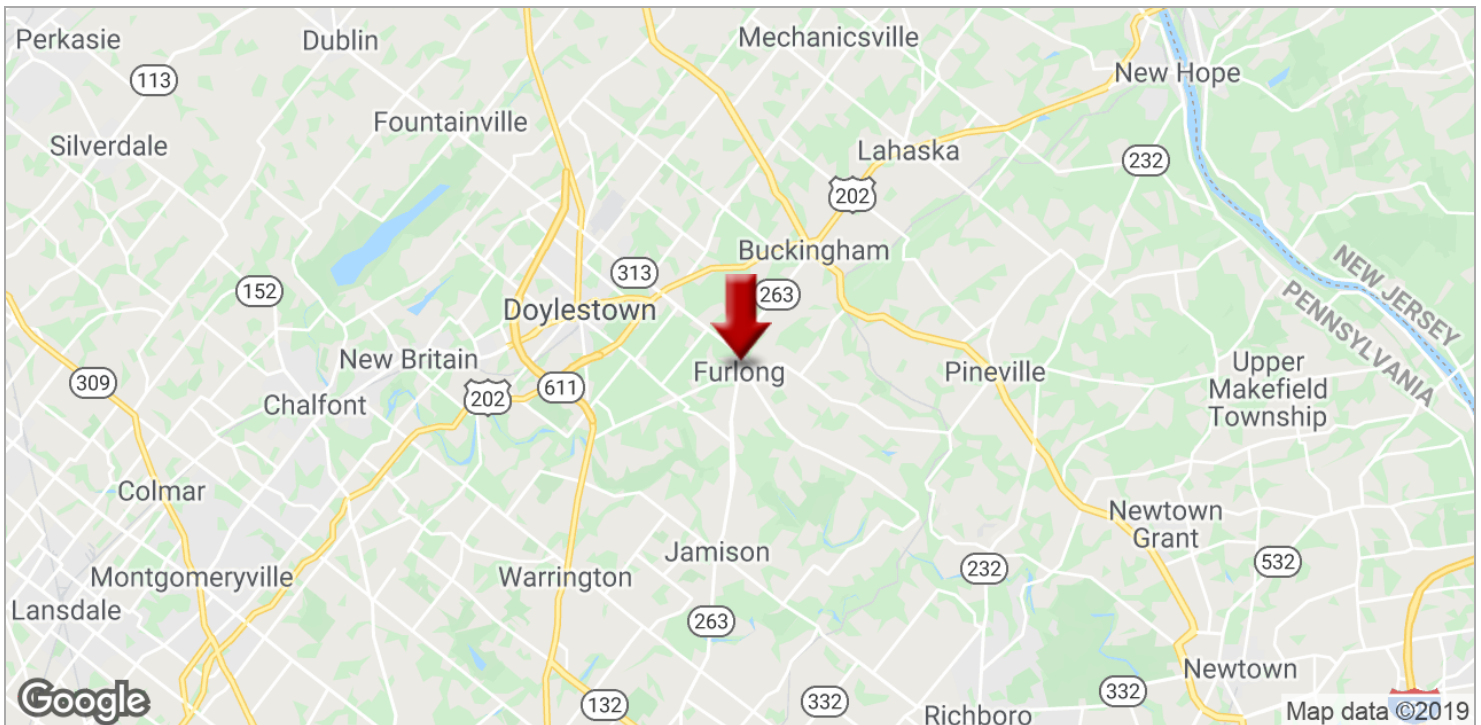


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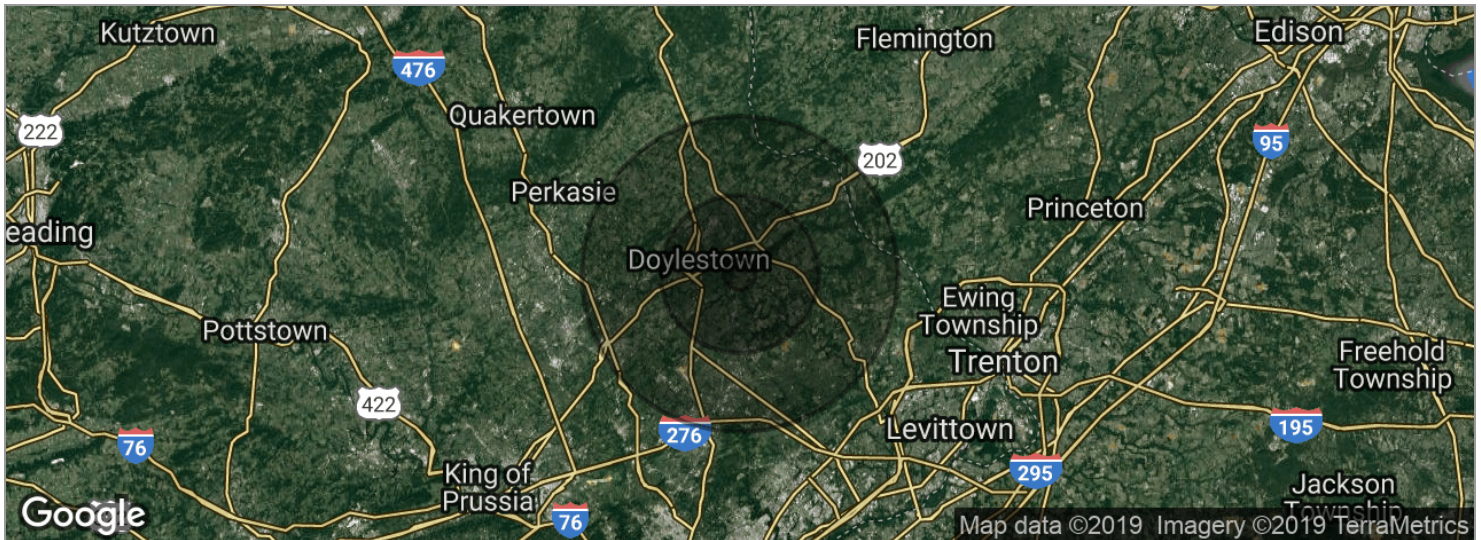
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FLEX/ MEDICAL/ PROFESSIONAL OFFICE FOR LEASE

FLEX / OFFICE SPACE - 1200 SF (BUCKINGHAM COMMONS)

3503 York Rd, Furlong, PA 18925



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,612	77,470	333,829
Median age	46.5	42.7	41.8
Median age (male)	45.6	41.6	40.7
Median age (Female)	48.0	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	587	27,662	122,040
# of persons per HH	2.7	2.8	2.7
Average HH income	\$122,645	\$121,870	\$108,504
Average house value	\$489,436	\$501,135	\$447,010

* Demographic data derived from 2010 US Census

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