

SECOND GENERATION MEDICAL OFFICE BUILDING FOR SALE
DENSE & AFFLUENT MAIN LINE LOCATION

**OFFERING
MEMORANDUM**

405 W WAYNE AVENUE | WAYNE, PA



JULIA MCMANUS
Retail Specialist
267.622.3098
jmcmanus@hellomsc.com

JESSE DUBROW
Director, Investment Sales
215.883.7392
jdubrow@hellomsc.com

MSC





TABLE OF CONTENTS

| | |
|-----------------------|-----------|
| Executive Summary | 3 |
| Investment Highlights | 4 |
| Aerial | 5 |
| Interior Photos | 6 |
| First Floor Plans | 7 |
| Second Floor Plans | 8 |
| Parcel Overview | 9 |
| Regional Map | 10 |
| Location Overview | 11 |

MSC

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.

Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

EXECUTIVE SUMMARY



PROPERTY SUMMARY

| | |
|-----------------|---------------------------------|
| Address | 405 W Wayne Avenue Wayne, PA |
| Floors | 2 |
| Year Built | 1996 |
| Total Space | 3,904 SF |
| Medical Space | 2,530 SF |
| 2nd Floor Space | 1,374 SF |
| Parking | 9 Spaces |

MSC is proud to exclusively present the opportunity to acquire 405 W. Wayne Avenue, Wayne, PA, a turnkey 2,530 SF ground floor medical office with an additional 1,374 SF on the second floor, located in Philadelphia's prestigious Main Line submarket. Situated on Wayne Avenue just off Conestoga Road (16,000 VPD) and Lancaster Avenue (22,000 VPD), the property offers excellent visibility and accessibility. This second-generation medical office is suitable for any medical use and is located in a dense, affluent market with approximately 56,000 residents within a 3-mile radius and an average household income of \$280,000. With extremely limited availability of similar medical office space in the area, this property presents a rare opportunity for an owner/user or investor to acquire a well-located, high-demand asset.

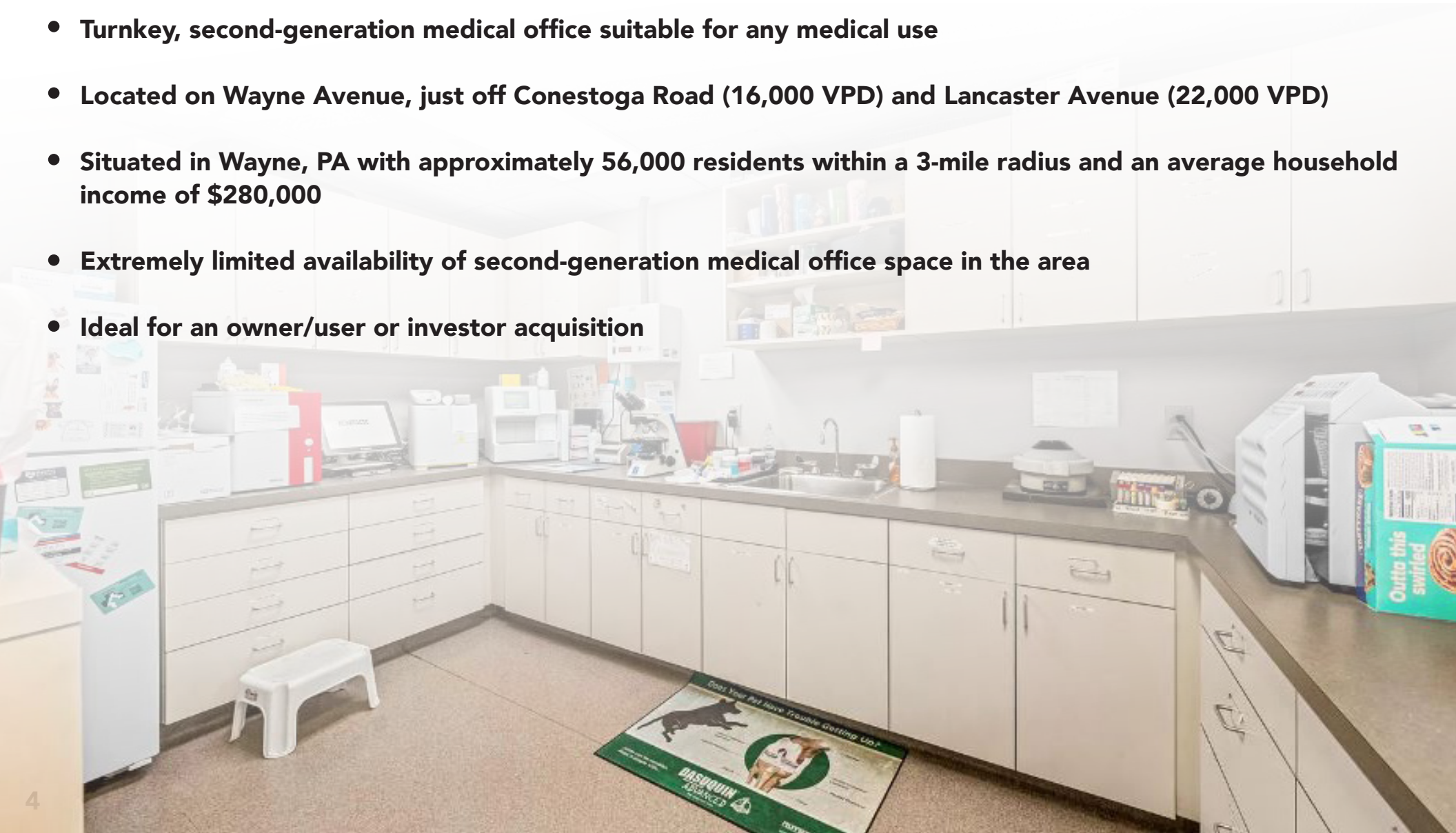
\$1,700,000 ASKING PRICE



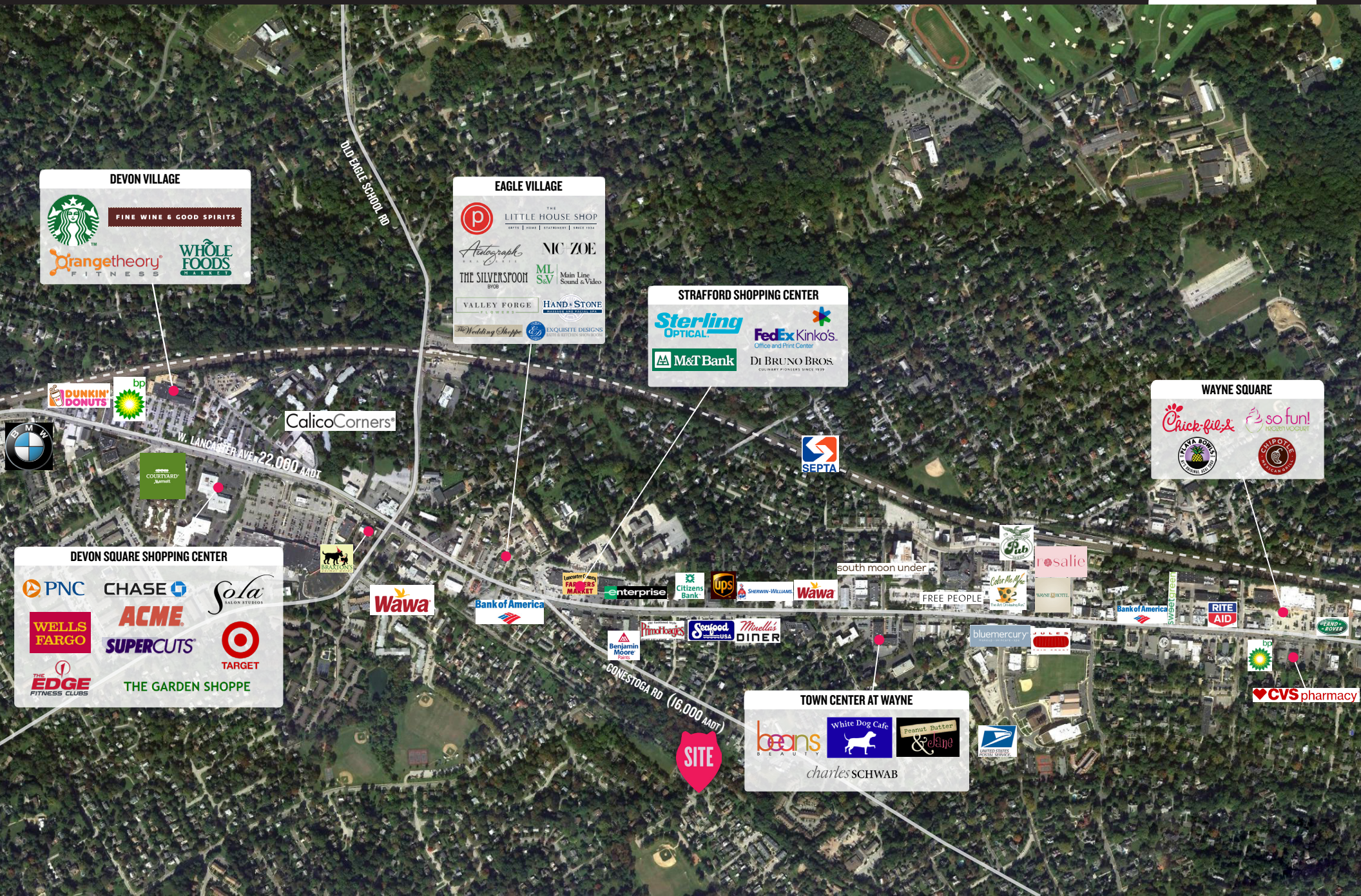
INVESTMENT HIGHLIGHTS



- **2,530 SF ground floor medical office with an additional 1,374 SF on the second floor, located in Wayne, PA on Philadelphia's Main Line, a densely populated and affluent submarket just outside the city limits**
- **Turnkey, second-generation medical office suitable for any medical use**
- **Located on Wayne Avenue, just off Conestoga Road (16,000 VPD) and Lancaster Avenue (22,000 VPD)**
- **Situated in Wayne, PA with approximately 56,000 residents within a 3-mile radius and an average household income of \$280,000**
- **Extremely limited availability of second-generation medical office space in the area**
- **Ideal for an owner/user or investor acquisition**



AERIAL



DEVON VILLAGE

- Starbucks
- FINE WINE & GOOD SPIRITS
- Orangetheory FITNESS
- WHOLE FOODS MARKET

EAGLE VILLAGE

- THE LITTLE HOUSE SHOP
- Antograph
- NIC ZOE
- THE SILVERSPOOT
- ML&S Main Line Sound & Video
- VALLEY FORGE FLOWERS
- HAND & STONE
- The Working Shoppe
- EXQUISITE DESIGNS

STRAFFORD SHOPPING CENTER

- Sterling OPTICAL
- FedEx Kinko's Office and Print Center
- M&T Bank
- DI BRUNO BROS. CULINARY FOUNDRY SINCE 1939

WAYNE SQUARE

- Chick-fil-e
- so fun! BOUTIQUE VOGUE
- PIZZA BONNIE
- CHIPOTLE MEXICANO

DEVON SQUARE SHOPPING CENTER

- PNC
- CHASE
- Sola SALON STUDIOS
- WELLS FARGO
- ACME
- SUPERCUTS
- TARGET
- THE EDGE FITNESS CLUBS
- THE GARDEN SHOPPE

TOWN CENTER AT WAYNE

- beans BEAUTY
- White Dog Cafe
- peanut butter & jane
- charles SCHWAB



CalicoCorners

W. LANCASTER AVE - 22,060 AADT



south moon under

FREE PEOPLE



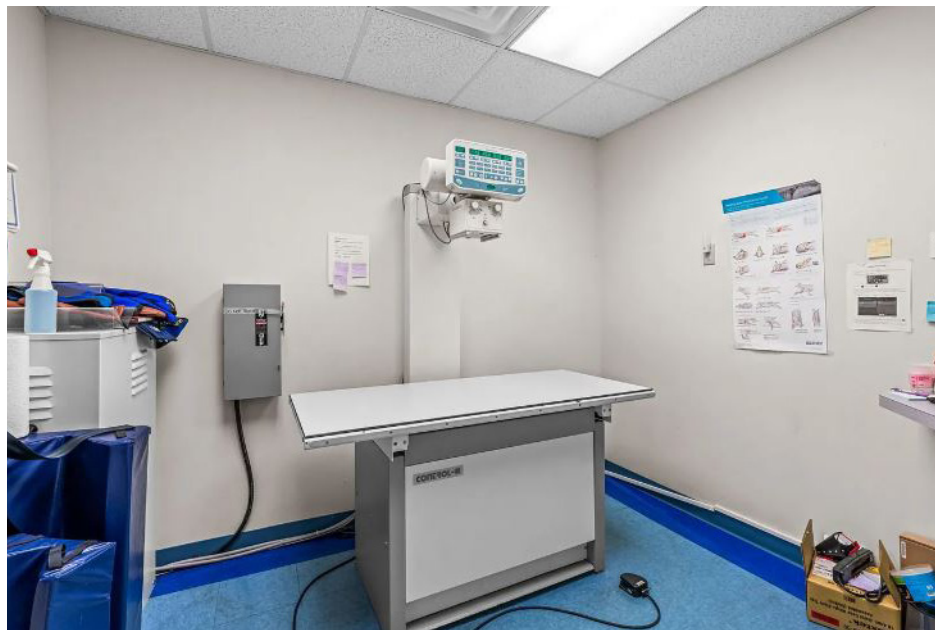
CONESTOGA RD (16,000 AADT)



INTERIOR PHOTOS



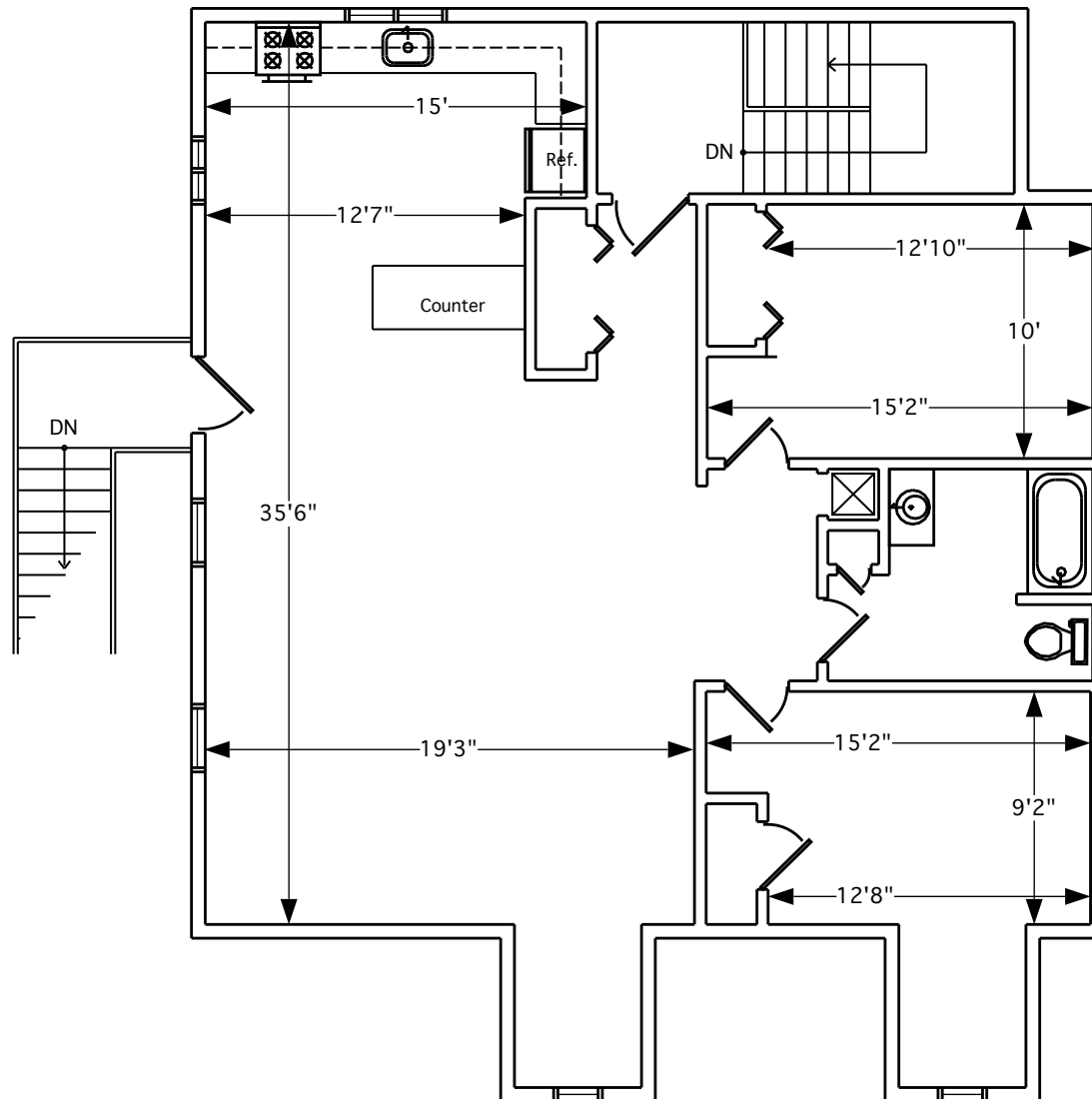
★ THE SPACE WILL BE DELIVERED AS TRUE SECOND GENERATION MEDICAL OFFICE SPACE



SECOND FLOOR PLANS



SECOND FLOOR
1,374 SQ. FT.



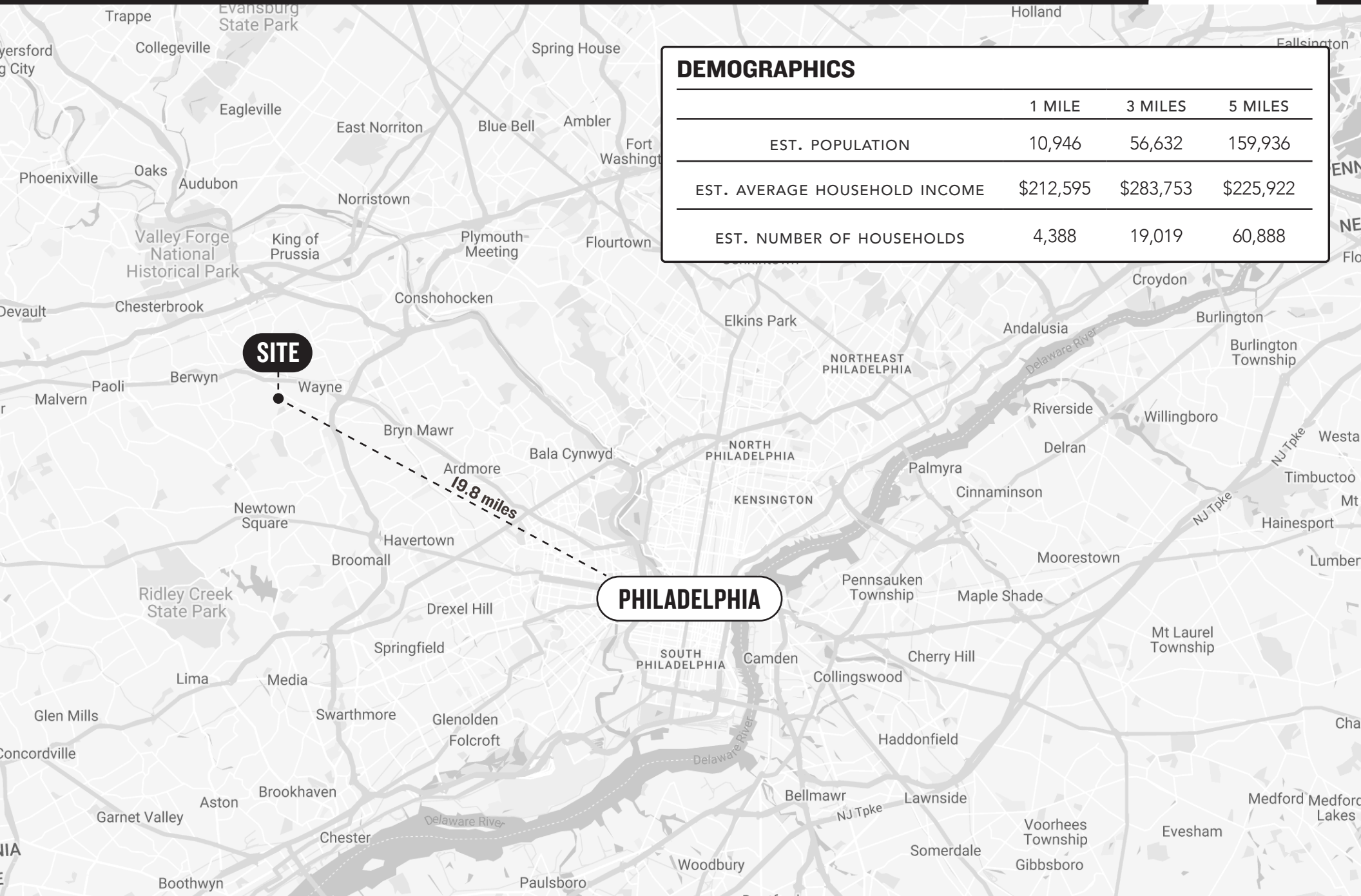
PARCEL OVERVIEW



| | |
|-----------------|----------|
| ACRES | .4 AC |
| BUILDING SIZE | 3,904 SF |
| MEDICAL SPACE | 2,530 SF |
| 2ND FLOOR SPACE | 1,374 SF |
| FLOORS | 2 |
| PARKING | 9 Spaces |
| BUILT | 1996 |

W WAYNE AVENUE

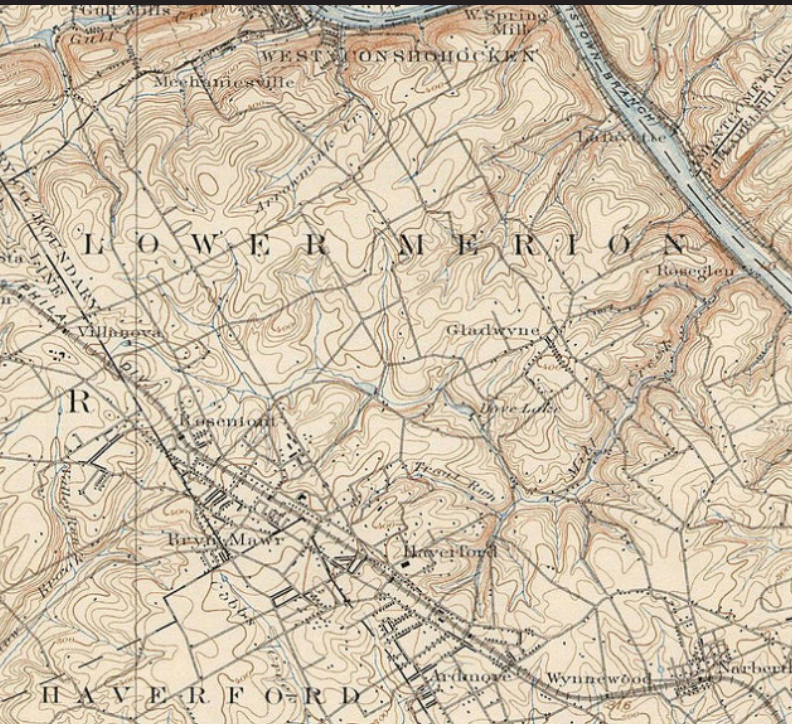
REGIONAL MAP



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| EST. POPULATION | 10,946 | 56,632 | 159,936 |
| EST. AVERAGE HOUSEHOLD INCOME | \$212,595 | \$283,753 | \$225,922 |
| EST. NUMBER OF HOUSEHOLDS | 4,388 | 19,019 | 60,888 |

LOCATION OVERVIEW



THE MAIN LINE

Originally named for a Pennsylvania Railroad train line that ran from Philadelphia through the northwestern inner-ring suburbs, The Main Line is a series of dense, ultra affluent communities spanning Merion Station to Paoli. These bedroom communities of Philadelphia boast the region's best schools, shopping and dining, strung together through its accessible and heavily trafficked artery, Lancaster Avenue (Route 30).



PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest Regional Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(National Association of Builders)

 **#1**
City for Culture
(Travel & Leisure Magazine)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of approximately 1,600,000 as of 2024. The Philadelphia metropolitan area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or MSC Retail, Inc.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.



MSC

405 W. WAYNE AVENUE

WAYNE, PA

OFFERING MEMORANDUM

JULIA MCMANUS

Retail Specialist

267.622.3098

jmcmanus@hellomsc.com

JESSE DUBROW

Director, Investment Sales

215.883.7392

jdubrow@hellomsc.com