

404 McFarlan Road
Kennett Square, PA

For Lease



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LIEBERMAN EARLEY & COMPANY

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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LOCATION HIGHLIGHTS



- ▶▶▶ This complex is owned by Penn Medicine through an affiliate entity.
- ▶▶▶ Surrounded by medical facilities such as Schweiger Dermatology Group, and Chester County Oral Surgery.

- ▶▶▶ Easy Access to Route 1 and Baltimore Pike.
- ▶▶▶ Access to all Kennett Square amenities, restaurants, and shopping as well as Longwood Gardens.

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EXECUTIVE SUMMARY

Total Available:	
Suite 202:	5,311 SF divisible
Township:	Kennett Township
Zoning:	BP - Business Professional

SITE FEATURES:

Complete with reception/check-in area, exam rooms, doctors' offices, ADA and private bathrooms.

Estimated 2021 Operating Expenses

<u>Item</u>		<u>\$/SF</u>
Utility Expenses		
Electric	\$	0.33
Gas	\$	0.06
Water/Sewer	\$	0.79
Fire Alarm Monitoring & Repair	\$	0.21
Trash	\$	0.28
Subtotal	\$	1.67
Contracts		
Cleaning (Common Area)	\$	0.31
Elevator	\$	0.29
HVAC	\$	0.25
Landscaping	\$	0.48
Subtotal	\$	1.33
Repairs & Maintenance		
Roof Repairs	\$	0.15
Door Repairs	\$	0.06
HVAC Repairs	\$	0.45
Parking Lot Repairs	\$	0.05
Building R&M	\$	0.89
Subtotal	\$	1.60
Painting	\$	0.05
Pest Control	\$	0.04
Plumbing	\$	0.03
Snow Removal	\$	0.43
Windows & Screens	\$	0.09
Insurance	\$	0.74
Management	\$	0.79
Real Estate Taxes	\$	3.58
Total/SF	\$	10.35



Lease Rate:
\$22/SF NNN

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

DEMOGRAPHICS

404 McFarlan Road,
Kennett Square, PA

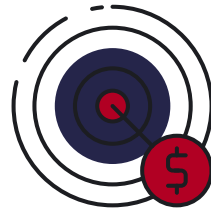
45,321
Population:



15,645
Households:



Median
Household Income:
\$118,005



Median
Per Capita Income:
\$59,152



Median Net Worth
Income:
\$611,648

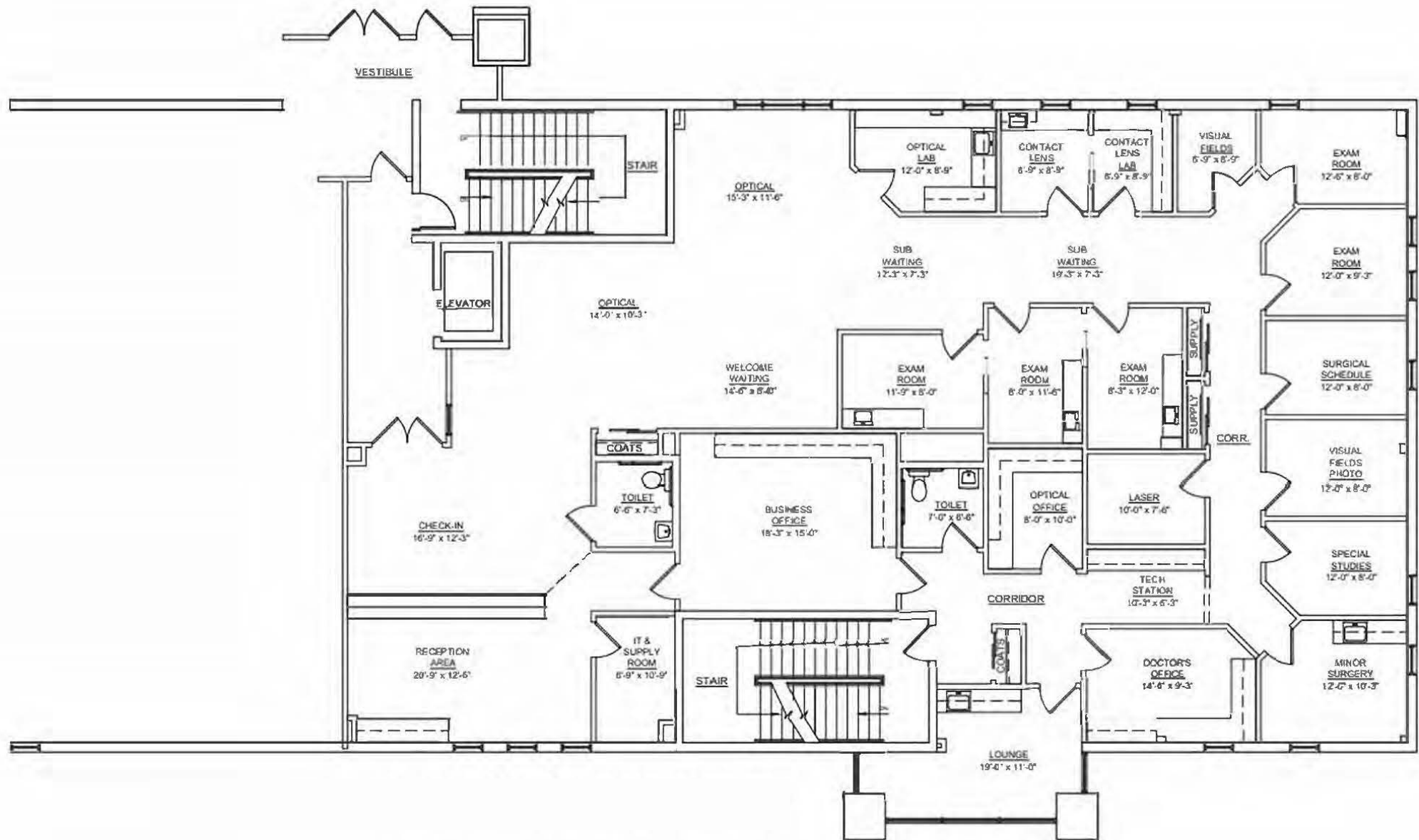
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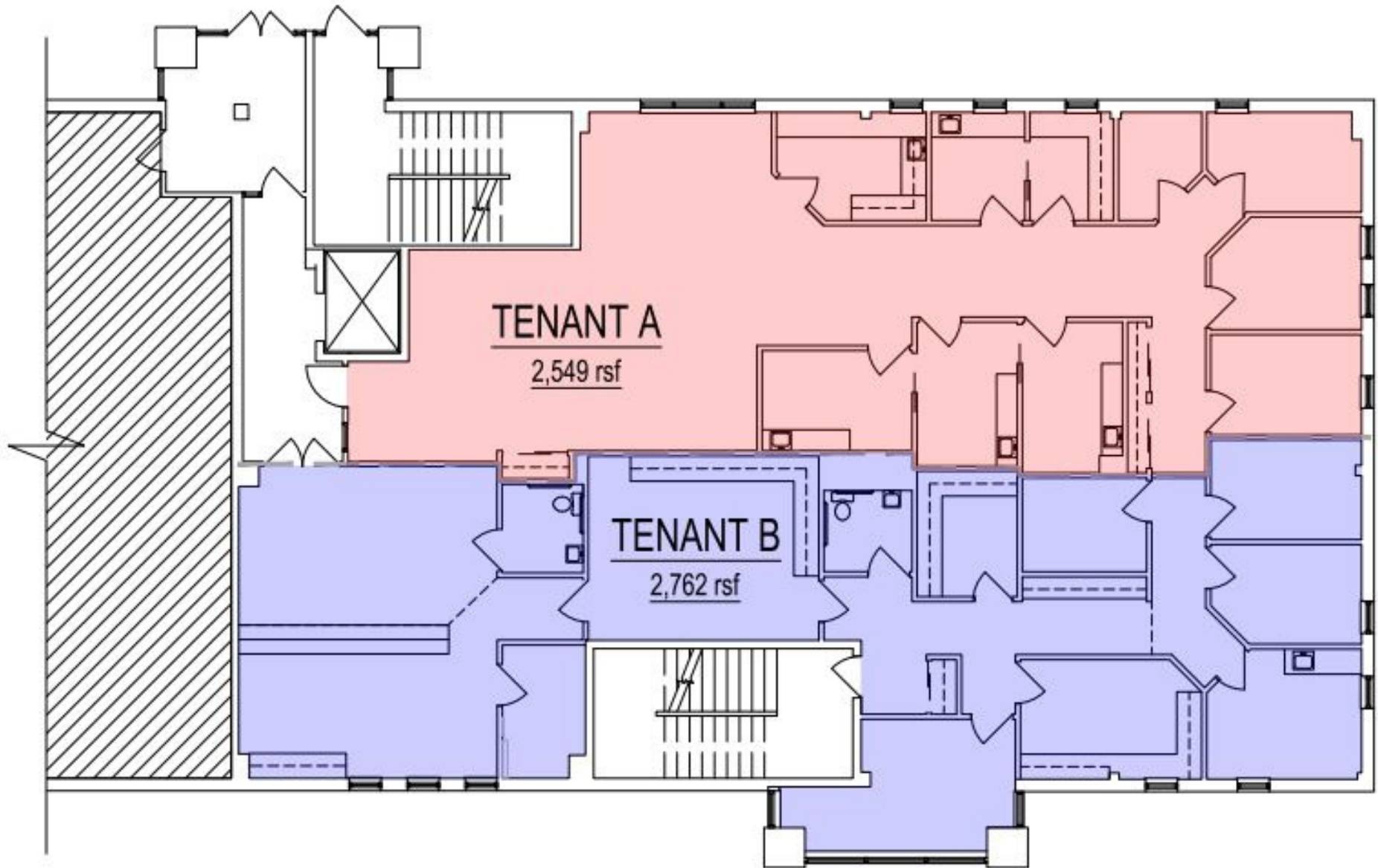
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SUITE 202 “ As Built ” Not - to -Scale FLOOR PLAN



SCHEMATIC DEMISING PLAN



SCHEMATIC DEMISING PLAN (PRELIMINARY)

SCALE: N.T.S.

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