

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.

EXECUTIVE SUMMARY

Available: 5,311 SF divisible

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

Township: Kennett Township

Zoning: BP - Business Professional



Lease Rate:
\$23/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.

ESTIMATED OPERATING EXPENSES

ESTIMATED 2022 OPERATING EXPENSES

Items:

Total Management Fees	0.89
Utility Expenses	1.73
Total Property Taxes	3.58
General Repairs & Maintenance	3.40
Total Landscaping & Grounds	0.51
Total Insurance	0.34
	10.44



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DEMOGRAPHICS

45,321
Population:



15,645
Households:



Median
Household Income:
\$118,005



Median
Per Capita Income:
\$59,152



Median Net Worth
Income:
\$611,648

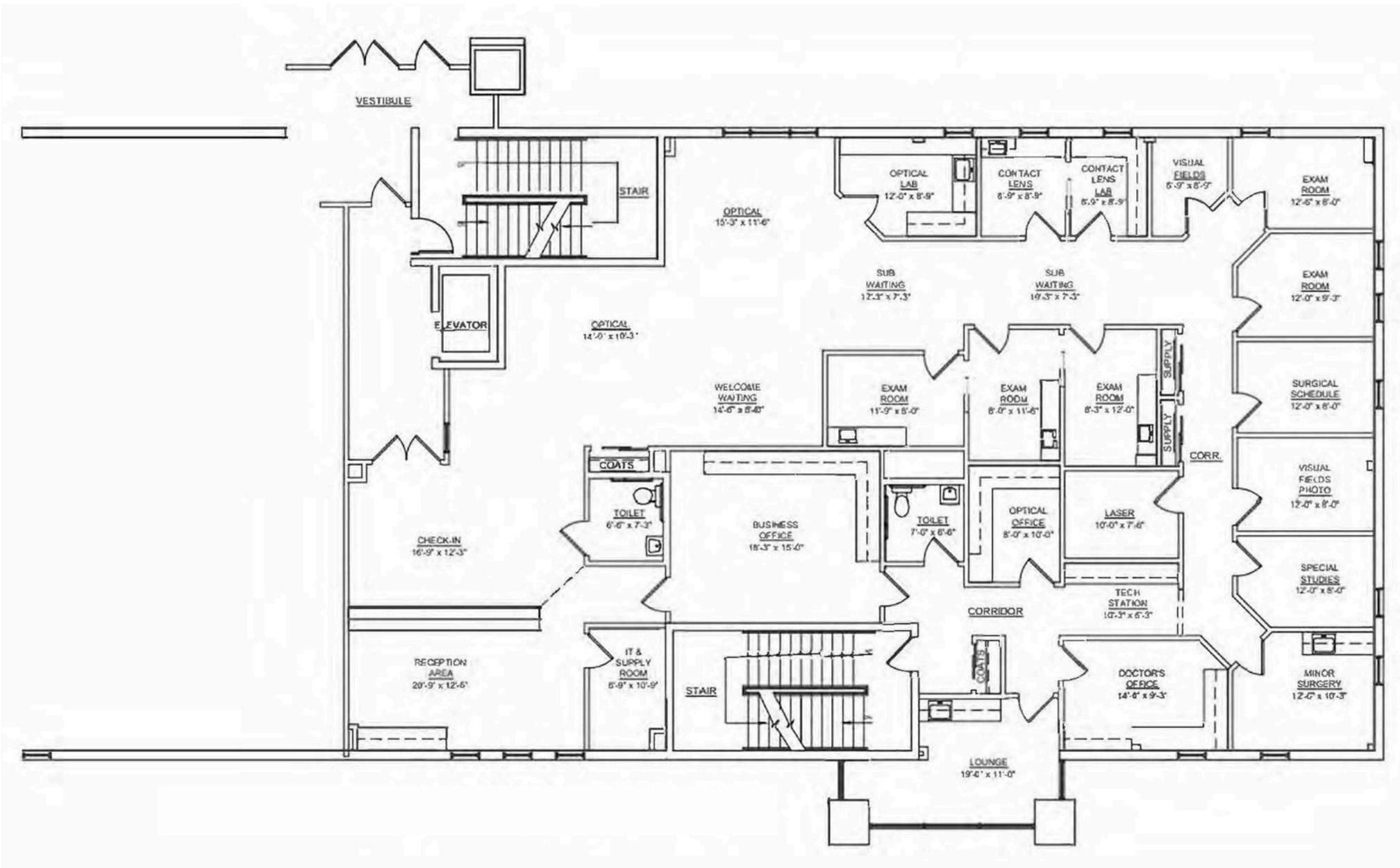
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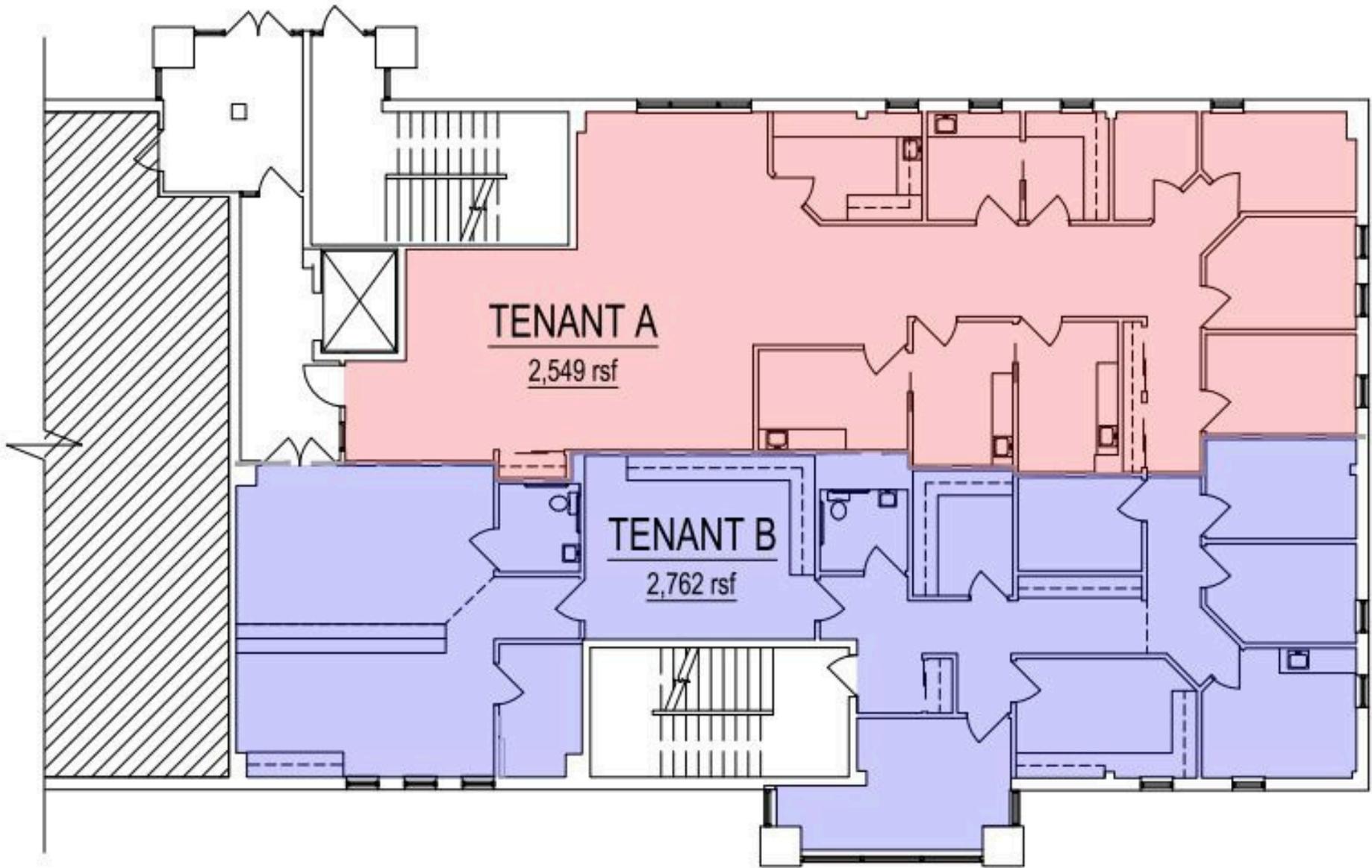
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SUITE 202 "As Built" Not-to-Scale FLOOR PLAN



SCHEMATIC DEMISING PLAN



SCHEMATIC DEMISING PLAN (PRELIMINARY)

SCALE: N.T.S.

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