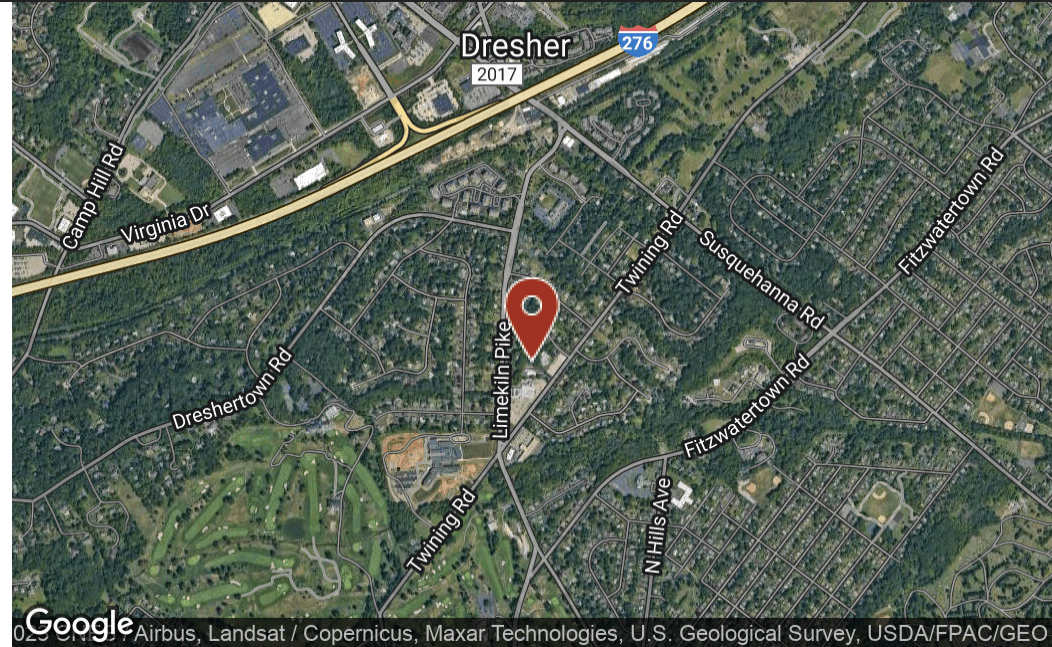




PROPERTY DESCRIPTION

Suburban City Group is pleased to present a professional office building located in Dresher, PA. The property consists of two buildings measuring over 8,000 sf of turnkey professional office spaces. This high exposure and highly desirable location boasts heavy commuter and vehicular activity, with close proximity to PA Turnpike, Rt-309, and Rt-611. Ample parking is available.

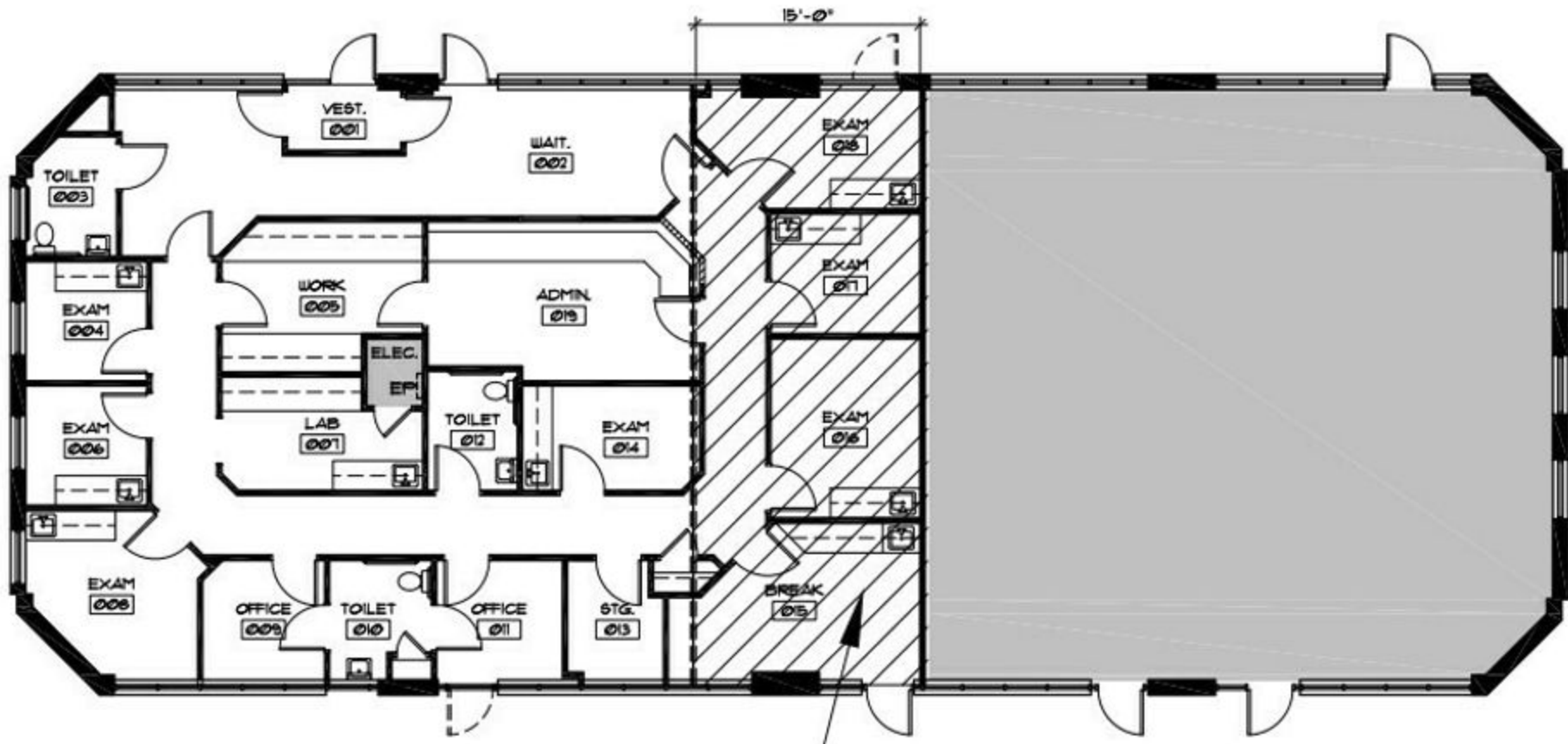
PROPERTY HIGHLIGHTS

- Professional office building with turnkey medical and administrative office spaces
- Prime visibility
- ADA accessible
- Ample parking
- Highly desirable suburban location

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,140 -2,428 SF
Lot Size:	1.52 Acres
Building Size:	Approximately 8000 SF
Municipality:	Upper Dublin Township
Zoning:	CR-L

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	559	2,518	7,208
Total Population	1,516	7,174	20,096
Average HH Income	\$141,257	\$136,343	\$136,199





Dresher Professional Center

840 Twining Rd Dresher, PA 19025



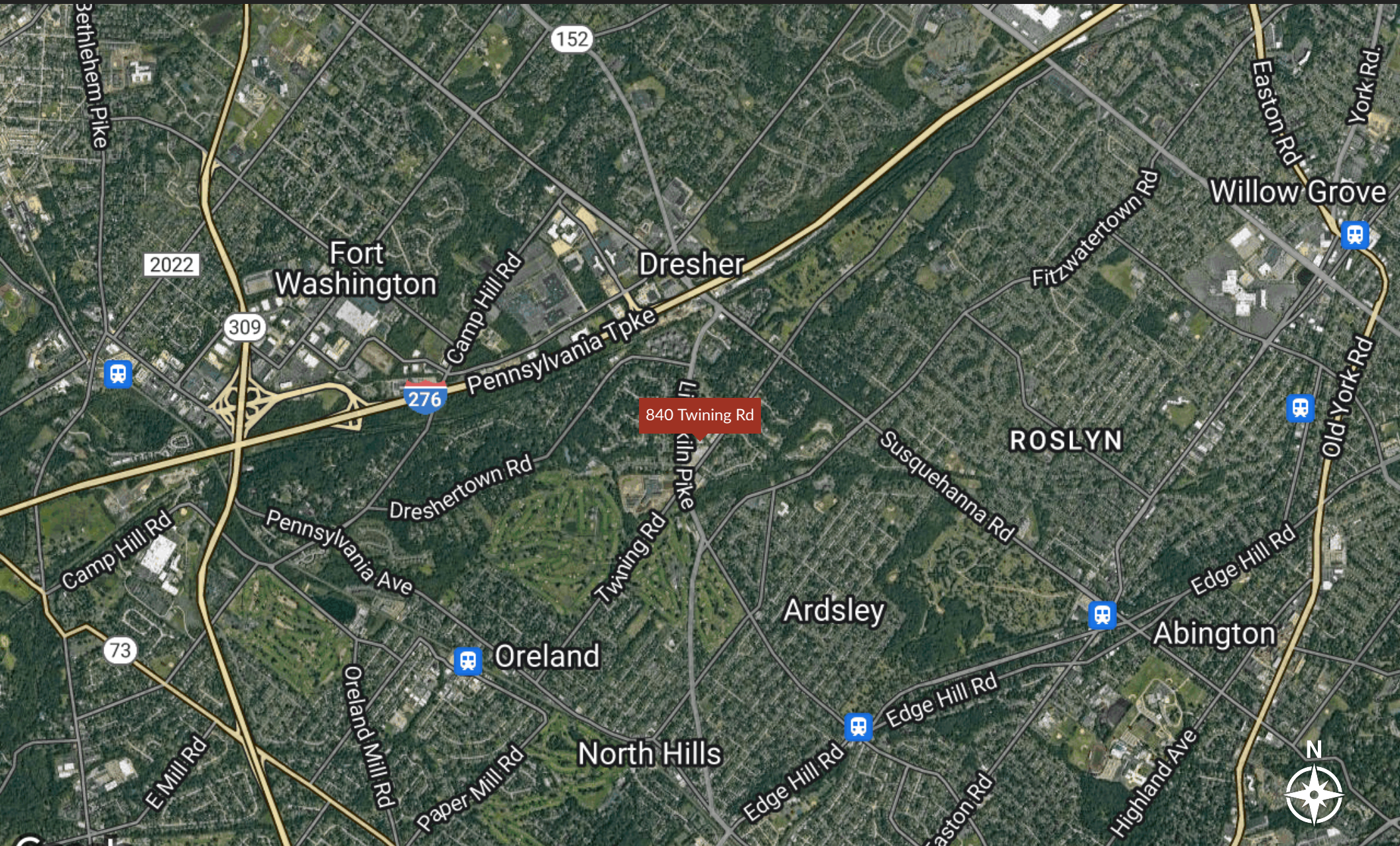
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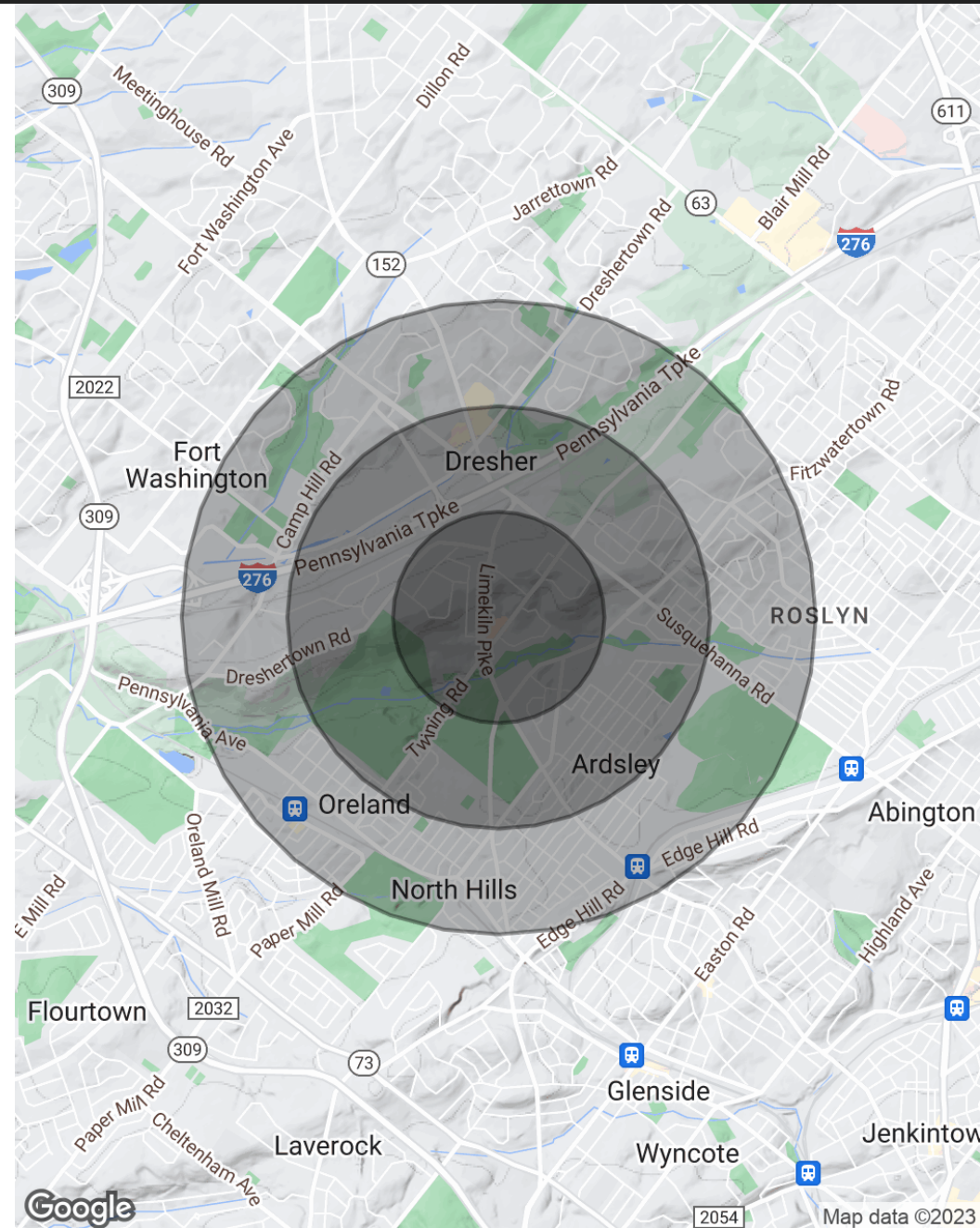
Dresher Professional Center

840 Twining Rd Dresher, PA 19025

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,516	7,174	20,096
Average Age	47.8	41.9	41.8
Average Age (Male)	49.1	41.3	41.3
Average Age (Female)	47.4	42.8	42.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	559	2,518	7,208
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$141,257	\$136,343	\$136,199
Average House Value	\$408,046	\$348,475	\$334,368

* Demographic data derived from 2020 ACS - US Census



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