

515-523 Old Swedee Rd | Douglassville, PA 19518

± 2,245 SF Office Space Available

Available For Sale

## Property Overview

This well maintained building is located on Old Swede Road (Rt. 662). Convenient to Rt. 422 and to Rt. 73 in Douglassville. One 2,245 square foot suite is currently available on the ground floor ready for tenant to build out. Asking rent is \$18 psf plus utilities. Property is owned by very responsive local ownership!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,881	57,418	111,413
TOTAL EMPLOYEES	5,346	18,850	40,107
AVERAGE HHI	\$103,416	\$91,153	\$97,461
TOTAL HOUSEHOLDS	7,209	22,033	42,566
TRAFFIC COUNTS: Old Swede Road - ±10,000 VPD			



**BILL HESS**  
610.321.1111  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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TENANT	MONTHLY RENT	ANNUAL RENT	SQ. FT.	LEASE START	LEASE EXPIRE
Christian Concern Communities	\$1,230.00	\$14,760.00	1,180	5/1/13	4/30/23
Healthworks, Inc.	\$2,550.00	\$30,600.00	2,600	12/1/99	1/31/22
Heaventalks, LLC	\$1,550.00	\$18,600.00	1,400	4/1/13	11/30/21
NetPrivateer	\$1,500.00	\$18,000.00	1,100	7/1/10	6/30/22
Barfly Logic, LLC	\$875.00	\$10,500.00	702	1/1/14	4/30/22
Michael Bates Insurance Agency LLC	\$730.00	\$8,760.00	500	10/1/20	9/30/22
State Rep David Maloney	\$575.00	\$6,900.00	425	12/1/10	11/30/22
Classic Elegance Beauty Salon	\$2,100.00	\$25,200.00	2,200	11/10/92	2/28/26
Prosthetic Orthotic Services Gregory	\$750.00	\$9,000.00	535	10/1/20	9/30/22
Available - Ground Floor			2,245		
Earth Matters, LLC	\$600.00	\$7,200.00	1,400	4/1/14	3/31/24
<b>TOTAL</b>	<b>\$12,460.00</b>	<b>\$149,520.00</b>			

## INCOME

Rental Income	\$149,520.00
Vending Receipts	\$0.00
Utilities/Other Reimburse	\$0.00

## EXPENSES

Building Maint.	\$5,000.00
Cleaning	\$6,000.00
Property Taxes	\$25,300.00
Utilities	\$15,000.00
Grounds Maint.	\$6,000.00
Insurance	\$5,500.00
Professional Services	\$800.00
Pest Control Services	\$700.00
Alarm Services/Etc..	\$500.00
Trash Removal	\$2,500.00
Misc.	\$1,000.00

**TOTAL EXPENSES \$68,300.00**



**TOTAL INCOME: \$149,520.00**



**NOI: \$81,220.00**

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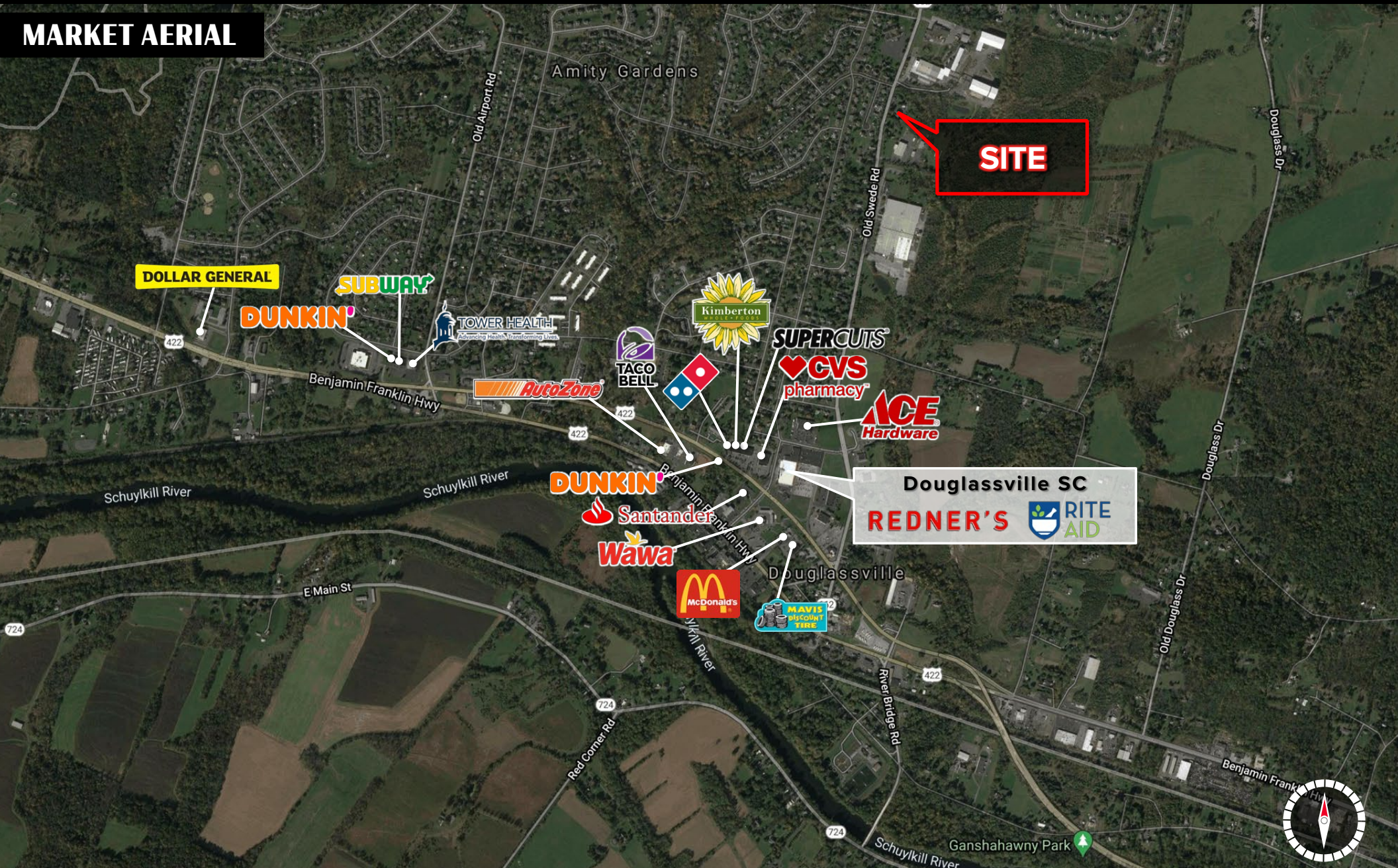


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## MARKET AERIAL



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