

# Build-to-suit medical office opportunity available for lease

Manor Drive | Chalfont, PA

Introducing a new 30,000 SF medical development by J.G. Petrucci. This MOB opportunity will be part of business campus, New Britain Corporate Center, and anchored by CHOP Primary Care.

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# Features & Local Highlights



Located adjacent to CHOP Primary Care and less than 6 miles to Doylestown Hospital



Within walking distance of large shopping center, New Britain Village Square, and residential developments



Immediate access to Route 202, Bethlehem Pike, and County Line Road



Affluent, highly educated local population with 66% post-secondary education attainment\*



## CHOP Primary Care | High Point

## CHOP Specialty Care & Surgery Center

The site is located in a long established medical corridor, sharing a border with CHOP Primary Care and across the street from CHOP Specialty Care. CHOP is consistently recognized as one of the best-in-class medical facilities on a local and global scale due to its prolific healthcare services and innovative research practices.

### Highlighted Demographics\*



44.3

Median Age



\$11.6K

Avg. Annual Household Healthcare Expenditures



9.5%

Employed in Healthcare Industry



\*within 3 mi radius

# Property Specifications

The site on Manor Drive is a shovel-ready development site with approvals in place.

**Address** Manor Drive, Chalfont, PA 18914

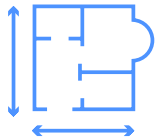
**Stories** 2

**Zoning** C-3

**SF Available** 30,000 SF

**Lot Size** 0.53 AC

**Parking** Proposed 110 spaces



# 30,000

square feet

## PROJECT RENDERS



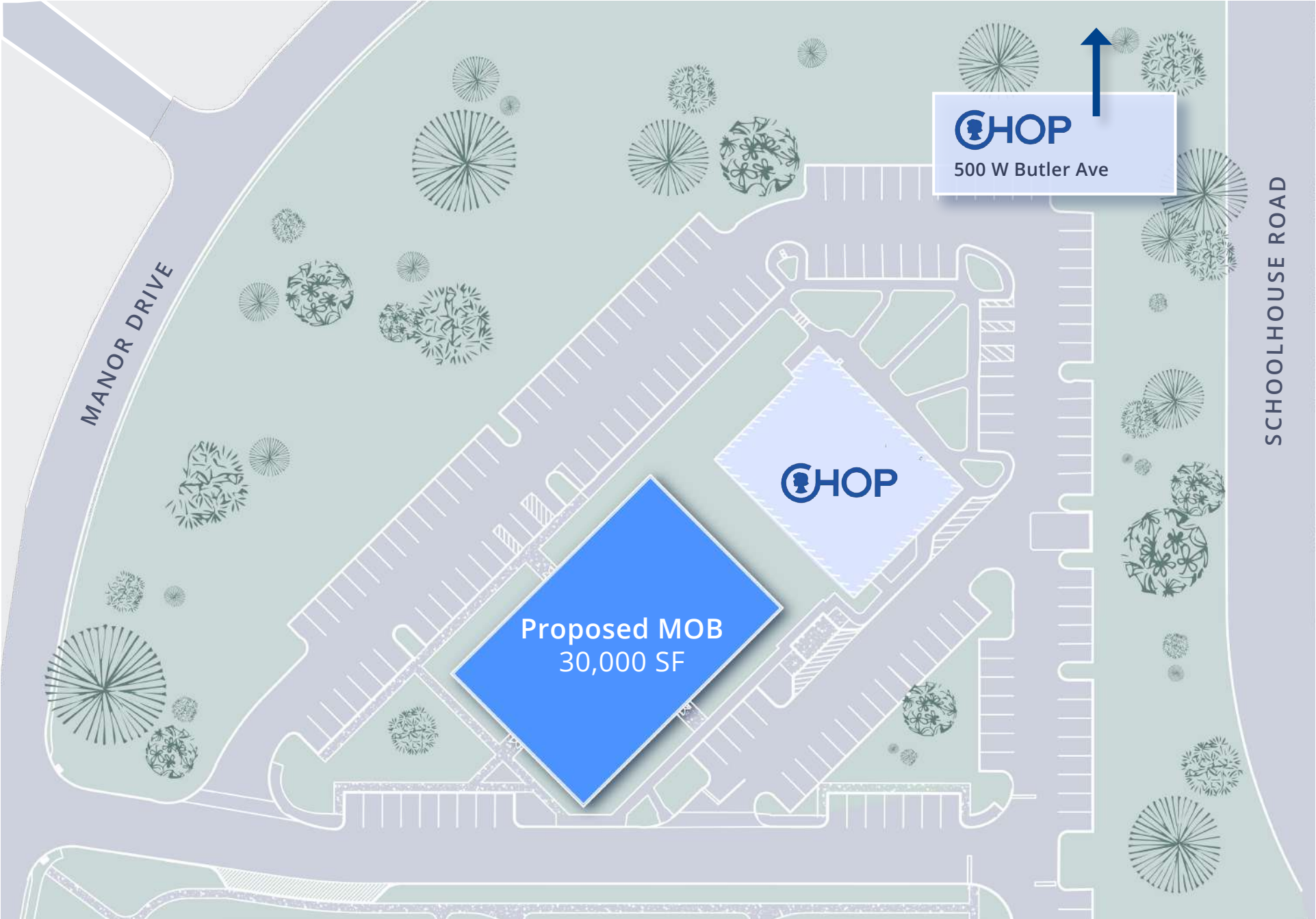
NORTHWEST VIEW



SOUTHWEST VIEW



# Site Plan





# J.G. Petrucci Company, Inc.

A Company Of Leaders®

J.G. Petrucci is a privately held development firm specializing in design/build construction. The company has over 37 years of experience in the design, development, re-development, and acquisition of commercial, industrial, educational, multifamily, and healthcare properties with a strong focus on client satisfaction and a track record in Lehigh Valley medical developments.





Doylestown Hospital 5.7 miles  
 Jefferson Lansdale Hospital 4.3 miles



COUNTY-LINE ROAD

LIMEKILN PIKE

W BUTLER AVE

UPPER STATE ROAD



Demographics	1 Mile	3 Miles	5 Miles
Population	9,271	51,310	141,066
Households	3,518	18,885	52,572
Avg. HHI	\$158,893	\$176,262	\$160,533
Employees	4,033	26,389	71,296



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