



KIN PROPERTIES

604 Cottman Ave Cheltenham, PA 19012

CHELtenham, PA | MEDICAL OFFICE BUILDING

FOR LEASE | 19,200 SF

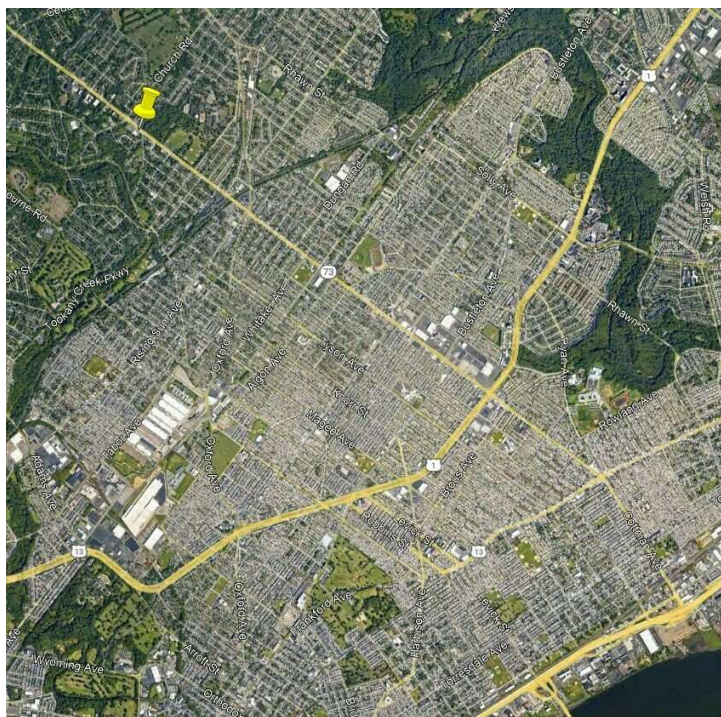


PROPERTY DESCRIPTION

Free-standing building currently used as a medical office.

OFFERING SUMMARY

Available Size:	19,200 SF
Lot Size:	2.49 Acres
Lot Size:	2.4 Acres
Lease Rate (As Is):	\$22.00 SF/yr (NNN)
Tax Rate:	\$4.32/SF
Average Daily Traffic Count:	18,367



DAN CORWIN

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PROPERTY HIGHLIGHTS

- Highly Visible and accessible 2.49 acre corner site in well established medical corridor
- Ample on-site parking for patients and staff with 9.9 parking spaces per 1,000 SF
- Located on major thoroughfare with convenient access to Route 611, PA Turnpike and public transit
- Proximity to Major Healthcare Networks: Near Fox Chase Cancer Center, Jeanes Campus – Temple University Hospital, Einstein Medical Center Philadelphia, and Nazareth Hospital
- Available September 30, 2025



GERERAL POPULATION FACTS (WITHIN 5 MILE RADIUS)

- Densely populated, diverse, and economically varied community with substantial demand for medical services across all age groups.
- Steady residential population growth with 740,000 total population
- Pediatric population - 25%
- Work age population - 59%
- 65 + population - 16%
- 96% Education of residents of age 25 + are high school graduates
- 58% of residents age 25+ are have bachelors or higher degrees



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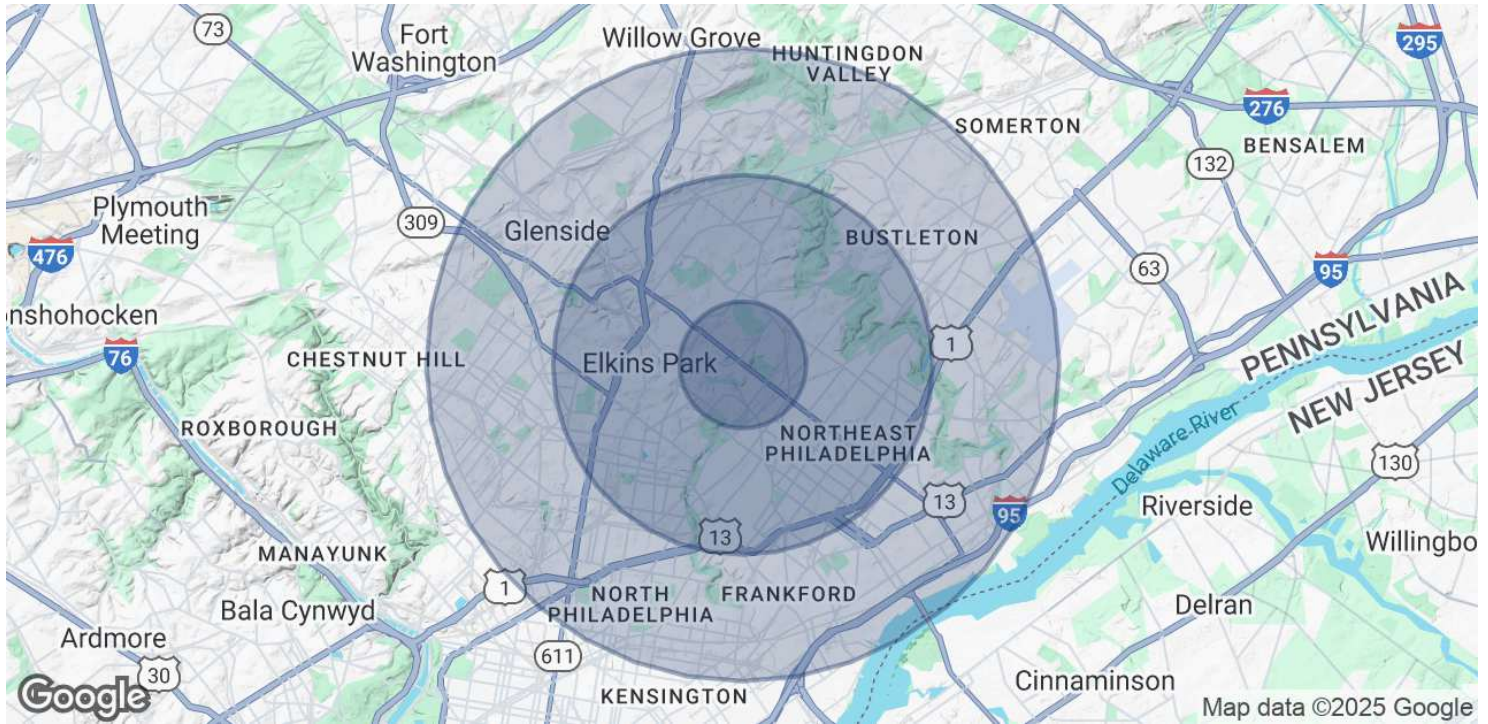
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,744	266,010	736,539
Average Age	42	40	40
Average Age (Male)	41	39	38
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,143	99,348	277,572
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$120,890	\$90,002	\$81,923

Demographics data derived from AlphaMap

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