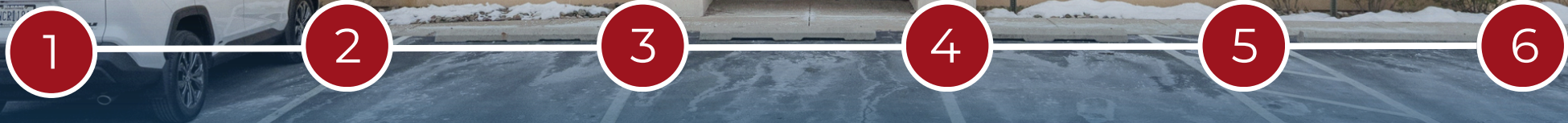


MEDICAL SURGICAL UNIT FOR SALE/LEASE

2000 GRANT AVE #101 || PHILADELPHIA, PA 19115



CLASS B MEDICAL OFFICE CONDO | 6,465 SF AVAILABLE FOR SALE/LEASE



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PROPERTY CONTACTS

Bud Emig

Commercial Agent
(610) 715-1564
Bud@LNF.com

Colin Sweeney

Real Estate Agent
(610) 945-7788
Sween@LNF.com



LONG & FOSTER®
REAL ESTATE

EXECUTIVE SUMMARY

2000 Grant Ave #101 || Philadelphia, PA 19115

OVERVIEW

2000 Grant Avenue, Suite 101 offers a 6,465 SF first-floor medical suite located within the established Surgical Center on Grant Avenue is now available for sale or lease. This turnkey medical unit features existing surgical offices, prep rooms, and supporting medical layout and equipment, offering an ideal setup for a variety of healthcare providers.

Located in a densely populated, high-traffic corridor, the property benefits from strong visibility and consistent daily activity from the surrounding residential and commercial neighborhoods. The existing Medical Center serves as a key healthcare destination for local residents and commuters, enhancing patient accessibility and offering a built-in referral environment. This suite presents an excellent opportunity for medical users seeking a ready-to-operate space in one of Philadelphia's most active medical and commercial areas.

SALE / LEASE DETAILS

Lease Rate & Type	\$28.00/SF/Yr (NNN)
Sale Price	\$2,200,000
Building Size	6,465 RSF 6,702 SF (Total)
Price Per SF	\$335.16/SF
Space Available	100% - Fully Vacant
Building Class	Class B
Property Type	Office Condo (Medical)
Lot Size	0.62 Acre Lot
Zoning	CA-1
Parking Ratio	4/1000 SF
Year Built	2010
Tax ID #	883087530



SPACE HIGHLIGHTS

\$28.00/SF/Yr

lease rate

\$2,200,000

sale price

24-Hour Access: Provides around-the-clock entry, allowing medical staff and operations to function on flexible schedules and support urgent patient needs at any time.

Direct Elevator Exposure: Offers immediate visibility and convenience with direct elevator access leading to the suite's entrance, enhancing patient flow and accessibility.

Monument Signage: Prominent exterior signage opportunity that increases visibility along Grant Avenue, helping patients and visitors easily identify the facility.

Air Conditioning: Fully equipped with modern air-conditioning systems for a comfortable and controlled environment for patients, staff, and medical procedures.

Parking Ratio of 4 / 1,000 SF: Ample on-site parking accommodates staff and patient volume efficiently, supporting seamless daily operations and reducing congestion.

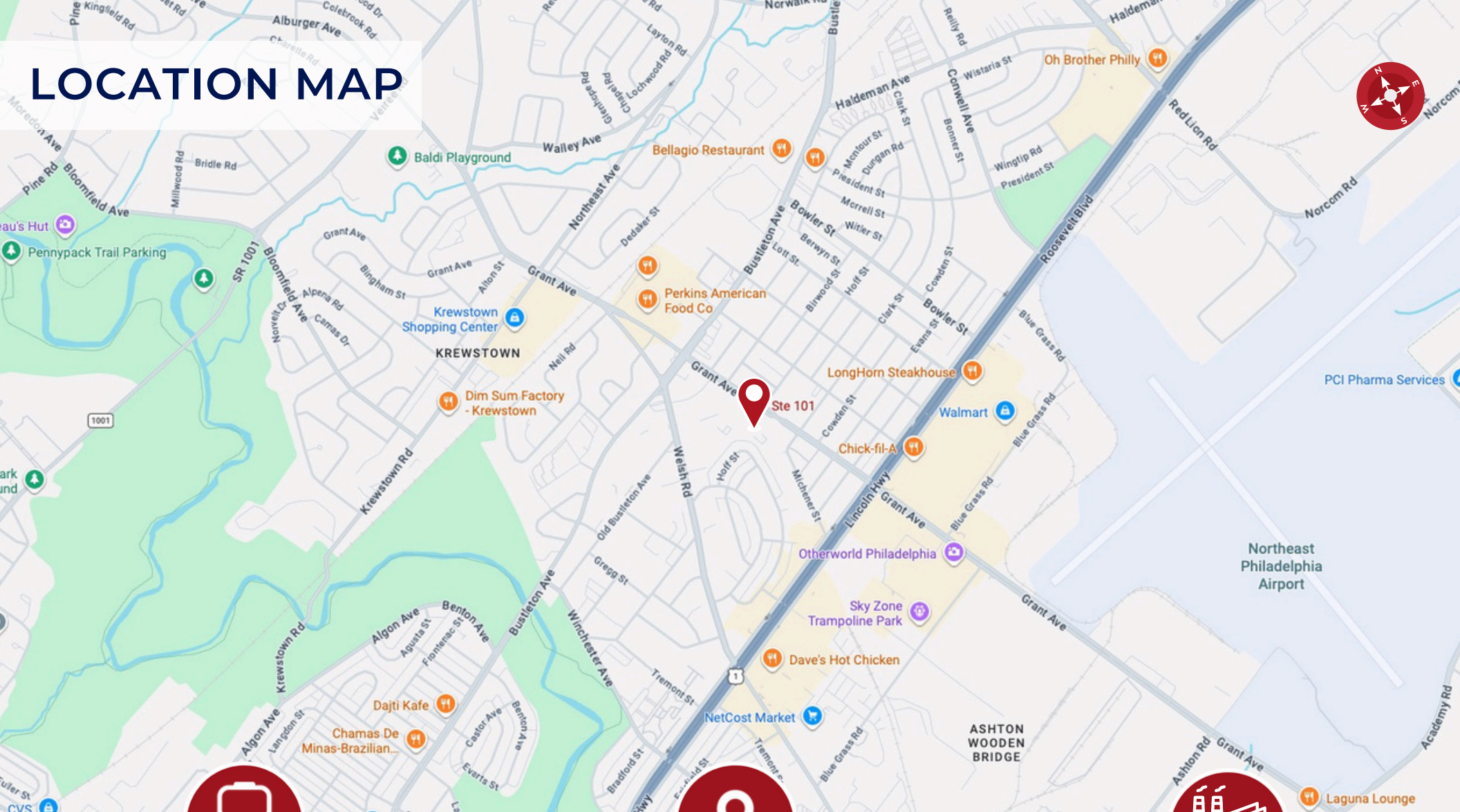
Dense Residential Surroundings: Surrounded by established neighborhoods, ensuring a large and stable patient population within minutes of the property.

High-Visibility Corridor: Positioned along a well-traveled stretch of Grant Avenue, offering excellent daily exposure to both residents and commuters.



PHILADELPHIA
SUBMARKET
POTENTIAL
NNN ASSET
LEASE OR SALE

LOCATION MAP



Bus Routes 19 & 84 are within walking distance. The area is also reachable via the Trenton Line (TRE).



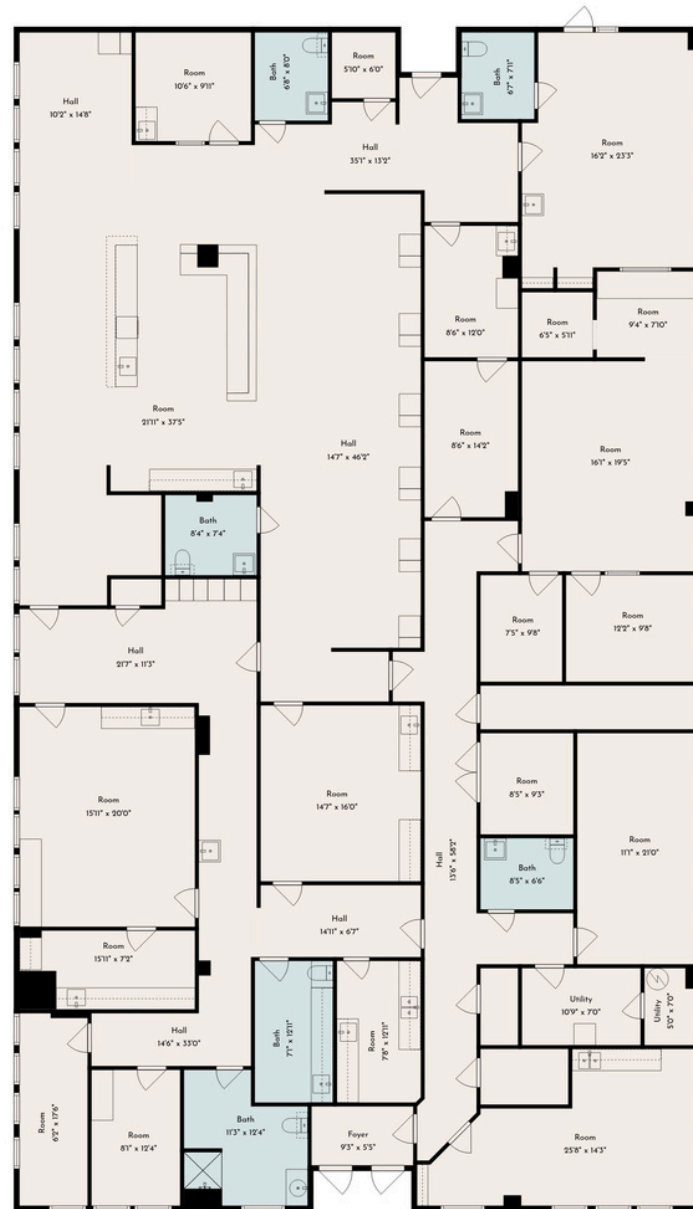
Sits on Grant Ave, a major East-West road with connections along Route 1, Bustleton Avenue, I-95



30,000+ VPD and a strong retail mix nearby, such as Olive Garden, TD Bank, Chick-fil-A, Walmart, Best Buy, and Lowe's.

FLOOR PLAN

2000 Grant Ave #101 || Philadelphia, PA 19115



Suite 101: 6,702 SF (Total)

SITE AERIAL

2000 Grant Ave #101 || Philadelphia, PA 19115



TAX ID #: 883087530

ADDITIONAL PHOTOS

2000 Grant Ave #101 || Philadelphia, PA 19115



ADDITIONAL PHOTOS

2000 Grant Ave #101 || Philadelphia, PA 19115



PHILADELPHIA 19115 ZIPCODE



Current Population (2026)

34,737



Projected Population (2031)

35,671

(0.07% annual increase)



Median Household Income (2026)

\$59,015



Household Size

2.3

(2025)



Unemployment Rate

4.6%

(2026)



Median Home Value

\$295,000

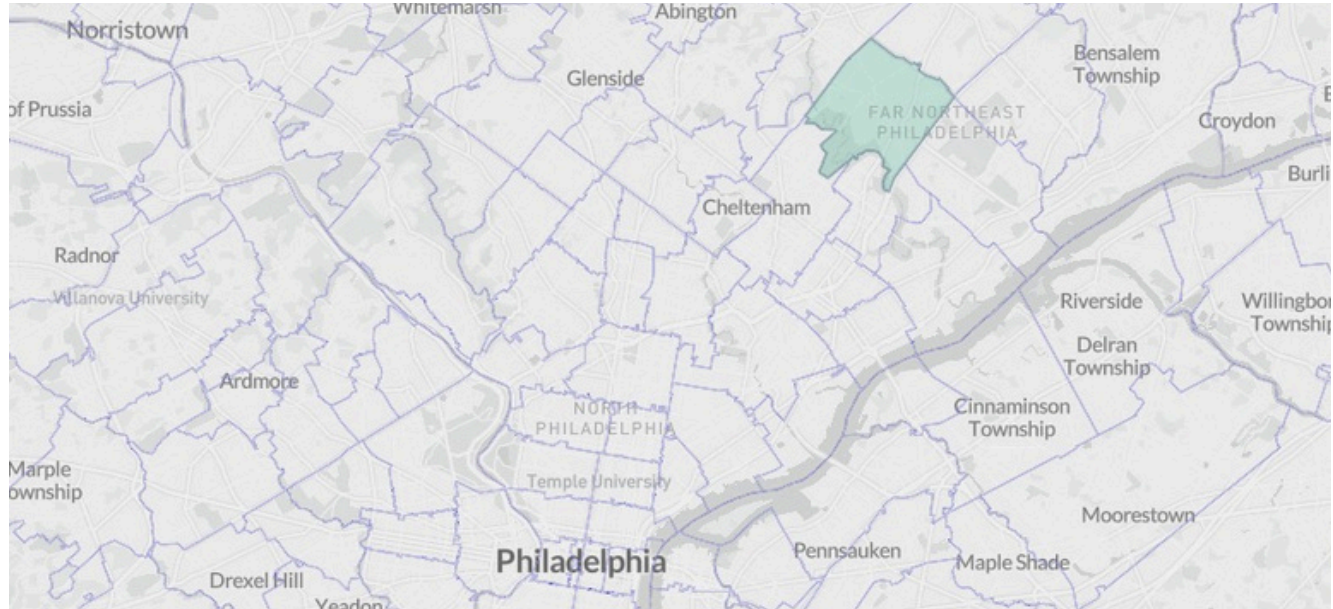


College Education Rate

29%

(Associates Degree or higher)

DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

1 MILE

5 MILES

10 MILE

8,344

27,567

78,328

Average Age

40.0

37.6

34.7

Average Age (Male)

44.3

40.7

36.4

Average Age (Female)

38.4

36.3

34.3

HOUSEHOLDS & INCOME

Total Households

0.25 MILES

0.5 MILES

1 MILE

6,489

20,132

46,443

of Persons per HH

1.3

1.4

1.7

Average HH Income

\$97,875

\$126,281

\$113,933

Average House Value

\$368,710

\$506,525

\$447,271

* Demographic data derived from 2023 ACS - US Census

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