



For lease

Senior Housing Redevelopment Opportunity

2860 PA-309, Dallas, PA

Property Features

- 48 unit senior housing community
- Strategic location on highly traveled PA Route 309
- 25,000 SF two building complex on 1.21 acres
- Institutional use zoning
- Dual-sided billboard on-site

Contact us:

Paul Rogers

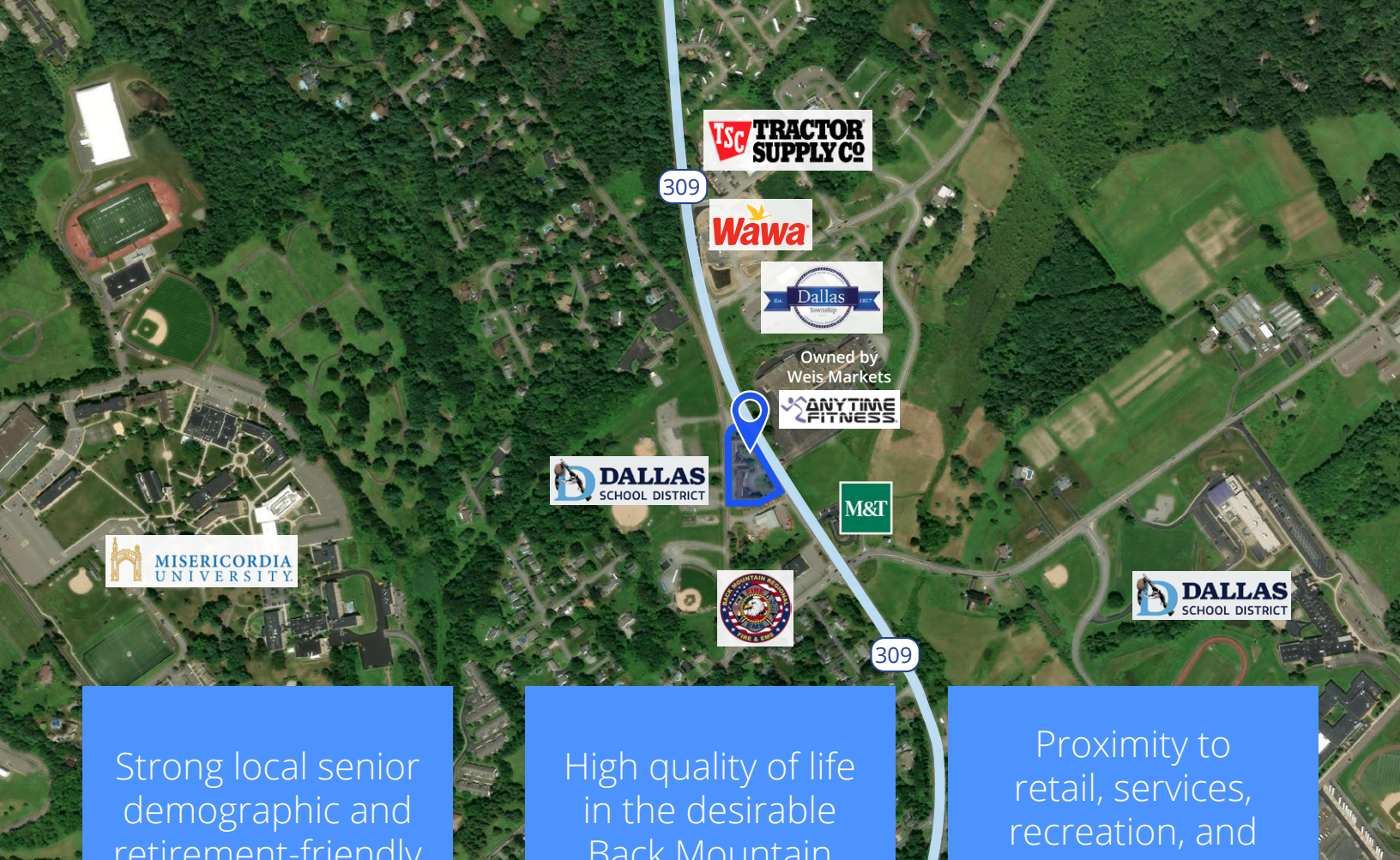
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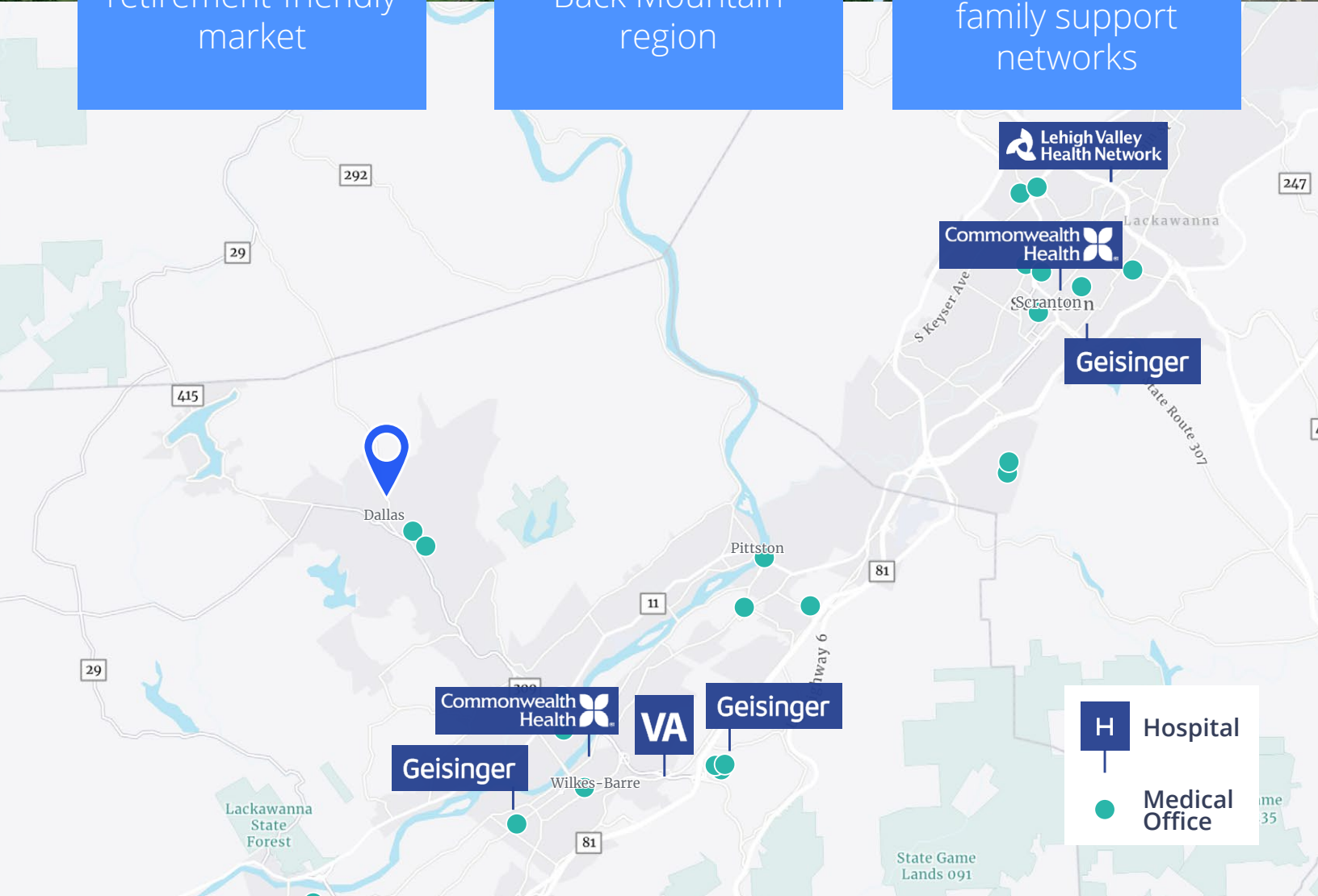
2005 Market Street
Suite 4010
Philadelphia, PA 19460



Strong local senior demographic and retirement-friendly market

High quality of life in the desirable Back Mountain region

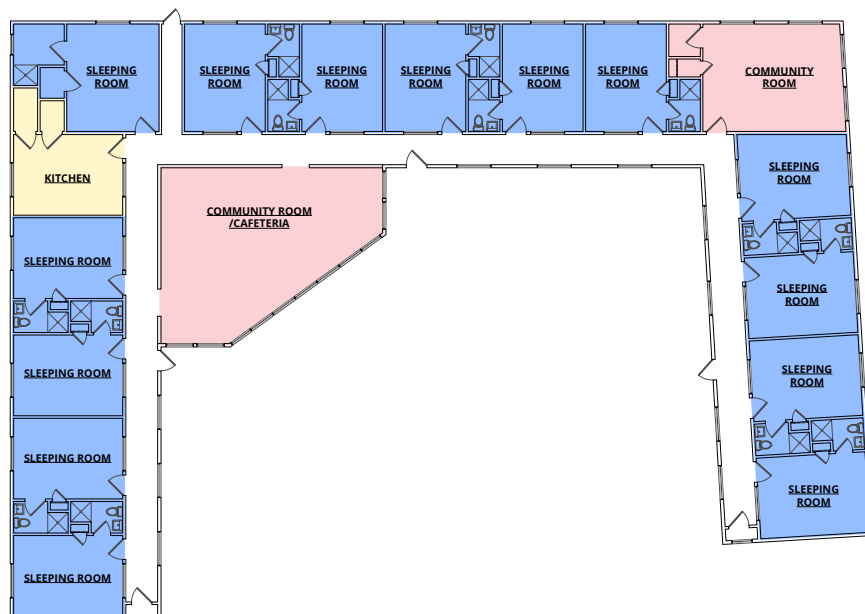
Proximity to retail, services, recreation, and family support networks



Building 1



Building 2



Demographics



Population

5 miles **26,940**

10 miles **190,066**

20 miles **420,241**



Median Age

47.4

43.7

43.7



Population Over
60 y.o.

33.7%

29.9%

30%



Avg. Household
Income

\$135,295

\$93,113

\$94,343



Avg. HH Medical
Care Spending

\$3,313

\$2,365

\$2,414



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