



**AVAILABLE
FOR SALE**

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NNN INVESTMENT FOR SALE IN GLEN MILLS!



LOCATION: 23 REGENCY PLAZA - GLEN MILLS, PA 19342

PROPERTY HIGHLIGHTS:

- ◆ NNN INVESTMENT AVAILABLE FOR SALE!
- ◆ ~ 2.5 YEARS REMAINING ON PRIMARY TERM!
- ◆ [3] 3 YEAR OPTIONS
- ◆ SITUATED JUST OFF OF US ROUTE 1!
- ◆ AMPLE ON-SITE PARKING!
- ◆ 3 MILE AVERAGE HH INCOME: > \$171,000
- ◆ CLOSE PROXIMITY TO I-95, I-476, US-202, AND MORE!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

INCOME AND EXPENSE REPORT

Property Address: 23 Regency Plaza - Glen Mills, PA 19342
 Property Type: NNN Investment

Unit #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Renewal Option	Monthly Rent	Comments
41	Slattery Dental, PLLC	NNN		April 2025	April 2028	[3] 3 Year	\$ 3,766	3% Annual Increases
45								
47								
49								
51								
53								
55-57								
59								
61								
63								
Total			0				\$ 3,766	

GROSS ANNUAL INCOME:

Rental Income	\$ 45,192
Gross Income	\$ 45,192

FINANCING CRITERIA:

Purchase Price:	\$	550,000.00
Down Payment:	\$	137,500.00
Amount Financed:	\$	412,500.00
Annual Principal and Interest:	\$	32,653.67

ANNUAL EXPENSES:

Taxes	Tenant
Insurance	Tenant
Condo Fees	Tenant
Utilities	Tenant
Capital Reserves [3%]	\$ 1,356
Total Expenses	\$1,356

NOI:	\$	43,836.24
Less P&I:	\$	32,653.67
ROI:	\$	11,182.58
Cash on Cash Return:		8.1%
6.25% - 25 Year Amortization		

Net Operating Income	\$43,836
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SALES PRICE: \$550,000

CAP RATE: 8.0%

Demographic Summary Report

23-34 Regency Plz, Glen Mills, PA 19342



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,627		28,632		82,715	
2024 Estimate	3,662		28,672		82,438	
2020 Census	3,715		28,532		83,726	
Growth 2024 - 2029	-0.96%		-0.14%		0.34%	
Growth 2020 - 2024	-1.43%		0.49%		-1.54%	
2024 Population by Hispanic Origin	74		781		2,330	
2024 Population	3,662		28,672		82,438	
White	2,914	79.57%	23,038	80.35%	67,606	82.01%
Black	54	1.47%	574	2.00%	2,559	3.10%
Am. Indian & Alaskan	0	0.00%	13	0.05%	55	0.07%
Asian	491	13.41%	3,296	11.50%	7,182	8.71%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	2	0.00%
Other	203	5.54%	1,752	6.11%	5,033	6.11%
U.S. Armed Forces	0		0		36	
Households						
2029 Projection	1,725		11,137		30,883	
2024 Estimate	1,754		11,160		30,785	
2020 Census	1,845		11,157		31,340	
Growth 2024 - 2029	-1.65%		-0.21%		0.32%	
Growth 2020 - 2024	-4.93%		0.03%		-1.77%	
Owner Occupied	658	37.51%	8,138	72.92%	25,056	81.39%
Renter Occupied	1,096	62.49%	3,023	27.09%	5,730	18.61%
2024 Households by HH Income	1,755		11,160		30,786	
Income: <\$25,000	265	15.10%	786	7.04%	2,358	7.66%
Income: \$25,000 - \$50,000	218	12.42%	1,134	10.16%	3,007	9.77%
Income: \$50,000 - \$75,000	244	13.90%	1,131	10.13%	3,557	11.55%
Income: \$75,000 - \$100,000	75	4.27%	1,068	9.57%	3,257	10.58%
Income: \$100,000 - \$125,000	140	7.98%	881	7.89%	2,844	9.24%
Income: \$125,000 - \$150,000	152	8.66%	896	8.03%	2,735	8.88%
Income: \$150,000 - \$200,000	130	7.41%	1,182	10.59%	3,908	12.69%
Income: \$200,000+	531	30.26%	4,082	36.58%	9,120	29.62%
2024 Avg Household Income	\$147,359		\$171,447		\$157,840	
2024 Med Household Income	\$113,482		\$141,182		\$128,382	