

ArchWell Health

Philadelphia, PA



In Association with Scott Reid & ParaSell, Inc. | A Licensed Pennsylvania Broker #RB069068

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Demographics

Inquiries by residents and property owners of the State of Pennsylvania are to be made to Scott Reid of ParaSell, Inc.

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Corporate Guaranty from
Fortune 10 Company

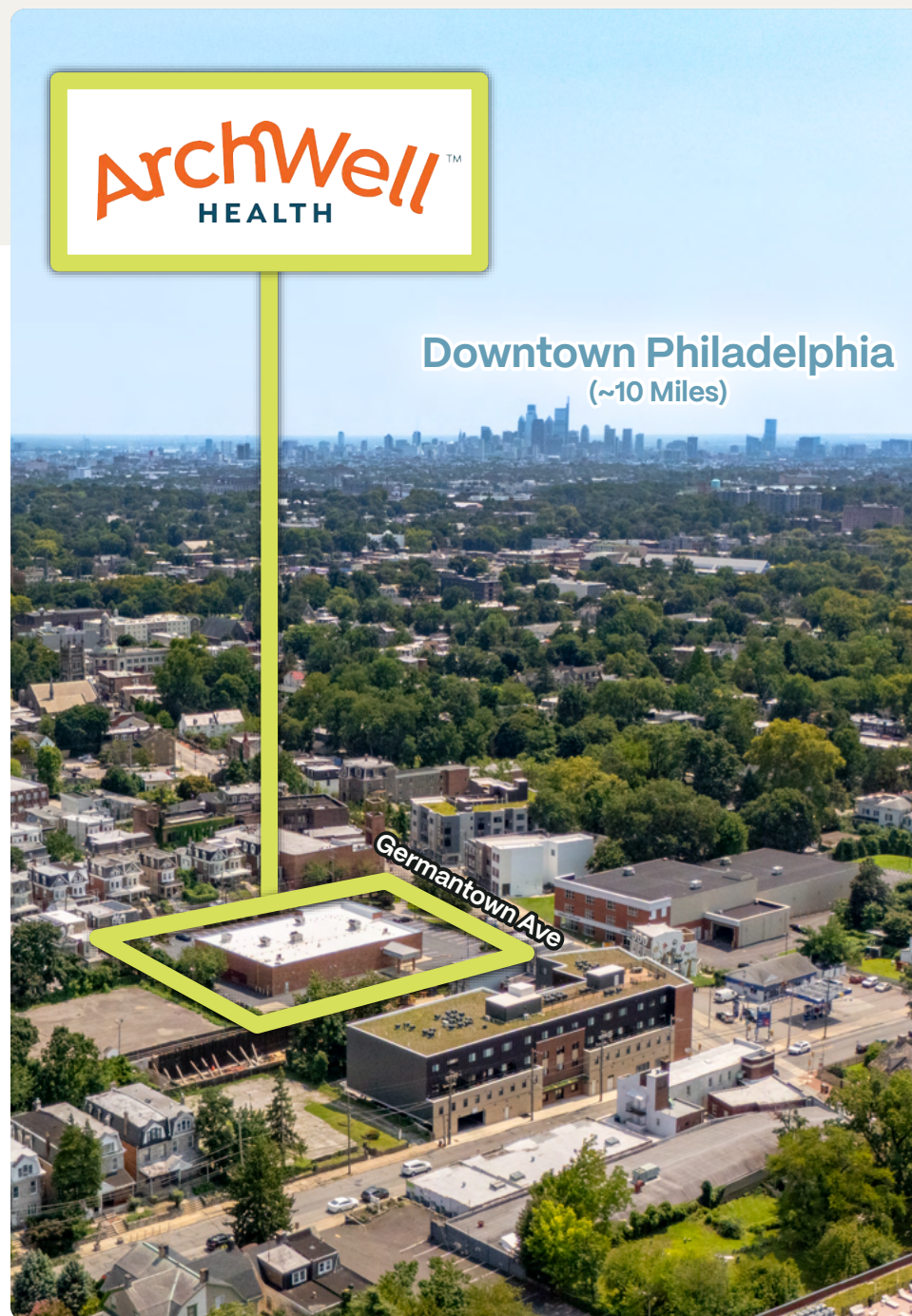


Rapidly Growing, Senior-
Focused Primary Care
Provider



32.8% of Population
within 1 Mile is 55+

- New 10 Year Net Lease to ArchWell Health, LLC
 - Minimal Landlord Responsibilities
- 10% Rental Increases Every Five Years
 - Strong Hedge Against Inflation and Significant Rent Growth
- Corporate Guaranty from Fortune 10 Company
- ArchWell Health is a Rapidly Growing, Senior-Focused Primary Care Provider
 - Recession Resistant Sector of the Healthcare Industry
- New 2025 High Quality Construction
 - Purpose Built Primary Care Clinic
- Strategic Location in Dense Healthcare & Senior Corridor
 - Numerous Hospitals (Einstein Medical Center & Roxborough Memorial Hospital), Clinics, and Senior Living Facilities Nearby, Creating a Built-In Patient Base
- Infill Philadelphia Location
 - Located in the Heavily Populated Germantown Neighborhood of Philadelphia
 - 6th Largest City in the U.S.
- 2 Miles from Roosevelt Blvd (US Route 1) – Over 100,000 Vehicles Per Day
- Robust Demographics in the Surrounding Area
 - Population of 688,694 within 5 Miles of Site
- 32.8% of Population within a 1-Mile Radius is 55+
 - Supporting Strong Demand for Senior-Focused Healthcare Services
- Less than 10 Miles from Downtown Philadelphia



LOCATION	6201 Germantown Ave, Philadelphia, PA 19144
LOT SIZE	±1.32 acres or ±57,499 square feet
IMPROVEMENTS	10,332 Square Foot Medical Clinic
YEAR BUILT	2025
PARKING	Ample parking available onsite
LESSEE	ArchWell Health, LLC
GUARANTOR	Fortune 10 Company <i>(Please contact broker for additional details)</i>
LEASE TERM	10 Years and 5 Months
LEASE COMMENCEMENT	October 28, 2024
RENT COMMENCEMENT	March 27, 2025
LEASE EXPIRATION	March 31, 2035
RENEWAL OPTIONS	Two (2), Five-Year Options
RENTAL INCREASES	10% Every Five Years
LEASE TYPE	Net with tenant responsible for all insurance, taxes, and maintenance, excluding the roof and structure.
LANDLORD MAINTENANCE	Landlord is responsible for the maintenance, repair and replacement of the exterior, roof, and structural portions of the building and premises.
TENANT MAINTENANCE	Tenant is responsible for the maintenance of the interior and non-structural portions of the building. Tenant is also responsible for maintaining the landscaping.
FINANCING	The property will be delivered free and clear of permanent financing.

\$3,674,000

6.75% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$247,968	6.75%
Years 6–10		\$272,765	7.42%
Years 11–15	(Option 1)	\$300,041	8.17%
Years 16–20	(Option 2)	\$330,004	8.98%



ArchWell Health



Senior-Focused Primary Care Provider

70 Locations Across 13 States
and Growing

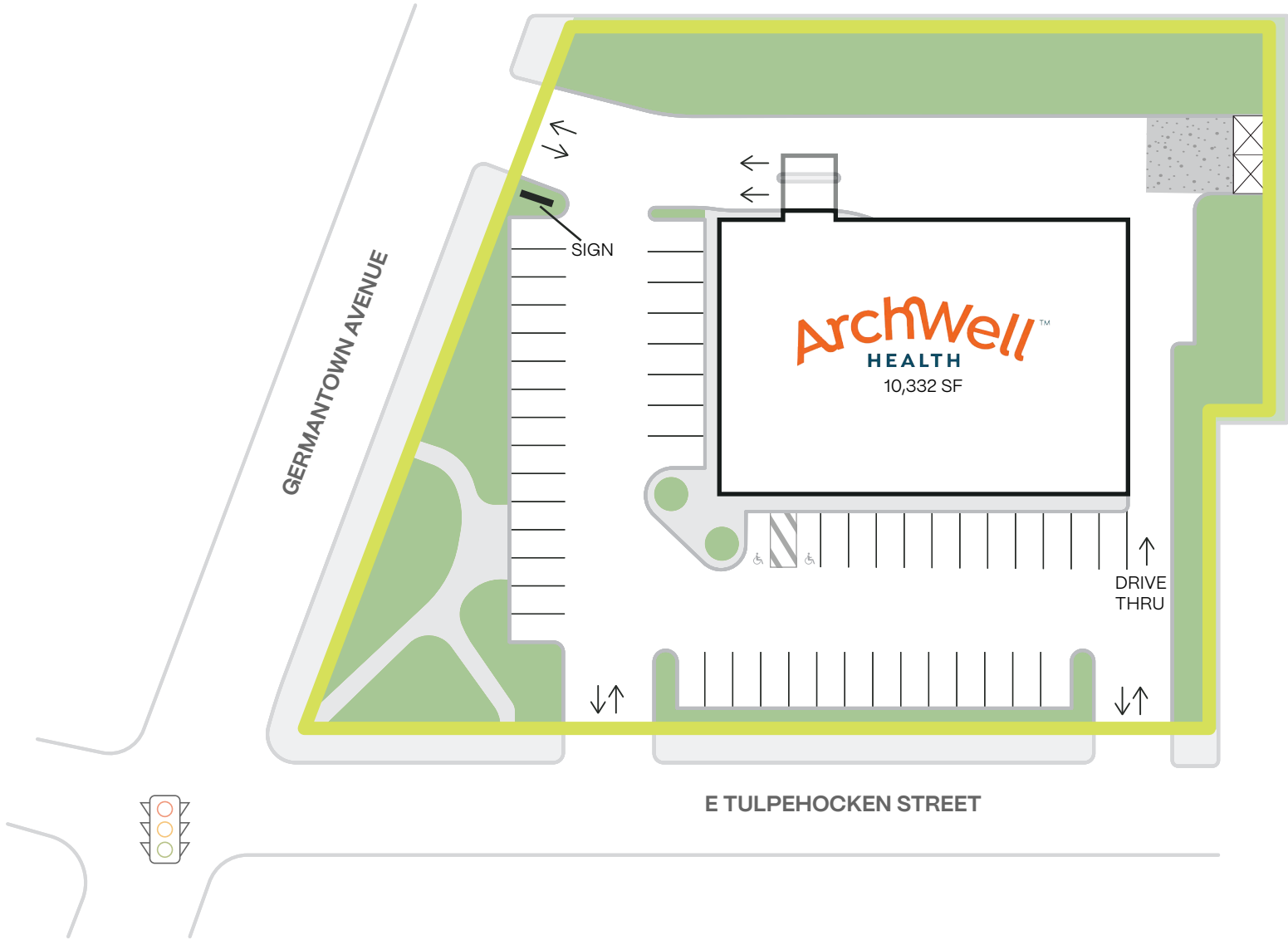
ArchWell Health is a senior-focused primary care provider offering an affordable, whole-health approach to wellness. Its providers develop personalized care plans aimed at keeping patients healthy and active through routine wellness visits and community-based activities such as chair yoga, nutrition classes, and crafts. Membership includes on-site testing and health screenings, 24-hour phone support, same-day and telehealth appointments, transportation assistance, and access to a dedicated, comprehensive care team.

The organization's ValYou Care membership model delivers personalized, high-quality, value-based care with a strong emphasis on prevention and overall wellness. Patients benefit from longer appointment windows and can see their primary care provider as often as needed. ArchWell Health's locations offer a broad range of in-house services, allowing patients to address most health needs in one place—including primary care, cardiology telehealth, preventive screenings, nutrition education, lab work, vaccinations, care management, and social work support.

ArchWell Health opened its first center in August 2021 and has since expanded rapidly to over 70 locations across 13 states, with additional centers opening regularly.

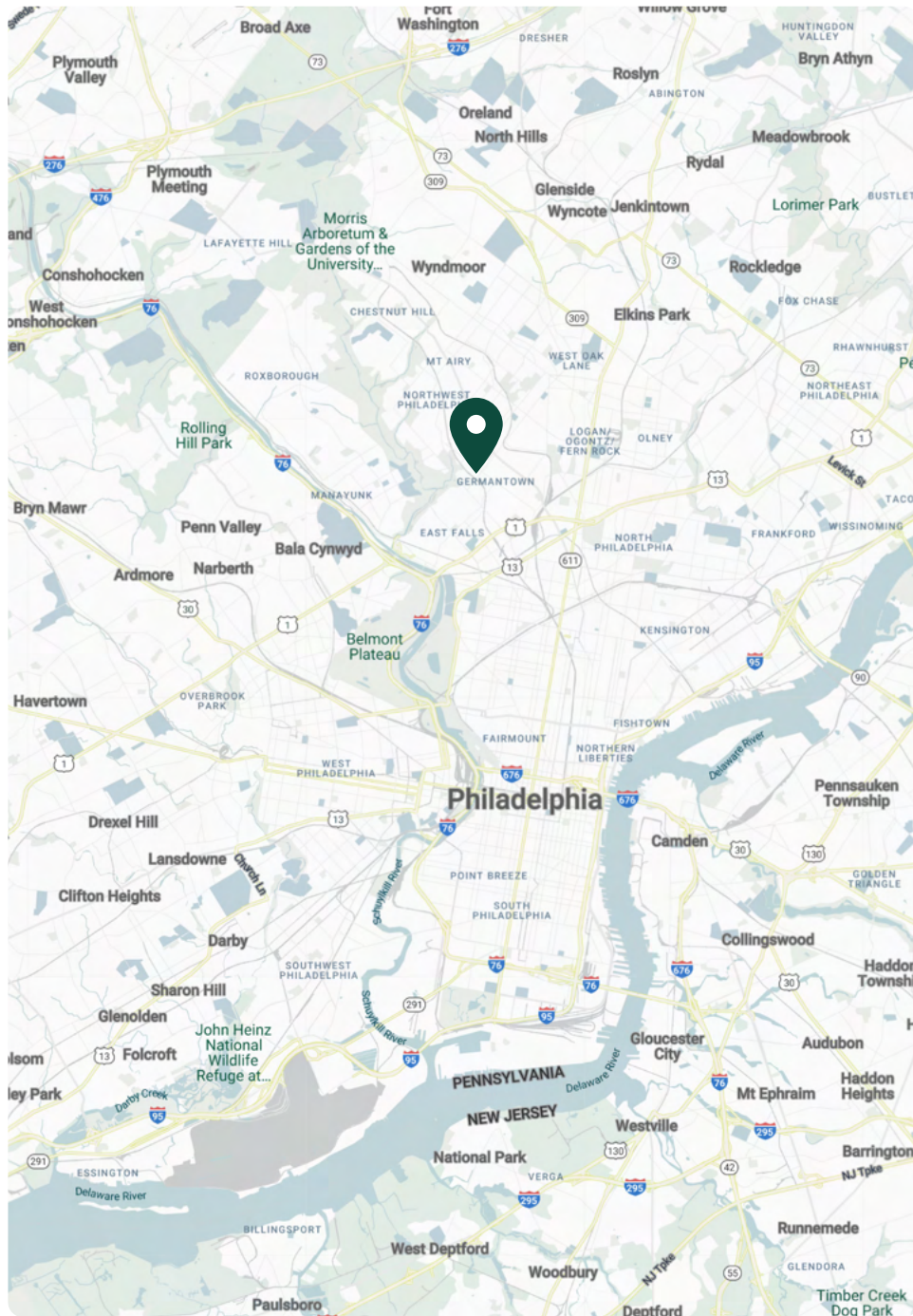
The lease is guaranteed by a Fortune 10 company. Please contact the broker for more information.











As one of the oldest and most historically significant cities in the nation, Philadelphia is a major financial and legal center and has also emerged as a national hub for biotechnology, with particular prominence in cell and gene therapy. This growth has been fueled by a strong ecosystem of research-driven academic institutions, including the University of Pennsylvania, Drexel University, and Temple University. Philadelphia's strategic location, diversified economy, expanding innovation sector, and superior infrastructure position it as one of the most resilient and dynamic metropolitan areas in the United States.

The city also draws millions of domestic and international tourists annually, thanks to its deep historical roots—being the birthplace of American democracy—and its wealth of cultural and entertainment attractions. Philadelphia is home to five major professional sports franchises (Eagles, Phillies, 76ers, Flyers, and Union), each with a deeply loyal fan base and strong regional support.

Philadelphia's infrastructure supports its continued prominence as a major East Coast economic hub. Philadelphia International Airport (PHL) is one of the busiest in the country, serving over 28 million passengers annually with flights to 125 nonstop domestic and international destinations. The city also houses PhilaPort, one of the fastest-growing ports in the U.S., with an annual throughput of 7.4 million metric tons. The metro is bisected by Interstate 95, the primary north–south artery along the East Coast, offering direct highway access from Maine to Florida. Additionally, the Southeastern Pennsylvania Transportation Authority (SEPTA) operates one of the largest and most comprehensive regional public transit systems in the nation.



The subject property is prominently positioned along Germantown Avenue, offering excellent access, visibility, and three points of ingress/egress with ample on-site parking. Located in the historic Germantown neighborhood of Northwest Philadelphia, the site benefits from its placement on a major commercial corridor with strong daily traffic and consistent local demand drivers. The property is approximately two miles from U.S. Route 1/Roosevelt Boulevard (100,211 AADT), a key regional artery that connects to Interstate 76 just west of the site and runs northeast toward New York City, providing convenient access to the broader Philadelphia metro and beyond.

The area includes multiple healthcare facilities, making it well suited for medical, wellness, or service-oriented tenancy. Nearby providers include Roxborough Memorial Hospital, Einstein Medical Center, St. Christopher's Hospital for Children, and numerous specialty clinics and urgent care centers. The area is also home to a high concentration of senior living and assisted care facilities, such as Presser Senior Apartments, Wesley Enhanced Living at Stapeley, Inglis Gardens at Germantown, Corinthian Square Senior Apartments, Maple Village, Germantown Home, McCallum Assisted Life, and Willow Terrace, among others—creating a steady stream of healthcare demand.

The property also benefits from proximity to several well-established institutions of higher learning, including La Salle University, Thomas Jefferson University's East Falls Campus, Arcadia University, and Drexel University College of Medicine, all within 4.5 miles, contributing to a vibrant and educated local population.

688,694



2024 Total Population

\$350,787



Average Home Value

\$89,923



Average Household Income

📍 6201 Germantown Ave, Philadelphia, PA 19144



Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	37,994	299,254	688,694
2029 Total Population	37,992	296,587	685,536
% of Population 55+	32.80%	30.50%	28.20%
Average Household Income			
2024	\$81,798	\$87,745	\$89,923
2029	\$94,839	\$103,811	\$105,867
Average Home Value			
2024	\$350,787	\$322,189	\$343,638
2029	\$417,575	\$394,395	\$415,009

Major Employers in Philadelphia

- Albert Einstein Medical
- Children’s Hospital of Philadelphia
- City of Philadelphia
- Comcast Corporation
- School District of Philadelphia
- SEPTA (Southeastern Pennsylvania Transit Authority)
- Temple University
- Thomas Jefferson University Hospitals
- University of Pennsylvania
- Hospital of the University of Pennsylvania



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