



The Premier Broker  
For Senior Housing &  
Healthcare Facilities

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

COMING SOON

BUILD  
TO SUIT



FOR  
LEASE  
OR JOINT  
VENTURE

CLASS "A" BUILDING • RENDERING • BUILD TO SUIT

## ASSISTED LIVING FACILITY & MEMORY CARE OPPORTUNITY

NEWTOWN SQUARE, PENNSYLVANIA • DELAWARE COUNTY

*SUBURBAN PHILADELPHIA*

100 BEDS  
80 Assisted Living Beds  
20 Memory Care Beds

Great Suburban  
Philadelphia Location!

- 30 Minutes to Center City
- 25 Minutes to Wilmington, DE
- 25 Minutes to Philadelphia International Airport

*Affluent Local Demographic*

800.866.5876

*PrestigeGroupSeniorHousing.com*

**JOE SHALLOW**, Vice President

JShallow@PrestigeGroup.com / 610.701.1133 cell / 610.902.3900 X123



## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

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## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present This Exclusive Offering*

**BUILD  
To SUIT**

**COMING SOON**

**100 BED FACILITY**

**80 ASSISTED LIVING • 20 MEMORY CARE**

**7 Campus Boulevard, Newtown Square, PA • Delaware County**

***“SUBURBAN PHILADELPHIA”***

**FOR  
LEASE  
OR JOINT  
VENTURE**

**Prestige Group** is proud to exclusively offer a 100 bed assisted living and memory care opportunity.

Currently configured as a Class A office building, the proposed expansion plans are for a 100 bed facility with 80 new assisted living beds and 20 memory care beds.

The property is zoned for senior housing, with redevelopment to start shortly.

The property is situated in Newtown Square, Delaware County, Pennsylvania, an affluent suburb of Philadelphia. It has a highly educated population and a stable environment. The surrounding townships also have affluent populations. Newtown Square is an Ideal setting for this first class assisted living facility.

The property is easily accessible to Center City Philadelphia, (30 minutes), Wilmington Delaware, (25 minutes), and Philadelphia International Airport (25 minutes).

There is generous on-site parking.

This offering is an outstanding opportunity for a new assisted living/memory care facility in a sought after, highly stable community.

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This information is believed accurate though subject to errors, omissions and changes without notice.

## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### FLOOR PLANS: PROPOSED PLAN

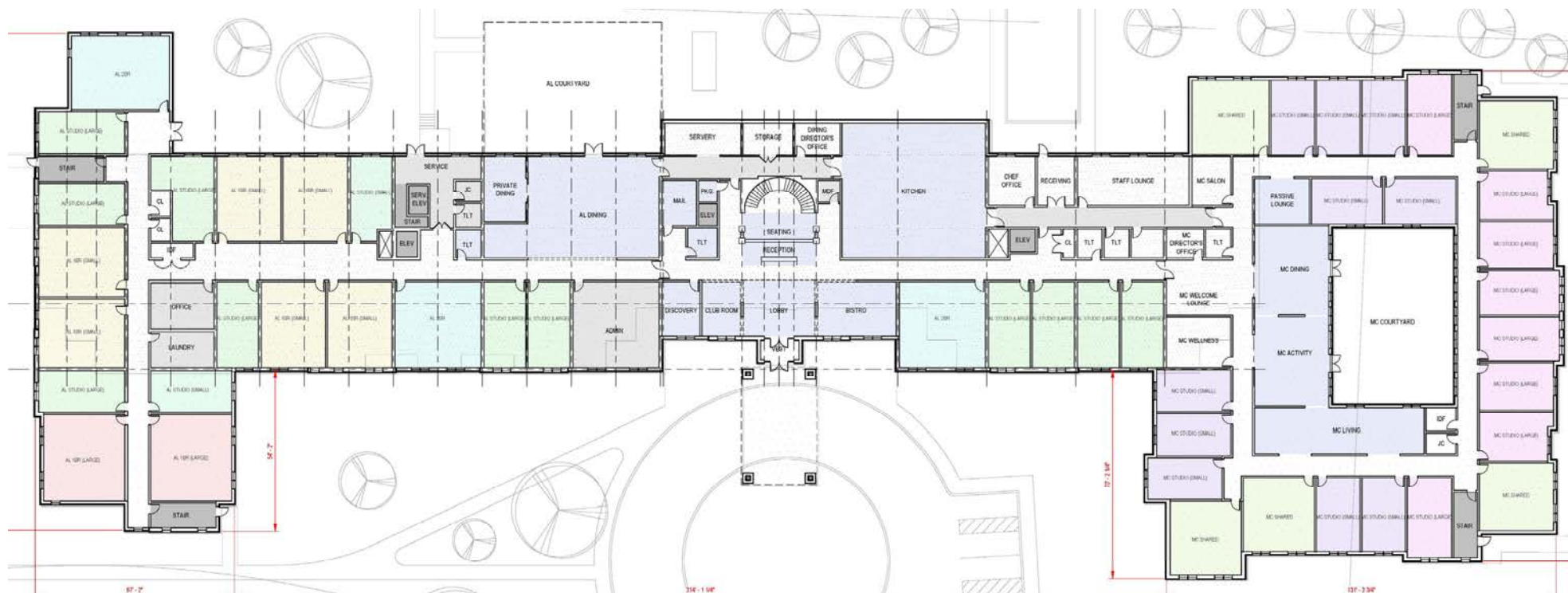
## 1ST FLOOR BLOCK PLAN

## UNIT LEGEND

AL 1BR (LARGE)
  AL SHARED
  AMENITY
  MC STUDIO (SMALL)

AL 1BR (SMALL)
  AL STUDIO (LARGE)
  MC SHARED
  SUPPORT

AL 2BR
  AL STUDIO (SMALL)
  MC STUDIO (LARGE)





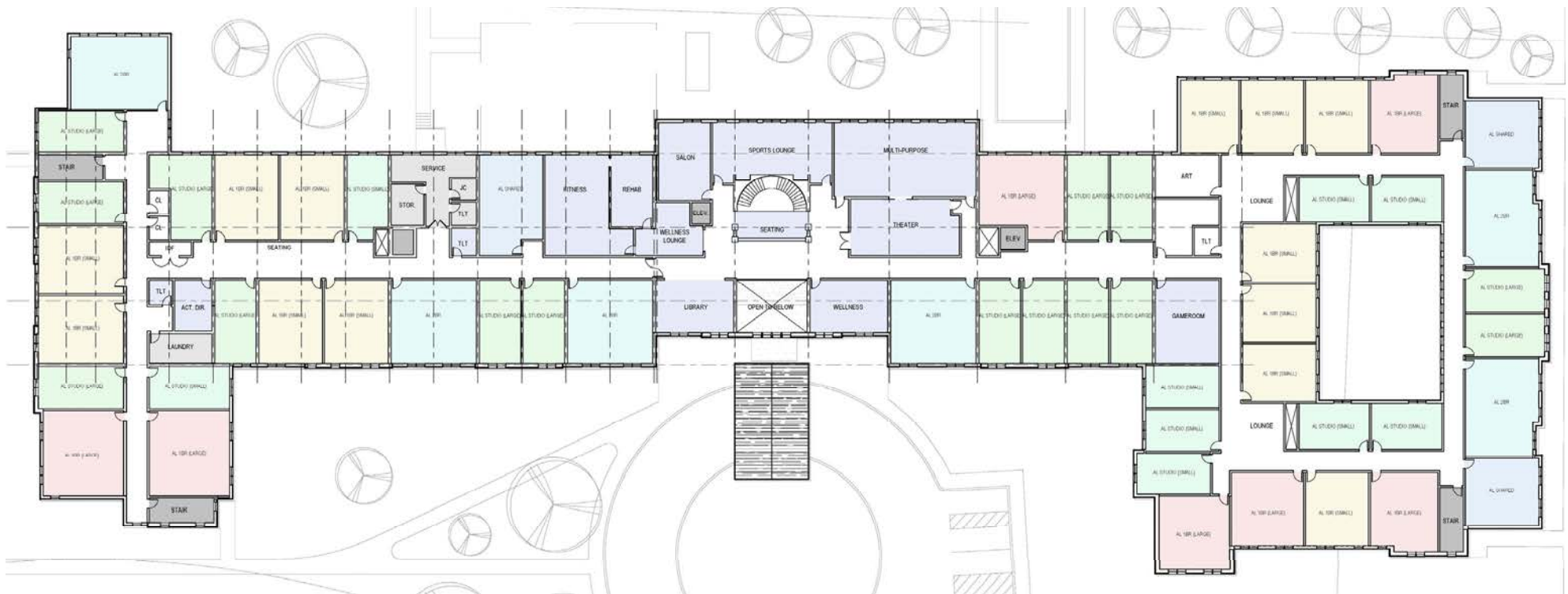
## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### FLOOR PLANS: PROPOSED PLAN

#### 2ND FLOOR BLOCK PLAN

##### UNIT LEGEND

AL 1BR (LARGE)	AL SHARED	AMENITY	MC STUDIO (SMALL)
AL 1BR (SMALL)	AL STUDIO (LARGE)	MC SHARED	SUPPORT
AL 2BR	AL STUDIO (SMALL)	MC STUDIO (LARGE)	



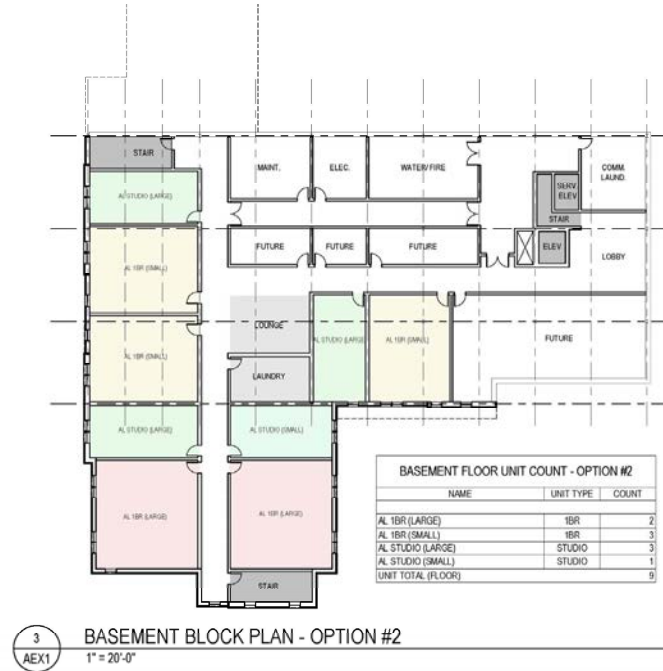
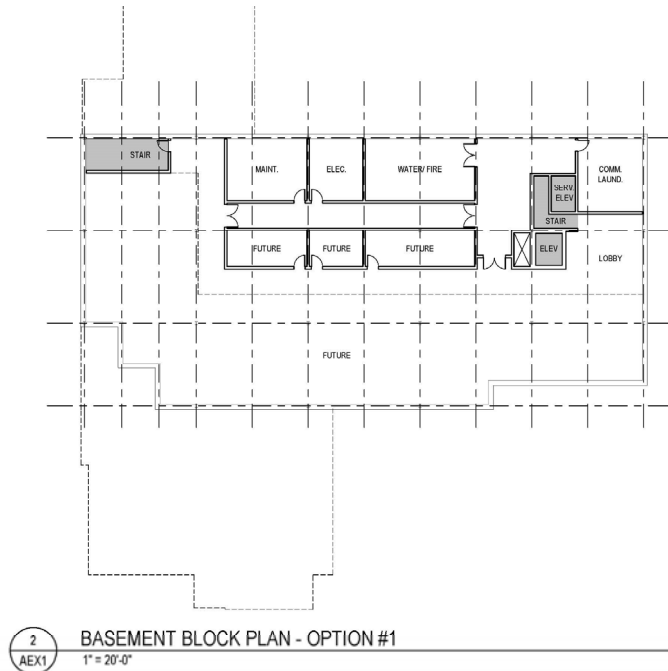
## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### FLOOR PLANS: PROPOSED PLAN

#### BASEMENT BLOCK PLAN

##### UNIT LEGEND

AL 1BR (LARGE)	AL SHARED	AMENITY	MC STUDIO (SMALL)
AL 1BR (SMALL)	AL STUDIO (LARGE)	MC SHARED	SUPPORT
AL 2BR	AL STUDIO (SMALL)	MC STUDIO (LARGE)	



## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### PROPOSED BUILDING: PERSPECTIVE RENDERINGS



3D View 1



3D View 2

## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### PROPOSED BUILDING ELEVATIONS





## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY AERIAL VIEW

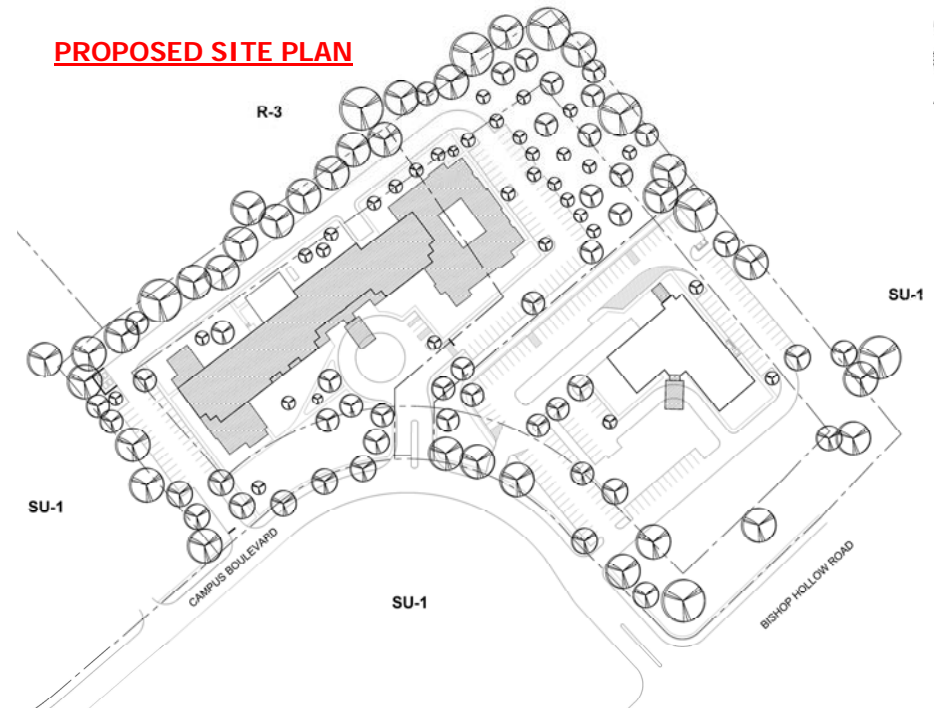


## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY PROPOSED & EXISTING SITE PLANS

**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**





## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY DEMOGRAPHICS — NEWTOWN SQUARE, PENNSYLVANIA

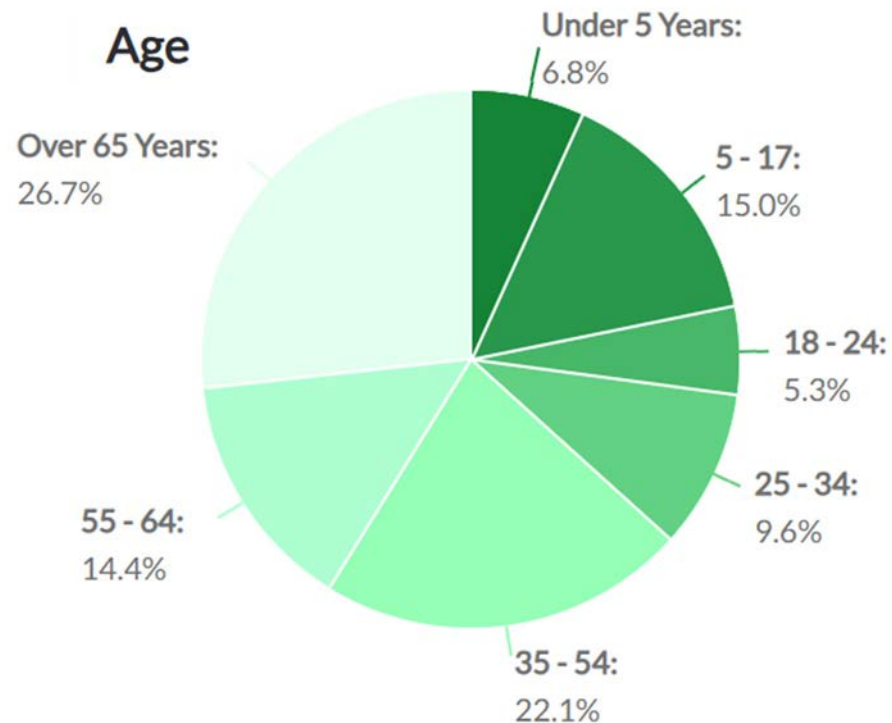


### NEWTOWN SQUARE

Total Population

**23,749**

### Age



Sources: Wikipedia, DATA USA, Census.gov, SeniorCare.com

## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY DEMOGRAPHICS — NEWTOWN SQUARE, PENNSYLVANIA

### EDUCATIONAL ATTAINMENT OF ADULTS i

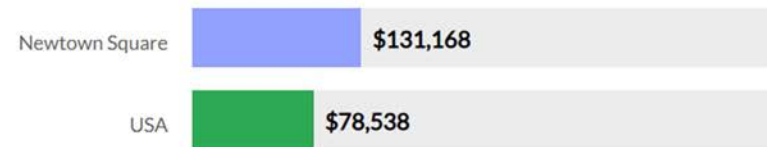


### INCOME i

#### Per capita Income



#### Median household income

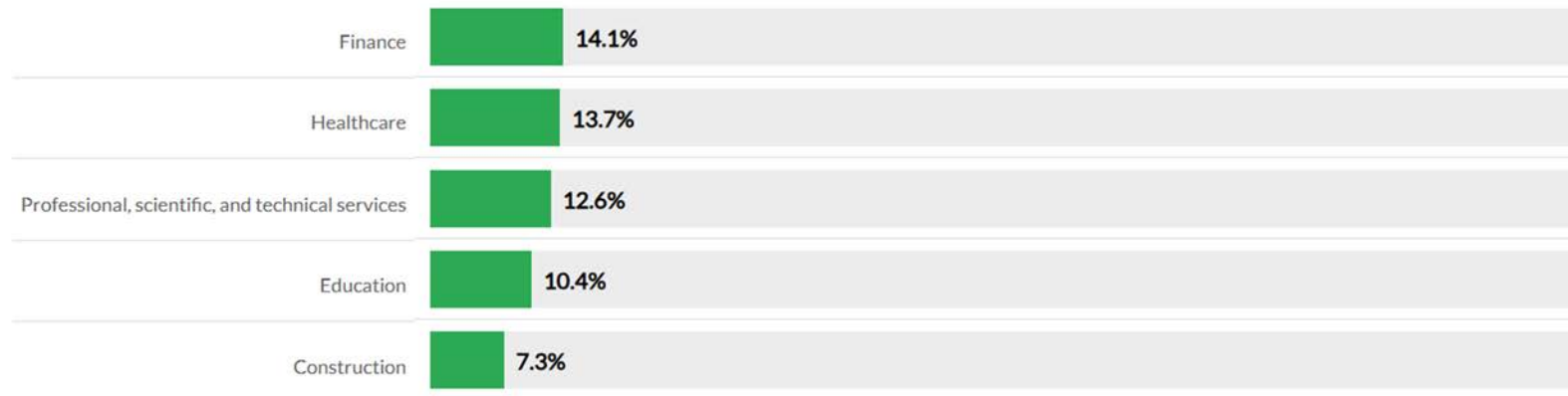


Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com, Neighborhood Scout

## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### DEMOGRAPHICS — NEWTOWN SQUARE, PENNSYLVANIA

#### EMPLOYMENT INDUSTRIES



#### RACE & ETHNIC DIVERSITY



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com, Neighborhood Scout





## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY SENIOR POPULATION STATISTICS

	1-mile radius	3-mile radius	5-mile radius	10-mile radius	MSA	State	National
<b>Population 55+</b>	5515	22883	58726	306786	1771050	4086551	92540210
Population Male 55+	2387	10298	26539	134788	796191	1871158	42664832
Population Female 55+	3128	12585	32187	171998	974859	2215393	49875378
Projected 55+ Growth by 2030					21%	16%	24%
<b>Population 65+</b>	3529	13836	34310	168406	950343	2281720	50783796
Population Male 65+	1341	5767	14714	69935	405525	994823	22518603
Population Female 65+	2188	8069	19596	98471	544818	1286897	28265193
Projected 65+ Growth by 2030					27%	24%	33%
<b>Population 75+</b>	1603	6982	16234	75472	409717	1005030	21241530
Population Male 75+	525	2623	6500	28681	159335	396787	8715589
Population Female 75+	1078	4359	9734	46791	250382	608243	12525941
Projected 75+ Growth by 2030					15%	11%	26%
<b>Population 85+</b>	779	3069	6349	26062	129923	324868	6269017
Population Male 85+	206	1027	2085	8422	43556	109595	2198252
Population Female 85+	573	2042	4264	17640	86367	215273	4070765
Projected 85+ Growth by 2030					-6%	-1%	11%

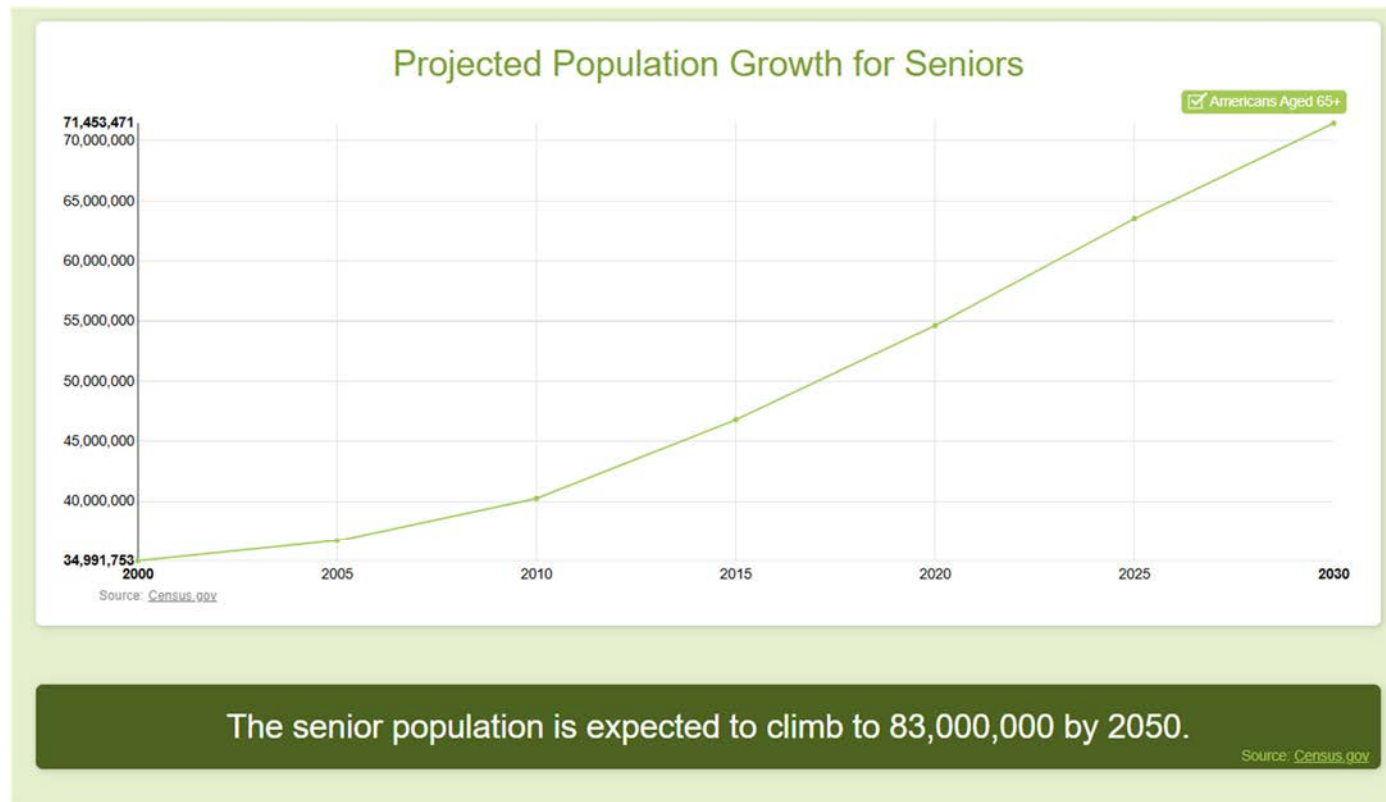
Sources; Wikipedia, , DATA USA, Census.gov

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## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

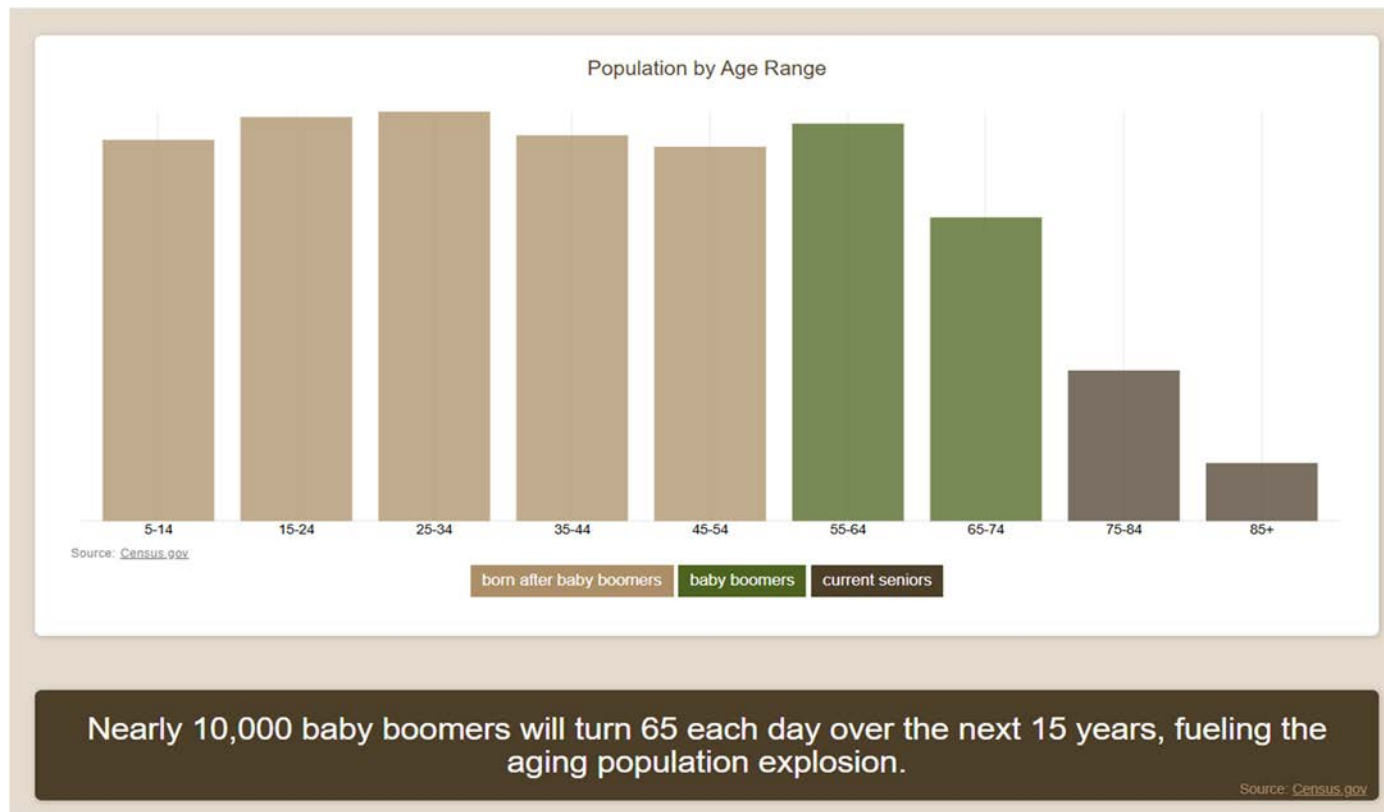
### U.S. SENIOR POPULATION STATISTICS



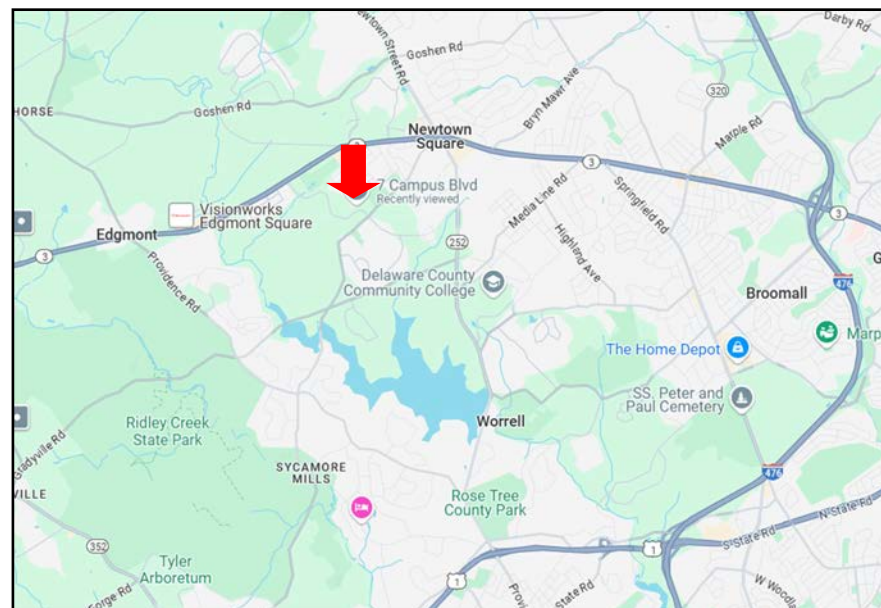
Sources; Wikipedia, , DATA USA, Census.gov

## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY

### U.S. SENIOR POPULATION STATISTICS



Sources; Wikipedia, , DATA USA, Census.gov





## ASSISTED LIVING & MEMORY CARE FACILITY OPPORTUNITY CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS: 7 CAMPUS BLVD., NEWTOWN SQUARE, PA 19073

- This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.
- The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.
- By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.
- In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.
- Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.
- Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Cell Number*

\_\_\_\_\_  
*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Fax Number*

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