

Flexible Behavioral Health Campus in a Prime Regional Location

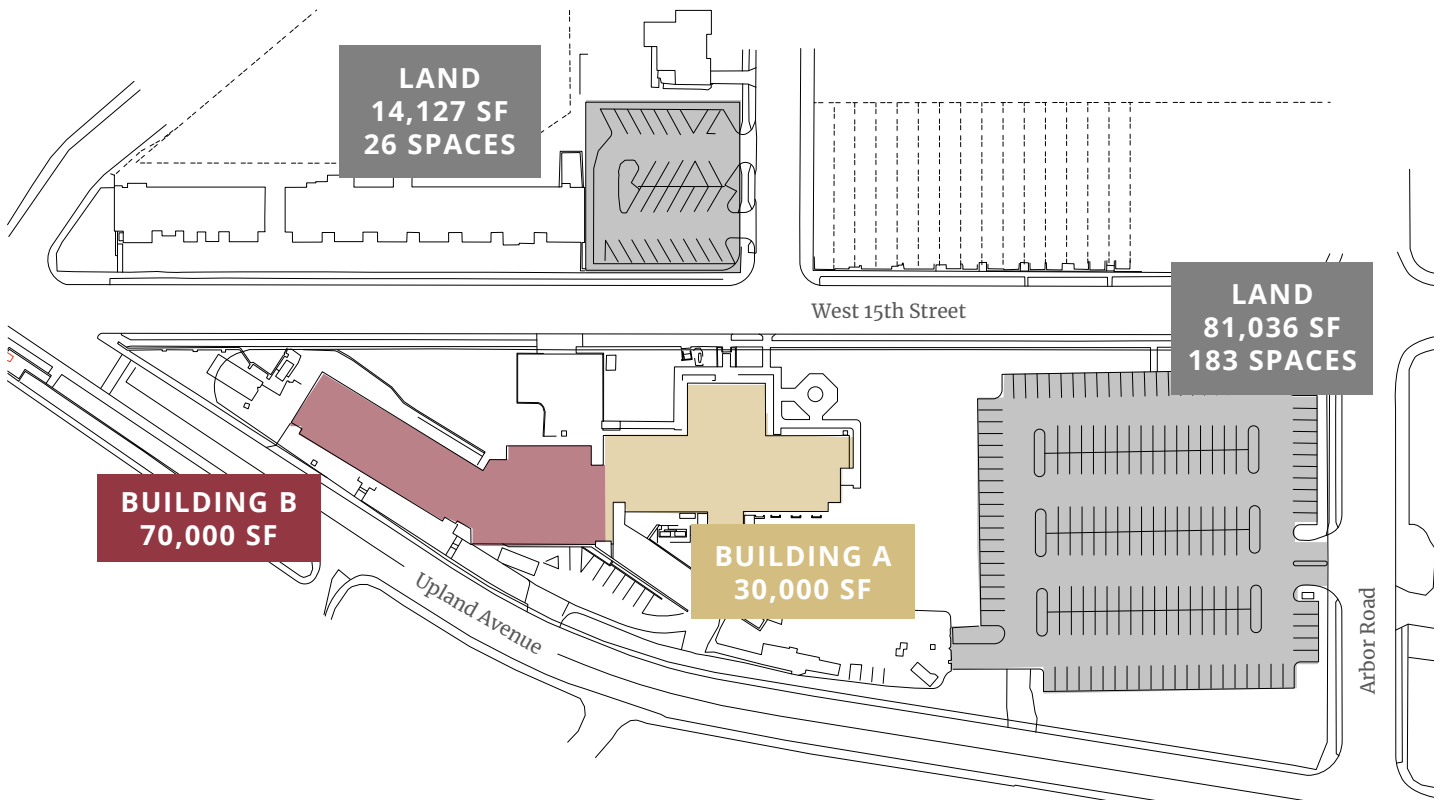
Previously an inpatient psychiatric hospital, the North Campus of Crozer Chester Medical Center (CCMC) offers more than 100,000 SF of flexible medical and behavioral-health space ready for redevelopment.



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Redevelopment Overview





The North Campus of Crozer Chester Medical Center presents a unique opportunity to reimagine a purpose-built healthcare environment in the heart of Delaware County.

As part of the broader redevelopment vision for Crozer Chester Medical Center, the North Campus is positioned to support the county's growing need for behavioral health programs. Delaware County's population of more than 578,000 residents and its annual healthcare expenditures exceeding \$1.8 billion underscore the strong demand for accessible, community-based medical services.

- Two primary buildings totaling approximately 100,782 SF across administrative, clinical, and former inpatient behavioral health spaces
- Exceptional access to major transportation corridors including **I-95, I-476, Route 13, Route 322, Route 1,** and the **Commodore Barry Bridge**
- Close proximity to **Philadelphia, Wilmington,** and regional hubs such as **Widener University, Swarthmore College, Subaru Park** and **Philadelphia International Airport**



Key Locations

-  Philadelphia Int'l Airport
6.4 mi | 11 mins
-  Commodore Barry Bridge
7.3 mi | 15 mins
-  Wilmington, Delaware
14.4 mi | 20 mins
-  Center City Philadelphia
18.4 mi | 29 mins


Major Roadways

-  1 mi | 1 mins
-  2 mi | 8 mins
-  3 mi | 10 mins
-  5.6 mi | 13 mins
-  15 mi | 20 mins



Notable Neighbors



Widener University
0.4 mi | 2 mins



Subaru Park
3.0 mi | 8 mins


Swarthmore College
3.5 mi | 8 mins


Springfield Mall
4.5 mi | 10 mins

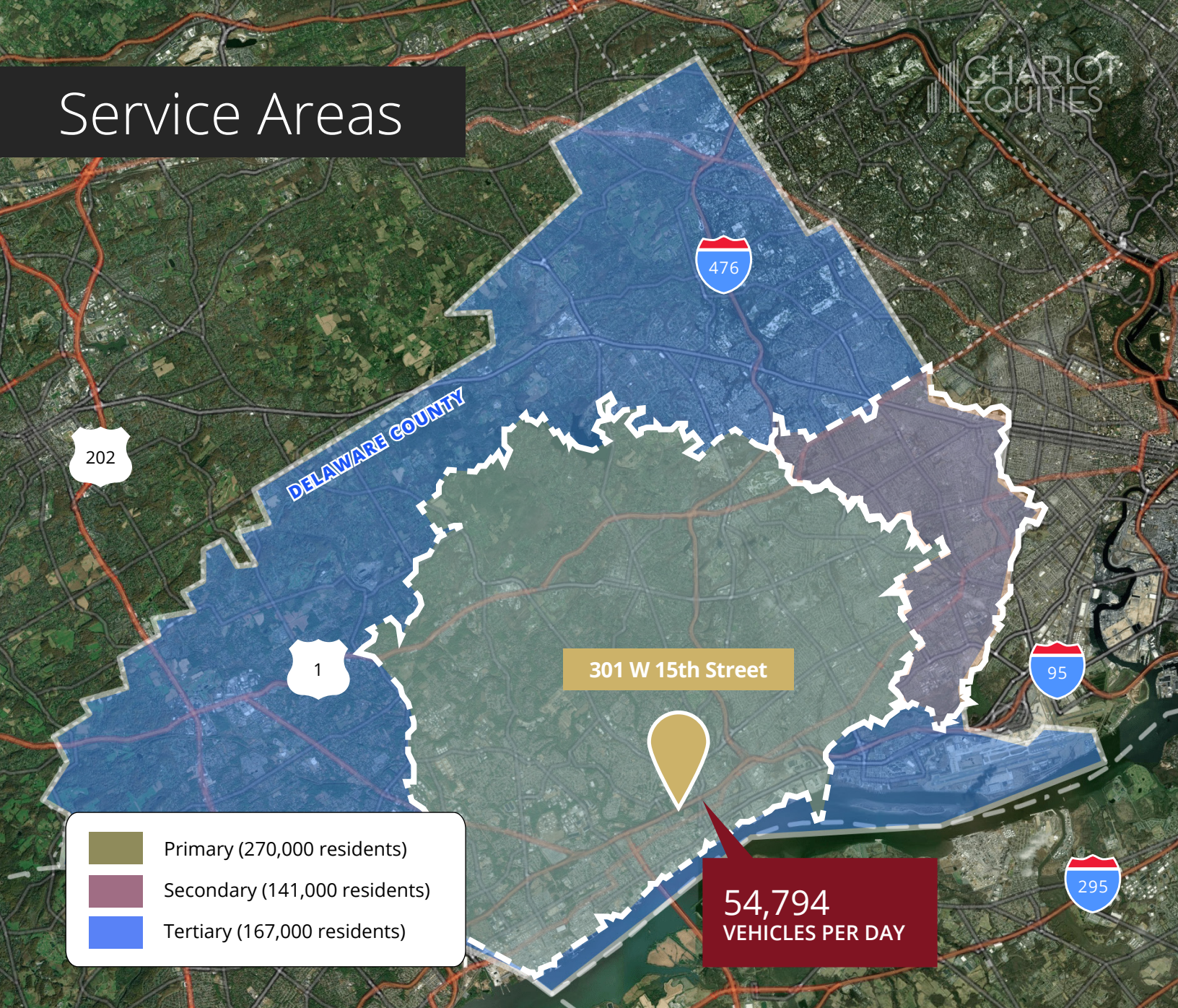

PA Institute of Technology
4.7 mi | 12 mins


Riddle Hospital
Main Line Health
6.4 mi | 14 mins


PennState Brandywine
7.4 mi | 16 mins


CHOP Specialty Care - Brandywine
10.5 mi | 17 mins

Service Areas



PAYER MIX

51%
Commercial Insurance

25%
Medicaid

25%
Medicare

4%
Uninsured

DELAWARE COUNTY DEMOGRAPHIC SUMMARY

Total Population	578,001
Households	217,762
Average Household Income	\$130,114
Median Age	40.3
% Associates Degree or Higher	52.3%
Daytime Population	526,299
Employees	242,951

DELAWARE COUNTY ANNUAL MEDICAL EXPENDITURES

Medical Care	\$668,575,334
Health Insurance	\$1,205,845,074
Total Healthcare Annual Expenditures	\$1,874,420,408



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