

FedEx

461 W GERMANTOWN PIKE | PLYMOUTH MEETING, PA



FedEx Office



ACROSS FROM PLYMOUTH MEETING MALL | 30+ YR OPERATING HISTORY | TOP 15% FEDEX IN PA

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

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Residential
Place One Apartment Homes
329 Apartment Units

Residential
Plymouth Hill Condominiums
344 Condo Units

Office
Plymouth Meeting Executive Campus
360K+ SF of office space



SPRINGHILL SUITES®
BY MARRIOTT
199 Rooms

WELLS FARGO
Total Deposits:
\$111,111,111

extended STAY AMERICA®
129 Rooms

DUNKIN'®
Placer.ai Ranking:
Top 25% in the Nation
377K+ annual visits



W Germantown Pike (40,208 VPD)

Plymouth Meeting Mall
5.8 Million annual visitors

CAVA Top 43% Nationally	MILLER'S ALE HOUSE Top 3% Nationally	SHAKE SHACK Top 16% Nationally	honeygrow Top 40% Nationally
WHOLE FOODS MARKET Top 26% Nationally	華信 P.F. CHANG'S Top 22% Nationally	AMC Top 40% Nationally	
Michaels	DICK'S	Boscov's	california pizza kitchen

STARBUCKS®
verizon

2 MILES AWAY



Plymouth Whitemarsh High School
1,500+ Total Enrolled Students

2 MILES AWAY



Colonial Elementary School
800+ Total Enrolled Students

Metroplex Mall
3.1 Milion annual visitors



Plymouth Meeting Mall
5.8 Milion annual visitors



Residential
Parc at Plymouth Meeting
398 Apartment Units

Residential
The Pinnacle
Assisted Living Community

I-476 (63,635 VPD)

I-276 (105,288 VPD)

W Germantown Pike (40,208 VPD)

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extended STAY AMERICA
129 Rooms

SPRINGHILL SUITES
BY MARRIOTT
199 Rooms





\$3,823,448
LIST PRICE



7.25%
CAP RATE



\$277,200
NET OPERATING INCOME

461 W GERMANTOWN PIKE, PLYMOUTH MEETING, PA

PROPERTY OVERVIEW

Gross Leasable Area	5,040 SF
Lot Size	0.41 Acres
Year Built	1969
Parking Spaces	7
Zoning	LC

LEASE OVERVIEW

Tenant	FedEx Office
Guarantor	Corporate
Lease Type	NN
Lease Commencement	11/1/1991
Lease Expiration	4/30/2030
Base Term	5.5 Years
Term Remaining	5.2 Years
Taxes	Tenant
Insurance	Tenant
CAM	Tenant
Roof* & Structure	Landlord
Parking Lot	Tenant
HVAC	Tenant
Utilities	Tenant

* Roof installed in 2008 with a 20-Year Warranty

RENT SCHEDULE

YEARS	Start	End	Annual	Monthly	PSF
Years 34-38 (Current)	5/1/2025	4/30/2030	\$277,200	\$23,100	\$55.00



FINANCING INFORMATION:

CONTACT:

STEPHEN FILIPPO

MANAGING DIRECTOR

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License No. 10401269437 (NY)

DETAILS:

LTV	60-65%
Amortization	30 Years
Interest Rate	6.50% - 6.75%

INVESTMENT HIGHLIGHTS

FEDEX // PLYMOUTH MEETING, PA



INVESTMENT GRADE TENANT | PUBLICLY TRADED COMPANY (NYSE: FDX)

- FedEx has a BBB Investment Grade rating from Standard & Poor's

CORPORATE GUARANTEE | 50+ YEARS OF EXPERIENCE & SUSTAINABILITY | PROVEN BUSINESS MODEL

- 87B in Annual Revenue (2024) | 220 Countries Served | 500,000+ Employees

STRONG ROOTS IN THE SUBMARKET | OPERATING HISTORY OF 30+ YEARS

- Providing reliable service / access to printing & shipping solutions to the Plymouth Meeting area

OPTIMAL SUBMARKET POSITIONING | "LOCATION – LOCATION – LOCATION"

- Across the street from the revitalized Plymouth Meeting Mall, more dynamic shopping experience (Whole Foods, Dick's, Michael's, Burlington)

PLYMOUTH MEETING MALL | DIRECTLY ACROSS THE STREET | PIONEER IN THE "RETAIL-TAINMENT" FORMAT

- Located at the access of ingress/egress of Plymouth Meeting Mall
- 948,000 SF of Anchors, Junior Anchors, and Inline Retailers & Restaurants
- Dave & Busters, AMC, Edge Fitness, Legoland Discovery Center
- PF Chang's, Redstone, Shakeshack, Honeygrow

TENANT PERFORMANCE | PLACER AI (ANNUAL VISITS)

- Top 10% Locally (3/19) | Top 15% in Pennsylvania (15/96) | Top 25% Nationally (666/2,781)

IDEAL SHIPPING ACCESS | LOCATED NEAR THE PA TURNPIKE I-276 (176K AADT), BLUE ROUTE I-476 (80K AADT), AND THE NE EXTENSION I-476 (67K AADT)

- Located at the entrance to the Blue Route & Turnpike
- Over 90 Million cars passing through these highways on an annual basis

STRATEGICALLY LOCATED ALONG GERMANTOWN PIKE (36K VPD)

- Great access & visibility across the street from the main entrance to the Plymouth Meeting Mall

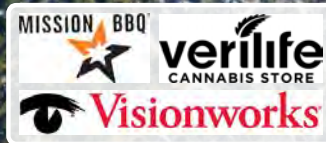
IDEAL DEMOGRAPHICS | MATURE GROWTH MARKET (1-3-5-MILE RADIUS)

- AHHI in the \$125K to \$145K range
- Population growth in the 2-4% range
- 80,000 to 190,000 people within the submarket

PLACE ONE APARTMENT HOMES
329 UNITS (1,2,3 BEDS)

PLYMOUTH HILL CONDOMINIUMS
344 UNITS (2 BED CONDOS)

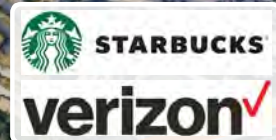
PLYMOUTH MEETING EXECUTIVE CAMPUS
360K+ SF OF OFFICE SPACE



Colonial
SCHOOL DISTRICT
PLYMOUTH ELEMENTARY
540+ STUDENTS ENROLLED



PLYMOUTH RIDGE CORPORATE CENTER
245K+ SF OF OFFICE SPACE



PARC AT PLYMOUTH MEETING
398 UNITS (1 & 2 BEDS)



PA TURNPIKE MID-COUNTY TOLL PLAZA

THE PINNACLE
ASSISTED LIVING

2 MILES AWAY
Colonial
SCHOOL DISTRICT
COLONIAL ELEMENTARY SCHOOL
800+ STUDENTS ENROLLED



2 MILES AWAY
PW
Colonials
PLYMOUTH WHITEMARSH HIGH SCHOOL
1,500+ STUDENTS ENROLLED

W Germantown Pike (40,208 VPD)

I-276 (105,288 VPD)

I-476 (63,635 VPD)

TENANT PROFILE

FEDEX // PLYMOUTH MEETING, PA



TENANT OVERVIEW

Founded	1971
Locations	2,200
Type	NYSE: FDX
Credit Rating	BBB (S&P)
Headquarters	Memphis, TN
Revenue	\$87.7 Billion
Website	fedex.com

FedEx

A global logistics and delivery services company headquartered in Memphis, Tennessee. Founded in 1971 by Fred Smith, it revolutionized the shipping industry by pioneering overnight delivery services. FedEx operates a vast network of air and ground transportation, offering a wide range of services including express shipping, freight, and e-commerce solutions. The company is known for its commitment to reliability and speed, making it a key player in global trade and commerce.

Recently, FedEx has been making headlines for its efforts in sustainability and innovation. The company has committed to achieving carbon-neutral operations by 2040, investing in electric vehicles, and renewable energy initiatives. Additionally, FedEx has been expanding its e-commerce capabilities to support businesses in the digital economy, which has been especially beneficial during the surge in online shopping. These efforts highlight FedEx's dedication to both environmental responsibility and meeting the evolving needs of its customers.

LOCAL COMPETITION

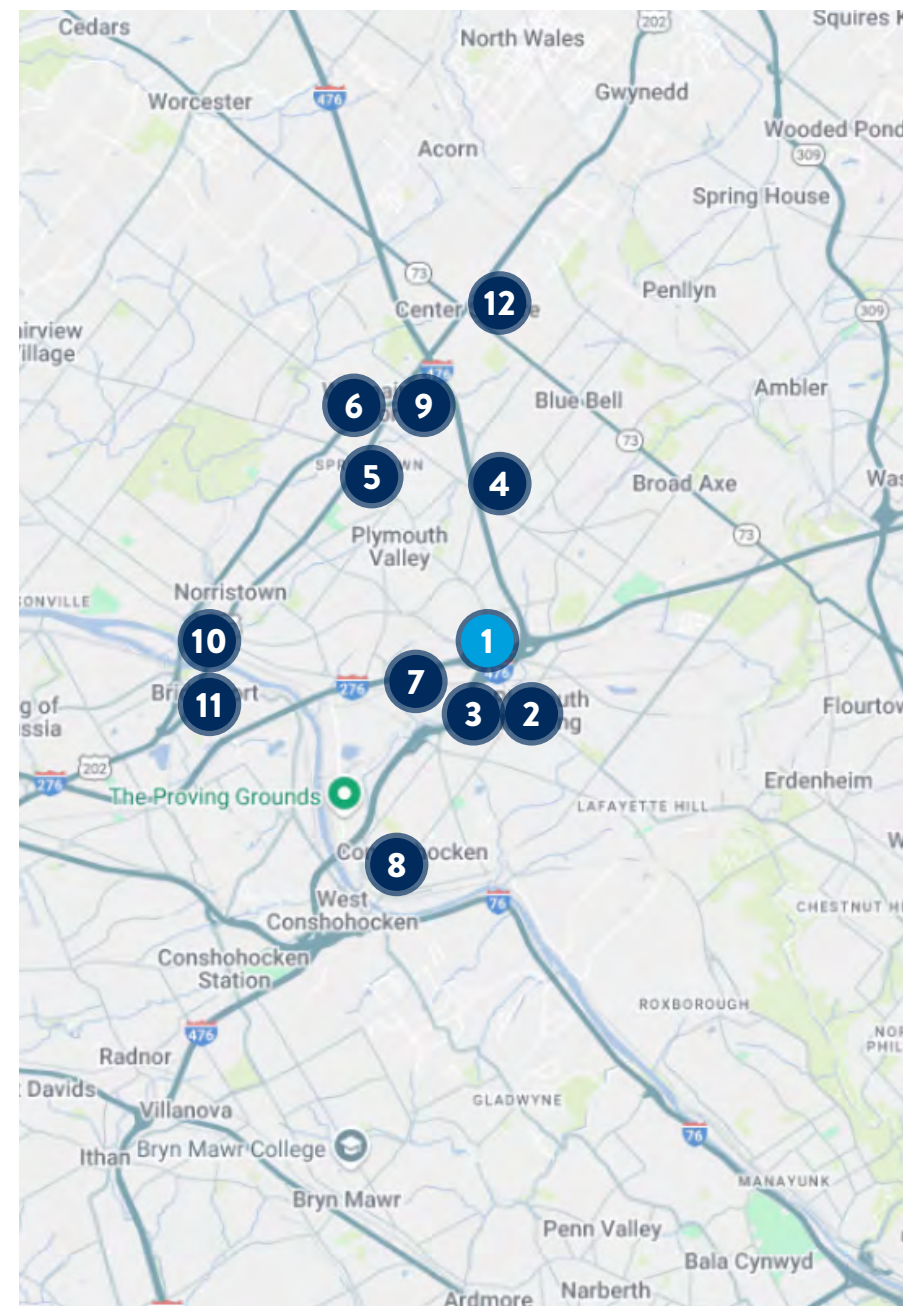
FEDEX // PLYMOUTH MEETING, PA



	TENANT	ADDRESS	PLACER.AI VISITS (ANNUAL)	PLACER.AI RANKING (NATIONAL)	DISTANCE
1	FedEx	461 W Germantown Pike, Plymouth Meeting, PA	56.4K	Top 26%	Subject
2	UNITED STATES POSTAL SERVICE	26 E Germantown Pike, Plymouth Meeting, PA	8.8K	Bottom 32%	1.1 Miles
3	The UPS Store	1950 Butler Pike, Conshohocken, PA	12.6K	Bottom 4%	1.4 Miles
4	UNITED STATES POSTAL SERVICE	651 E Township Line Rd, Blue Bell, PA	50.4K	Top 5%	1.9 Miles
5	UNITED STATES POSTAL SERVICE	34 E Germantown Pike, East Norriton Twp, PA	59.7K	Top 33%	2.3 Miles
6	STAPLES	2832 Dekalb Pike, East Norriton Twp, PA	189.2K	Top 42%	2.7 Miles
7	amazon	1103 Ridge Pike, Conshohocken, PA	N/A	N/A	2.8 Miles
8	UNITED STATES POSTAL SERVICE	425 Fayette St, Conshohocken, PA	16.1K	Top 41%	3 Miles
9	FedEx	3300 Dekalb Pike, Norristown, PA	N/A	N/A	3 Miles
10	UNITED STATES POSTAL SERVICE	28 E Airy St, Norristown, PA	22K	Top 29%	3.4 Miles
11	UNITED STATES POSTAL SERVICE	312 Mill St, Bridgeport, PA	6.5K	Bottom 19%	4.1 Miles
12	The UPS Store	716 Dekalb Pike, Blue Bell, PA	35.5K	Bottom 36%	4.8 Miles



SUBJECT PROPERTY



**FEDEX HAS OPERATED AT
THIS LOCATION FOR
OVER 30 YEARS**

**SITE RANKS IN THE
TOP 25% NATIONALLY &
TOP 15% IN PENNSYLVANIA**

**LOCATED NEAR MAJOR
HIGHWAYS, INCLUDING THE
PA TPKE AND I-476**



Irwins Lane

W Germantown Pike (40,208 VPD)



OPTIMAL SUBMARKET POSITIONING | “LOCATION-LOCATION-LOCATION”

West Germantown Pike, a major retail corridor with high visibility and traffic counts exceeding 40,000 VPD



DEMOGRAPHICS

FEDEX // PLYMOUTH MEETING, PA

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	7,376	79,356	191,876
2029 Population Est.	7,673	81,095	195,216
Population Growth (%)	4.0%	2.2%	1.7%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	3,077	31,800	76,340
2029 Household Est.	3,206	32,494	77,667
Household Growth (%)	4.2%	2.2%	1.7%

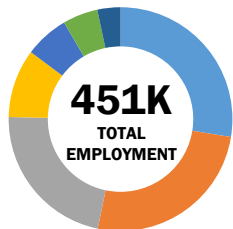
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
Average HH Income	\$146,667	\$126,117	\$125,404
Median HH Income	\$125,860	\$98,971	\$96,865

EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	1,126	6,429	12,937



MARKET PERFORMANCE

MONTGOMERY COUNTY // PLYMOUTH MEETING, PA

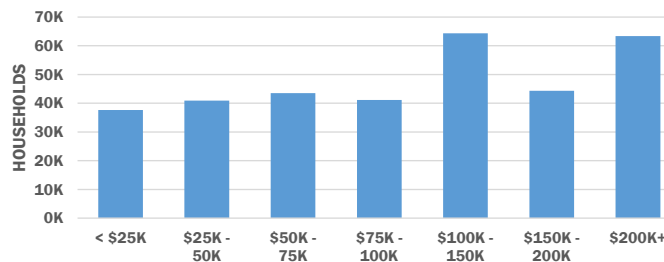


Source: ACS 2021

TOP INDUSTRIES

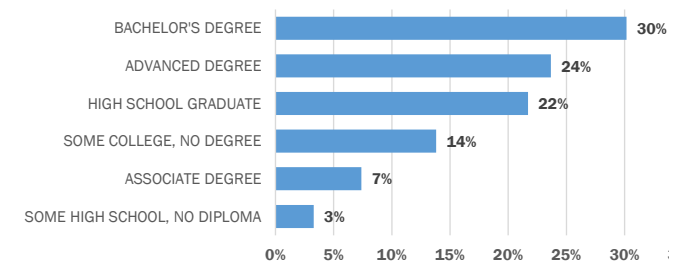
- (28%) TRADE, TRANSPORTATION, & UTILITIES
- (26%) EDUCATION & HEALTHCARE
- (22%) PROFESSIONAL & BUSINESS SERVICES
- (10%) FINANCIAL ACTIVITIES
- (6%) LEISURE & HOSPITALITY
- (5%) CONSTRUCTION
- (3%) GOVERNMENT

HOUSEHOLD INCOME



Source: ACS 2021

EDUCATIONAL ATTAINMENT



Source: ACS 2021

MONTGOMERY COUNTY, PA

QUALITY OF LIFE

Montgomery County is ranked as the **#1 Best County to Live in Pennsylvania** and the **#16 Best County to Live in America**.



EDUCATIONAL OPPORTUNITIES

Strong educational system with nationally-ranked public schools and several top colleges and universities. More than 50% of the County's population 25-years and over attained a Bachelor's or Advanced Degree.



STRONG JOB MARKET

Montgomery County is home to a diverse range of industries, including healthcare, education, and technology with a total civilian workforce of **451K+** employees.



Employment:

MAJOR EMPLOYER

Merck Sharp & Dohme Corp	9,700 Employees
Abington Memorial Hospital	665 Beds
Main Line Hospitals Inc	1,348 Beds
SEI Investments Company	1,983 Employees



Transportation:

ROADWAY

TRAFFIC COUNTS (PA)

Interstate 76	145,000 VPD
Interstate 276	118,000 VPD
Route 202	85,000 VPD
Route 422	70,000 VPD
Route 611	49,000 VPD



Education:

EMPLOYER

STUDENTS

Montgomery County Community College	13,000 ±
Arcadia University	3,500 ±
Penn State Abington	3,300 ±
Eastern University	3,200 ±
Plymouth Whitmarsh High School	1,500 ±





EXCLUSIVE OFFERING

INVESTMENT SALES ADVISORS

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