

399 W UWCHLAN AVE

Downingtown, PA 19335 • Opportunities up to 1.3 Acres



Benefits

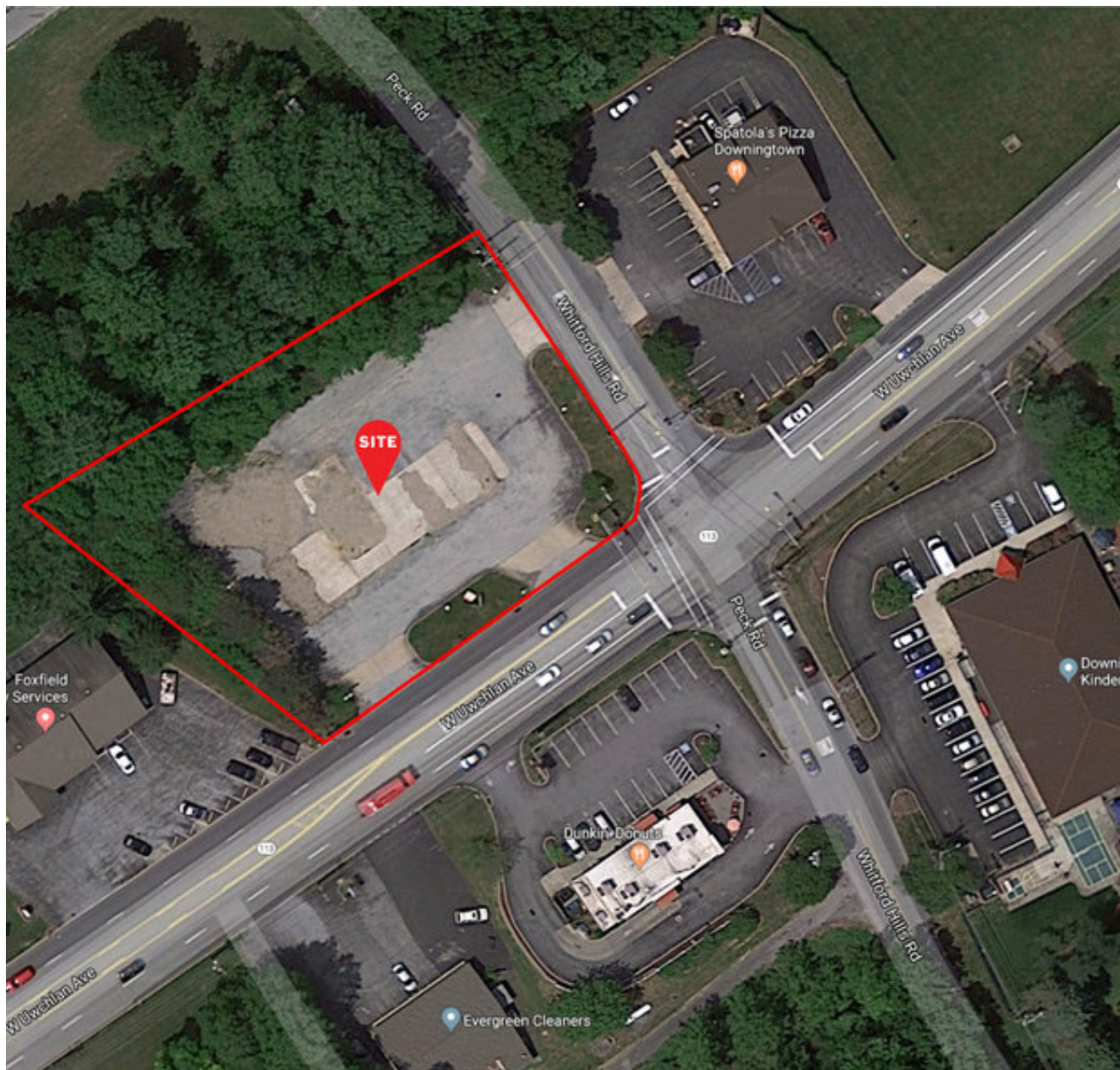


- Signalized Intersection at Corner of Rt. 113 (Uwchlan Ave.) & Peck Rd.
- 1.3 Acres of Land Available for Ground Lease or 3600 SF of Retail & 3600 SF of Office Available for Lease
- Traffic Counts in Excess of 23,000 Cars Per Day
- Average Household Income in excess of \$115,000
- Easy Access to Rt. 100 and Rt. 30 Bypass

More Info

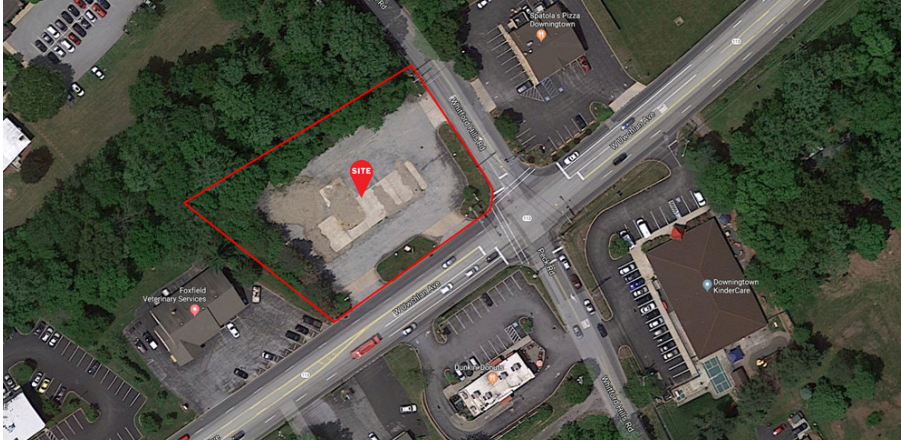


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399 W UWCHLAN AVE: EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

This 1.3 acre property is located at the highly trafficked and visible NW corner of Rt.113/Uwchlan Ave. and Peck Rd. This pad site would present a tremendous opportunity for numerous retail and office uses. Dunkin Donuts, Kinder Care, and Spatola's Pizza flag the other 3 corners of intersection. Property is adjacent to Uwchlan Hills Elementary School.

PROPERTY SUMMARY

Available SF:	1.3 Acres
Lease Rate:	Negotiable
Property Type:	Land
Lot Size:	1.3 Acres
APN #:	33-07-0040.0100
Zoning:	Planned Commercial

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Land	1.3 Acres	Negotiable

PROPERTY HIGHLIGHTS

- Signalized Intersection at Corner of Rt. 113 (Uwchlan Ave.) & Peck Rd.
- Average Household Income in excess of \$115,000
- 1.3 Acres of Land Available for Ground Lease or 3600 SF of Retail & 3600 SF of Office Available for Lease
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Demographics



Population

1 Mile	3 Miles	5 Miles
5,427	40,483	87,842

Daytime Population

1 Mile	3 Miles	5 Miles
1,631	37,757	51,124

Average Household Income

1 Mile	3 Miles	5 Miles
\$118,000	\$106,485	\$114,840

Number of Households

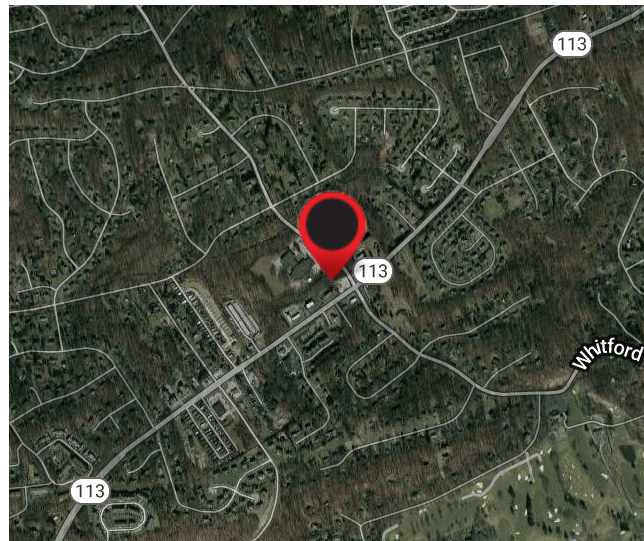
1 Mile	3 Miles	5 Miles
2,010	16,232	33,564



Traffic Counts



Route 113
23,000 CPD



399 W UWCHLAN AVE: SITE PLAN

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