

1391 CREEK ROAD

Glenmoore, PA | 19343





PROPERTY

1391 Creek Rd is located in bucolic Wallace Township, a short drive from the popular Exton area; and nestled along the East Branch Brandywine Creek. The property, more popularly known as Wilson’s and/ or The Marsh Creek Inn, is a mixed-use 14,000 SF 2-story structure, that includes four apartments, and a 7000 SF commercial space, currently laid out as a restaurant.

There are many potential uses/enhancements to both improve and better utilize the indoor and outdoor areas. The parking lot can accommodate 100 cars in its current layout. A pond sits on the south end of the parcel; separating this acreage from its neighbor. Recent improvements to the building include new HVAC, and roof. It is zoned Commercial-30. Possible uses include a restaurant, brew pub, or a bakery, or wherever the imagination can take advantage of the outdoor ambiance; previous ownership considered a patio entrance with generous outdoor seating along the creek.

LOCATION

The property sits on a very scenic 5 acres at the intersection of Creek Rd and Marshall Rd in Glenmoore PA. It is adjacent to a nature preserve, and a short distance to the access the Struble Trail and Springton Manor Farm. While the site is rural, it is also just 10 minutes from the booming Exton market, with contains healthy household demographics, and a populace aware of the site as a previous destination.

POPULATION		3 MILES - 10,316	EMPLOYEES		3 MILES - 8,062
		5 MILES - 37,074			5 MILES - 29,054
		7 MILES - 92,002			7 MILES - 73,250
AVERAGE HHI		3 MILES - \$163,799	HOUSEHOLDS		3 MILES - 3,571
		5 MILES - \$161,250			5 MILES - 13,179
		7 MILES - \$143,763			7 MILES - 34,289
TRAFFIC COUNTS: CREEK RD: 2,000 VPD MARSHALL RD: 1,800 VPD					

± 14,084 SF AVAILABLE | FOR SALE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

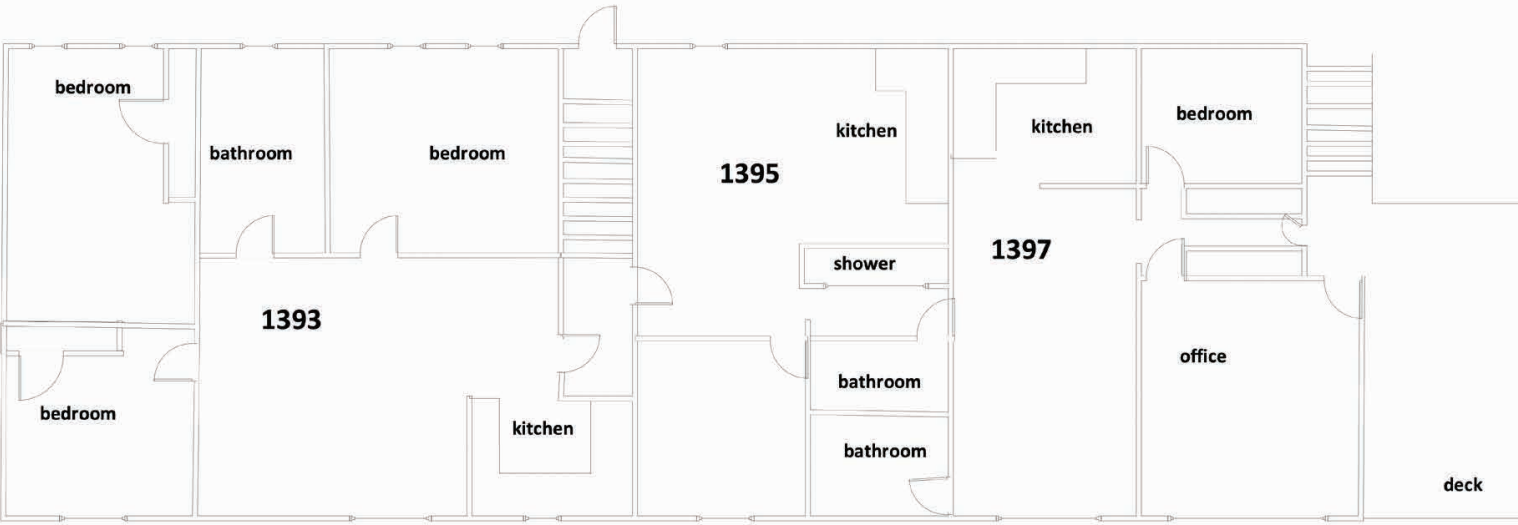
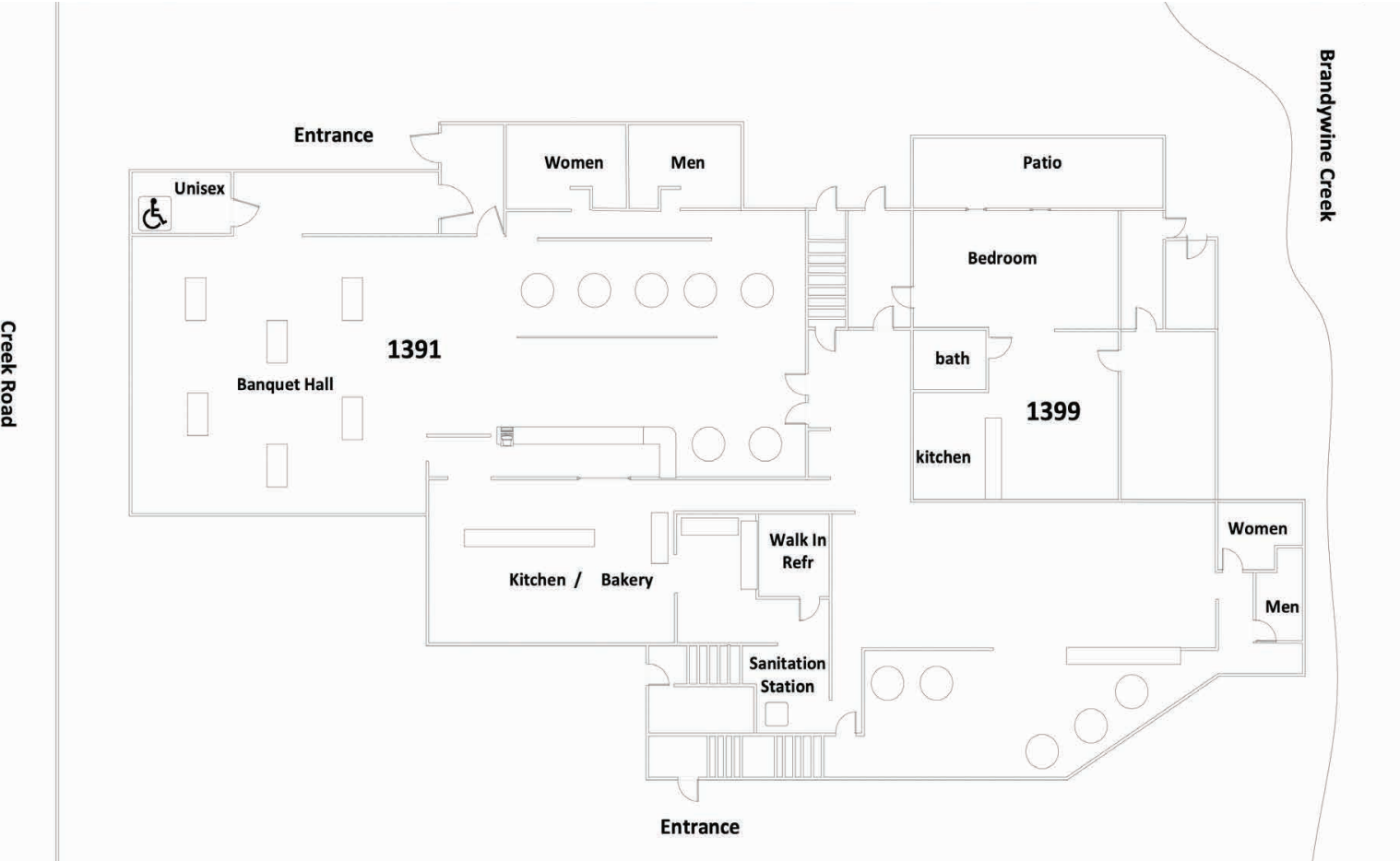
COLIN SWEENEY | THEO NOTARAS
610.321.1111
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

1391 CREEK ROAD

Glenmoore, PA | 19343



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

COLIN SWEENEY | THEO NOTARAS
610.321.1111
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.