

For Sale

1548 HORSESHOE PIKE

±4.74 AC

Glenmore, PA 19343

Property Overview

West Brandywine Township, Chester County – Land

Highly visible 4.74-acre opportunity to develop commercial property located on busy Route 322 (Horseshoe Pike) in Honeybrook, with daily traffic counts of 13,462.

Needed: a developer with vision to build a myriad of possibilities; uses include Retail, Strip Center, Medical, Office (w/2nd fl. Apartment).

The property can accommodate building(s) with an approximate combined square footage of 46,000 sf and with potentially over 200 parking spaces.

A Historic building is located on-site also has many potentials uses; the roof and structure are sound, the interior available for single tenant use.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	17,160	59,275	126,673
TOTAL EMPLOYEES	2,875	15,169	39,003
AVERAGE HHI	\$146,741	\$127,440	\$129,193
TOTAL HOUSEHOLDS	6,352	21,855	46,247

TRAFFIC COUNTS:

Horseshoe Pike ± 13,462 VPD

Market Overview



Bill Hess | Theo Notaras

For Leasing Information: (610) 321-1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

1548 HORSESHOE PIKE

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For Sale

**Retail/Sales
2 Story Option**



176 TOWNHOMES
UNDER CONSTRUCTION

2 STORY
15,600 SF

2 STORY
15,600 SF

2 STORY
8,800 SF

EXISTING HISTORIC
STRUCTURE

13,462 VPD



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**Medical/ Professional
Office Option**



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**Retail/ Apartment
Option**



Google



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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