

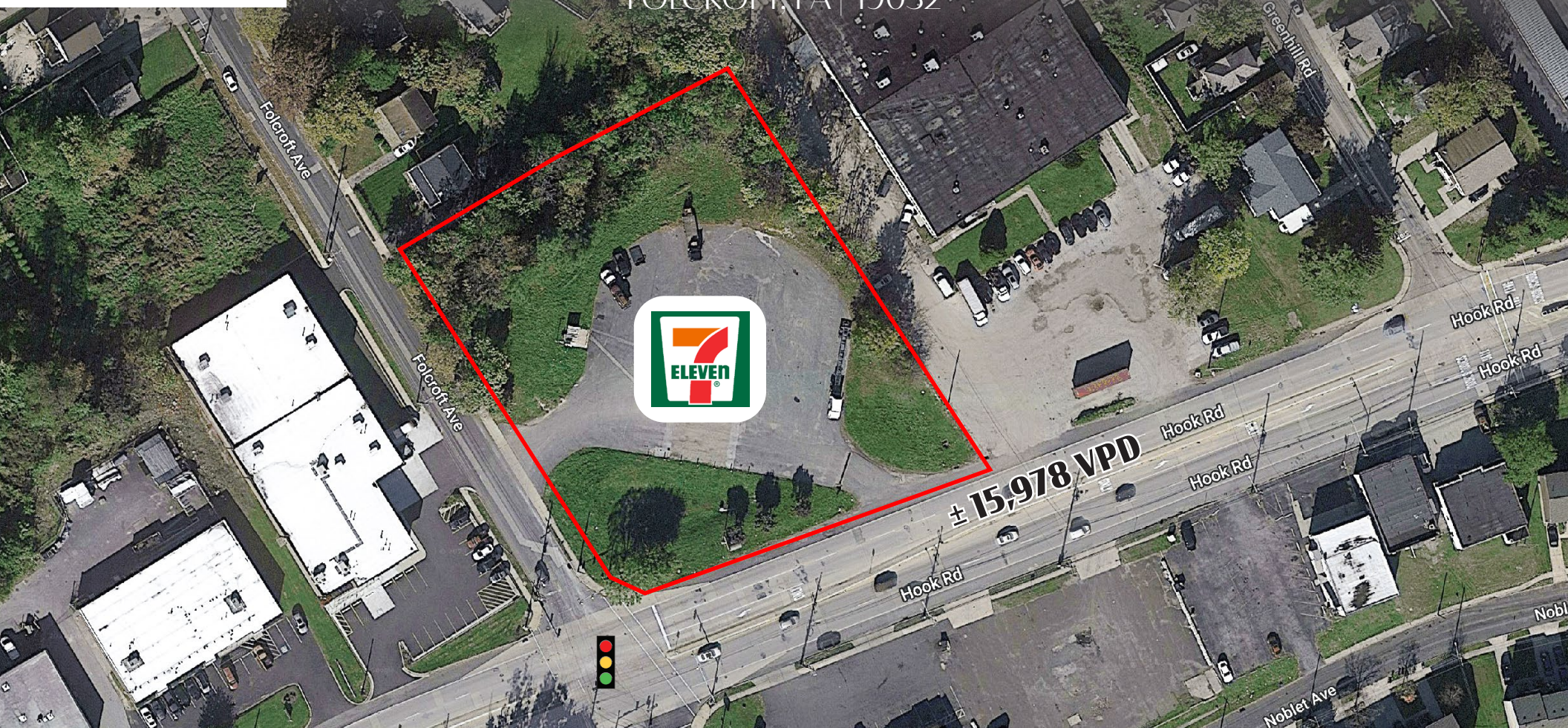
For Sale

\$1,199,000

1498 DELMAR DRIVE

FOLCROFT, PA | 19032

± 1.62 AC



Project

Lease was executed with 7-11 for a 5,000 SF c-store with gas and 7-Eleven is still willing to go forward. All engineering was completed and preliminary site plan approval granted.

Nearby:



POPEYES

DUNKIN'

DOLLAR GENERAL



Anthony Curcio 484.571.5764

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



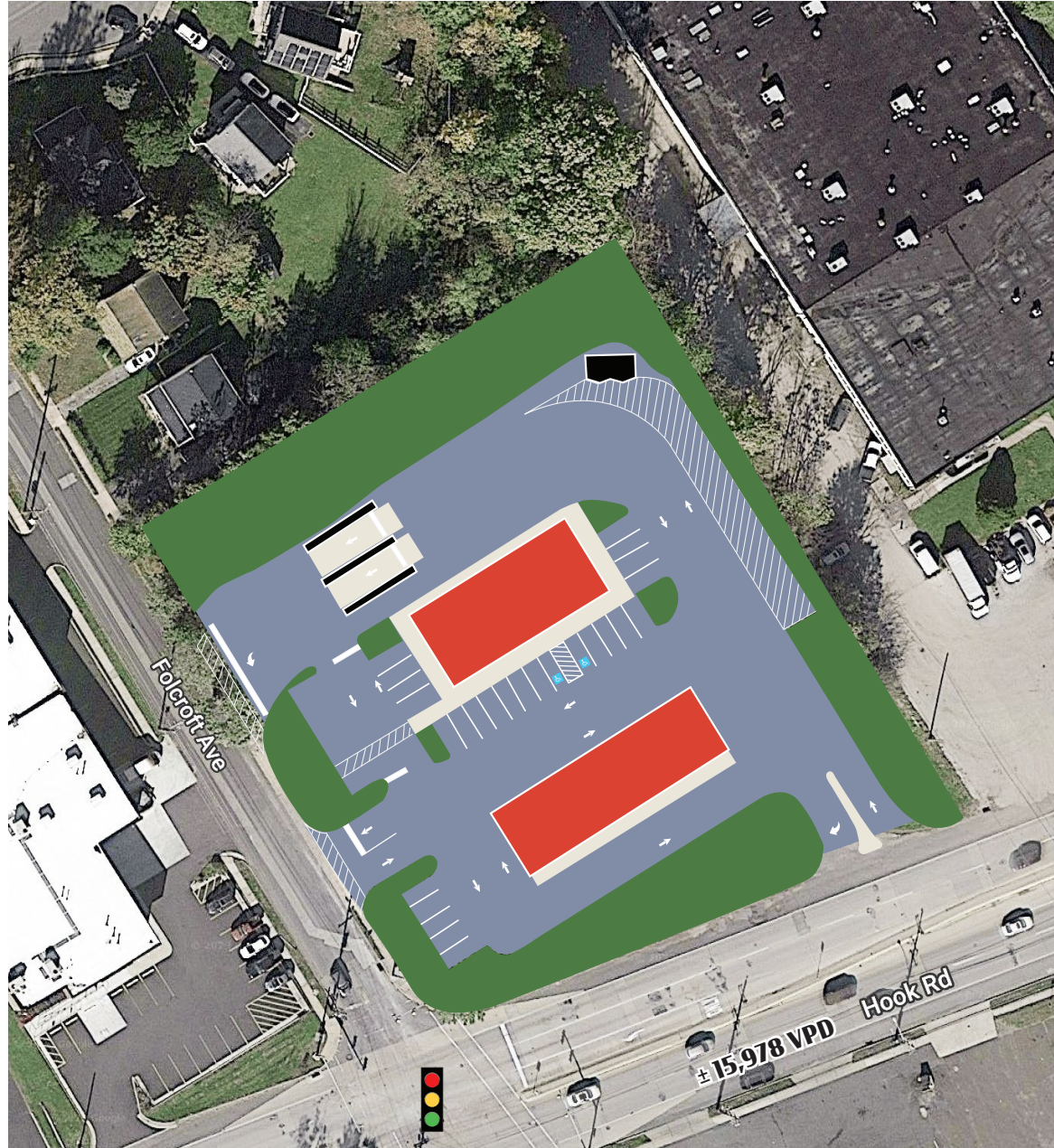
COMMERCIAL BROKERAGE. *Redefined.*

1498 DELMAR DRIVE

FOLCROFT, PA | 19032

± 1.62 AC
AVAILABLE

For Sale
\$1,199,000



- Located at the traffic light controlled corner of Delmar Drive (aka Hook Rd) and Folcroft Avenue
- Very dense population- 161,836 in 3 miles radius and 402,982 in 5 miles
- Near industrial parks and Philadelphia International Airport



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	19,271	161,836	402,982
TOTAL EMPLOYEES	7,063	51,337	117,684
AVERAGE HHI	\$69,969	\$76,492	\$78,967
TOTAL HOUSEHOLDS	7,377	60,819	154,699
TRAFFIC COUNTS: Delmar Dr - ± 6,739 VPD Hook Rd - ± 15,978 VPD Folcroft Ave - ± 607 VPD			



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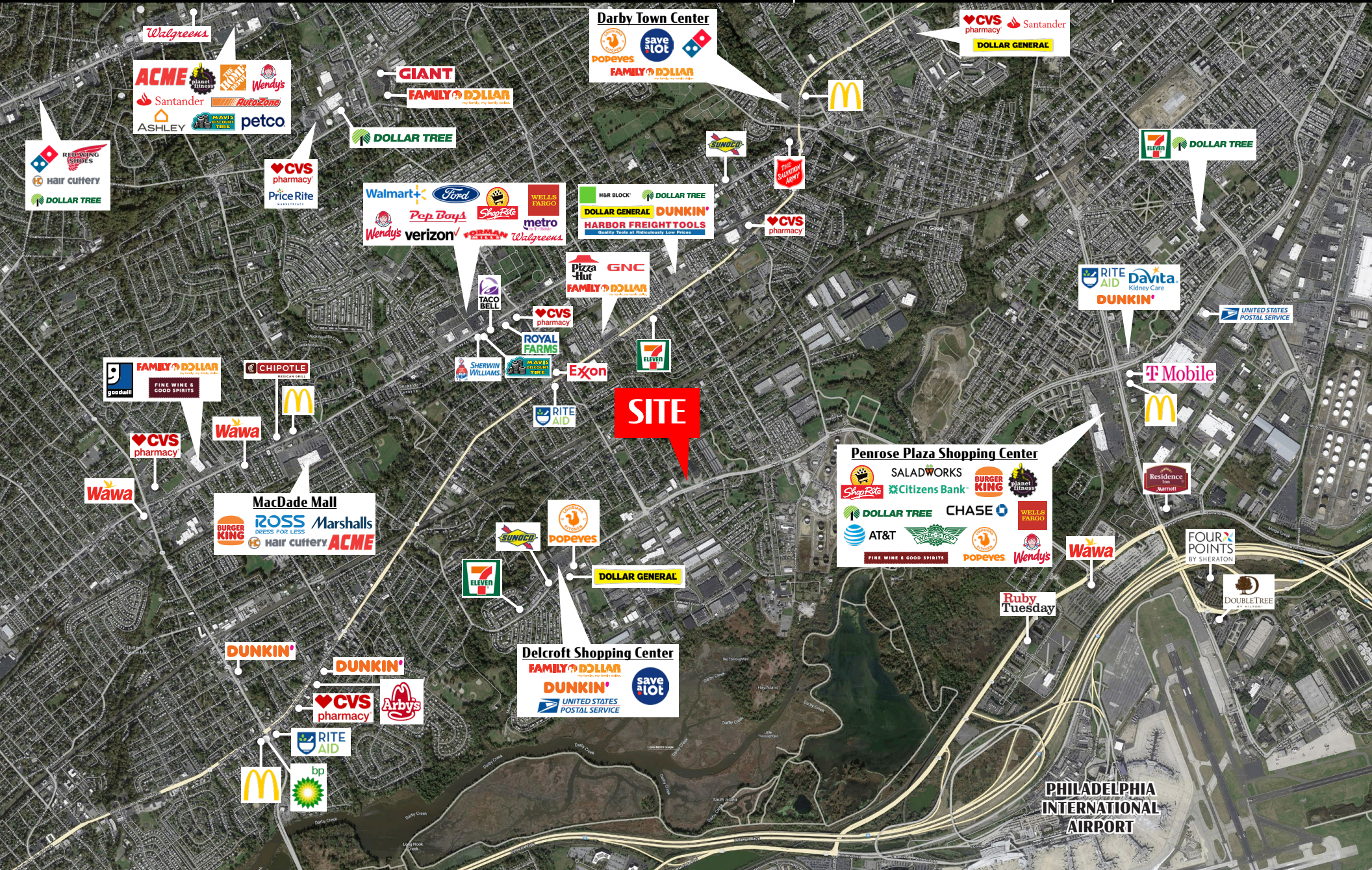
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About Bennett Williams



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.

LISTING AGENT(S):

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OUR LOCATIONS:

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Lancaster, PA 17601

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Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:
1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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