

# 23-25 West Chester Pike

RIDLEY PARK, PA | 19078

± 25,000 VPD

± 15,400 SF  
FOR LEASE



Bill Hess | Alec Werner | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 610.656.6404 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

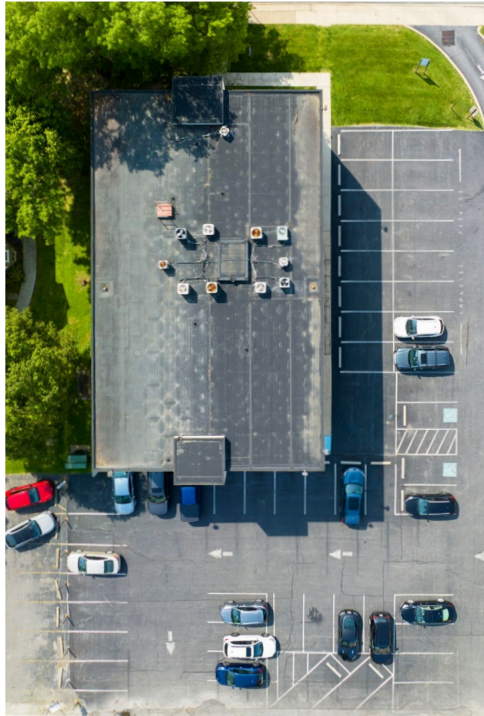


COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,051	117,401	277,264
TOTAL EMPLOYEES	5,216	38,941	92,828
AVERAGE HHI	\$112,701	\$112,765	\$111,040
TOTAL HOUSEHOLDS	7,007	44,908	108,847
TRAFFIC COUNTS: <b>West Chester Pike</b> ± 25,000 VPD			

## PROPERTY OVERVIEW

**23-25 West Chester Pike** is a 15,400 square foot office building located along the busy West Chester Pike (Route 13) in Ridley Park, PA. The property is well located with easy access to nearby major highways/interstates, including Interstate 95 and Interstate 476. The property is also located less than 7 miles from Philadelphia International Airport, making it convenient for anyone looking to open an office in the building. The property is perfect for any type of professional office/medical user looking to open or expand in the Ridley Park market.



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**Site**

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# Bennett Williams

COMMERCIAL REAL ESTATE



## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **WILLIAMSPORT OFFICE:**

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



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## CONTACT US

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

