

341, 471, 437

GAP NEWPORT PIKE

AVONDALE, PA • 19311

±18,000 VPD

**COMBINED
±2.6 ACRES**

FOR LEASE



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE
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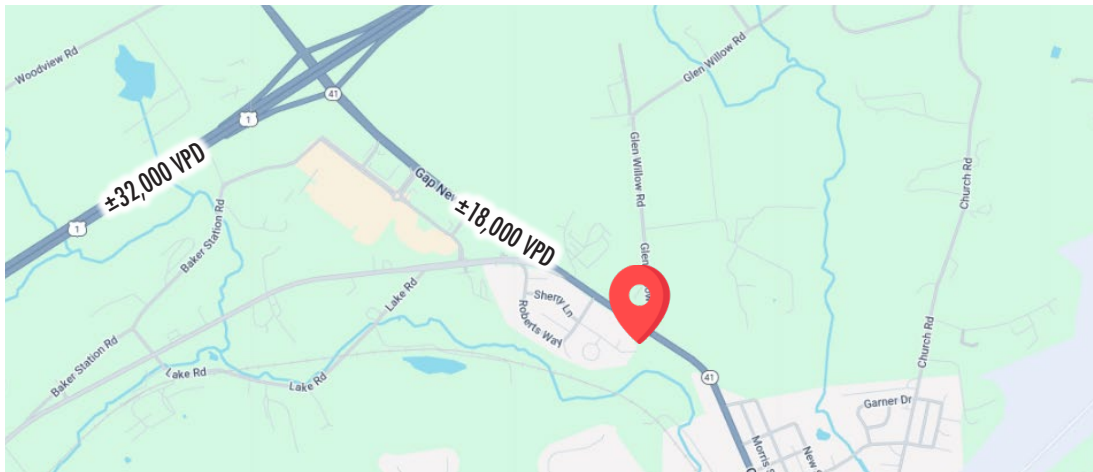


COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

341, 417 and 437 Gap Newport Pike, Avondale Pa is a combined ± 2.62 acre property of prime development opportunity that is for lease. Property is combined with three parcels on a highly traveled route 41 with ($\pm 18,000$ VPD). Benefits from a combined road frontage of ± 546 feet and being in the close proximity of retailers such as Lowe's, Burger king, Taco Bell, Santander Bank and more. Many possible retail use opportunities.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	43,469	82,242	175,542
EMPLOYEES	14,060	25,785	44,219
AVERAGE HHI	\$178,445	\$198,479	\$181,535
HOUSEHOLDS	15,269	29,664	64,806



CONCEPTUAL PLAN

**±3,000 SF
W/ DRIVE THRU**

±5,000 SF

**±5,000 SF
W/ END CAP
DRIVE THRU**

±18,000 VPD



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MARKET OVERVIEW

LONDON GROVE VILLAGE



Walgreens

SITE



Wawa

PANNELL MANUFACTURING CORPORATION

To-Go



DUNKIN'

EST. 1925
BASCIANI
FOODS

GIGANTE
International FOOD MARKET

±32,000 VPD

ett-Oxford Bypass

Newark Rd

Bancroft Elementary

Pemberton Rd

Bancroft Rd

Baltimore Pike

New Garden Airport

Baltimore Pike

Toughkenamon

Newark Rd

Hillendale Rd

Newark Rd

Gap Newport Pike

Baltimore Pike

State Rd

Avondale

Trout Run

Avon Grove Charter School

State Rd



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Bennett Williams

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

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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.

