

535 BALTIMORE PIKE

CHEYNEY ROAD & ROUTE 1 | GLEN MILLS, PA | 19342

CHEYNEY RD ±6,000 VPD

BALTIMORE PIKE ±28,000 VPD

DUNKIN'

±4.63 AC
FOR SALE



TOMMY CICCARONE | BILL HESS | ALEC WERNER





For Property Information: 484.947.5800 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

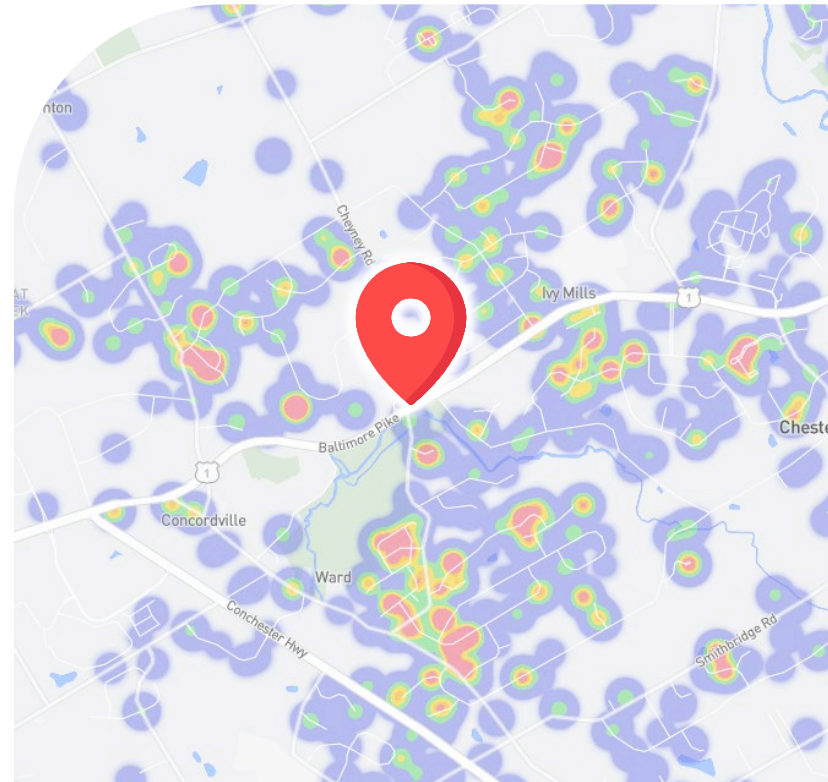
PROPERTY HIGHLIGHTS

- Parcel #13-00-00018-00: 4.63 Acres
- Municipality: Concord Township
- 772' of Frontage along Route 1 (Baltimore Pike)
- Traffic Counts: 28,000 Vehicles Per Day
- Zoning: C2, Planned Business & Commercial District

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	29,984	103,810	254,068
 TOTAL EMPLOYEES	12,858	38,329	100,161
 AVERAGE HHI	\$205,016	\$184,699	\$160,109
 TOTAL HOUSEHOLDS	11,309	39,544	99,386

ZONING – C-2, PLANNED BUSINESS & COMMERCIAL DISTRICT

- **Permitted Uses**
 - Retail Store / Shopping Center
 - Banks
 - Restaurant
 - Personal Service
 - Office
 - Fitness Club
 - Day Care Center
- **Special Exception Uses**
 - Motor Vehicle Sales
 - Hotel/Motel
- **Conditional Use**
 - Fast-Food Restaurant
 - Convenience Store/Gas Station over 4,000 SF
 - Car Wash
 - Single-Family Attached Dwelling Units



MARKET AERIAL



THE SHOPPES AT BRINTON LAKE
 THE FRESH MARKET
 ANTHROPOLOGIE
 LOFT
 chico's
 PF CHANG'S
 POTTERY BARN
 TALBOTS
 LOVESAC

SITE **DUNKIN'**

COSTCO WHOLESALE

STAYBRIDGE SUITES

SKY ZONE

CONCORD TOWNSHIP MUNICIPAL OFFICE

BW | Best Western
Hotels & Resorts

CONCORDVILLE TC

THE HOME DEPOT
Target
DSW
ACME
FIVE GUYS
HomeGoods
Marshall's
sweetFrog
Staples
PETSMART
OUTBACK STEAKHOUSE

CONCORD ELEMENTARY SCHOOL

GARNET VALLEY MIDDLE SCHOOL

Wegmans

Wawa

SMOOTHIE KING

BUFFALO WILD WINGS

TOYOTA

Main Line Health

McDonald's

AMC THEATRES

DOLLAR TREE

Ford

Chick-fil-A

TEXAS ROADHOUSE

Hampton Inn

Citizens Bank

CAVA
Mezze Grill

MOD

crumbl cookies

FINE WINE & GOOD SPIRITS

Advance Auto Parts



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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



LISTING AGENTS:



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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.

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