

# BALTIMORE PIKE

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



**±4.21 AC**  
**FOR SALE/LEASE**



**TOMMY CICCARONE | BILL HESS | ALEC WERNER**

For Property Information: 484.947.5800 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)







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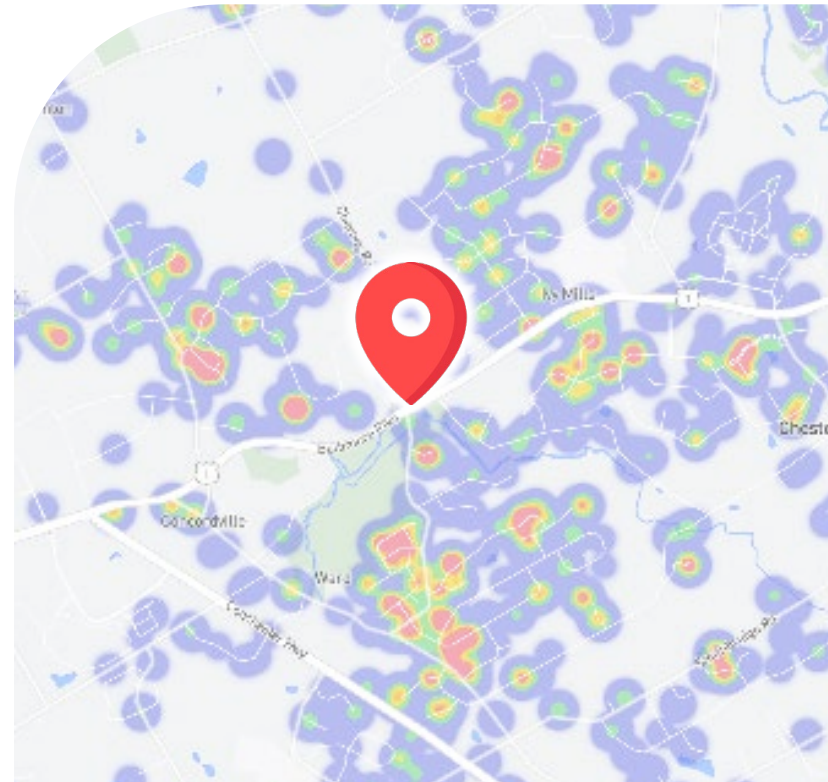
# PROPERTY HIGHLIGHTS

- Parcel #13-00-00017-00: 4.21 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



# TARGET TENANTS



Landlord Delivery: Ground Lease - Pad ready with utilities  
Annual Rent: \$192,325 (Area Dependent)  
Building SF: 6,500  
Lease Term: 15-20 Years  
CAP Rate: 5.10%



Landlord Delivery: Ground Lease - Pad ready with utilities  
Annual Rent: \$285,000 (Area Dependent)  
Building SF: 3,000 - 6,000  
Lot Size: 1.75 - 3.62 Acres  
Lease Term: 20 Years  
CAP Rate: 4.75%



Landlord Delivery: Ground Lease - Pad ready with utilities  
Annual Rent: \$268,846 (Area Dependent)  
Building SF: 5,000 - 6,000  
Lot Size: 1.50 - 2.50 Acres  
Lease Term: 20 Years  
CAP Rate: 4.47%

# OTHER POTENTIAL TARGET TENANTS



STRIP CENTER



(Bank, others)



SINGLE-FAMILY ATTACHED  
TOWNHOMES



# MARKET AERIAL



## THE SHOPS AT BRINTON LAKE

**COSTCO**  
WHOLESALE

**STAYBRIDGE**  
SUITES

**SKY ZONE**

**CONCORD TOWNSHIP**  
MUNICIPAL OFFICE

**BW** | Best Western.  
Hotels & Resorts

**BUFFALO WILD WINGS**

## CONCORDVILLE TC

**CONCORD ELEMENTARY**  
SCHOOL

**GARNET VALLEY**  
MIDDLE SCHOOL

**Citizens Bank**

**Ford**

**AMC**  
THEATRES

**DOLLAR TREE**

**McDonald's**

**TOYOTA**

**Wawa**

**SMOOTHIE KING**

**Main Line Health**

**Wegmans**

**Advance**  
**Auto Parts**

**CAVA**  
Mezze Grill

**MOD**

**crumbl**  
cookies

**FINE WINE & GOOD SPIRITS**

**BW**  
COMMERCIAL

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ACTIVE MEMBER OF:  
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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

### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

### **WEST CHESTER OFFICE:**

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

### **NEW JERSEY OFFICE:**

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



## LISTING AGENTS:



### **TOMMY CICCARONE**

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### **CONTACT US**

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INVESTMENT  
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PROPERTY  
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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.

