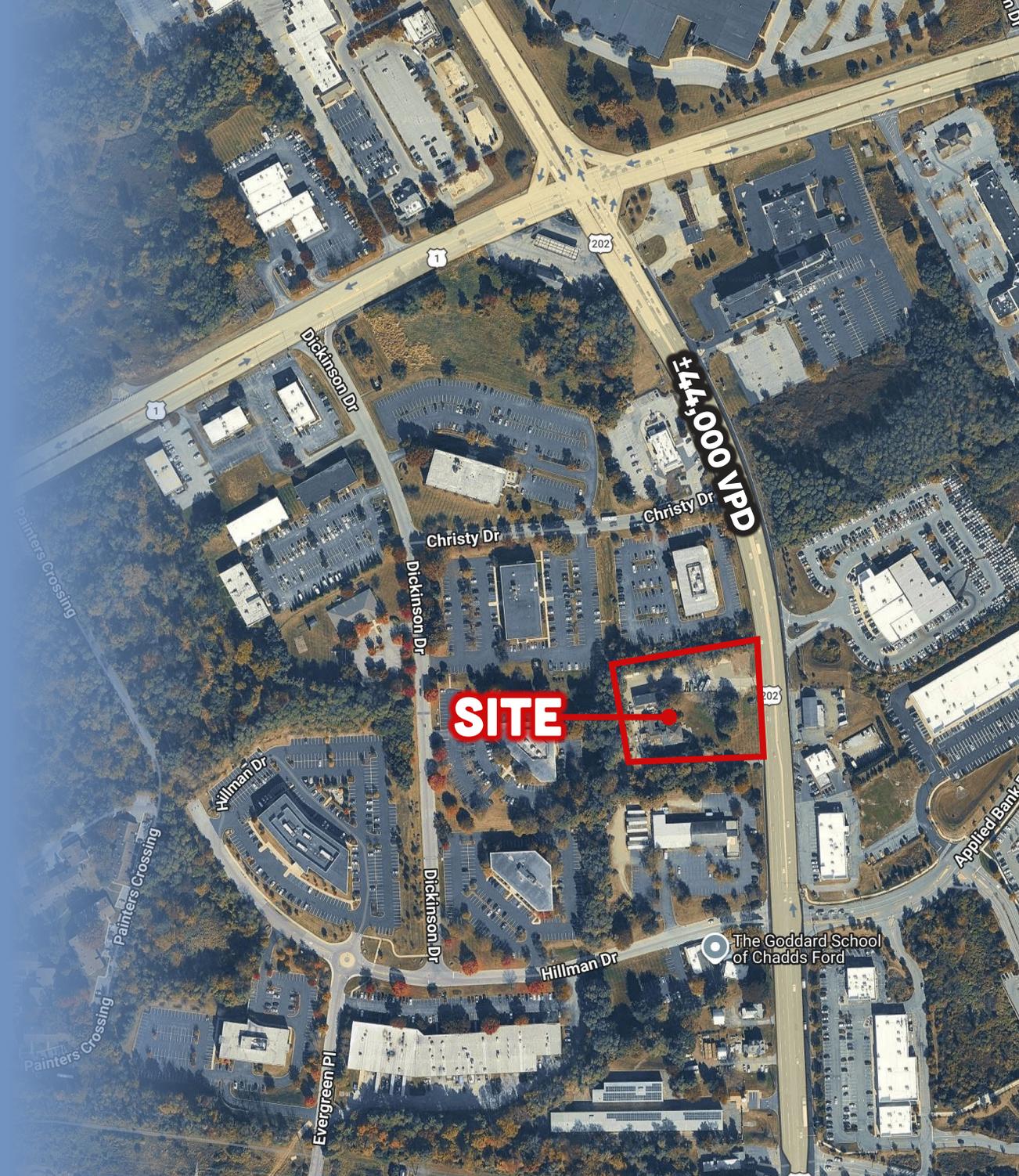


RARE

DEVELOPMENT OPPORTUNITY

1712 WILMINGTON PIKE
GLEN MILLS, PA

±2.62 ACRES
AVAILABLE



SITE

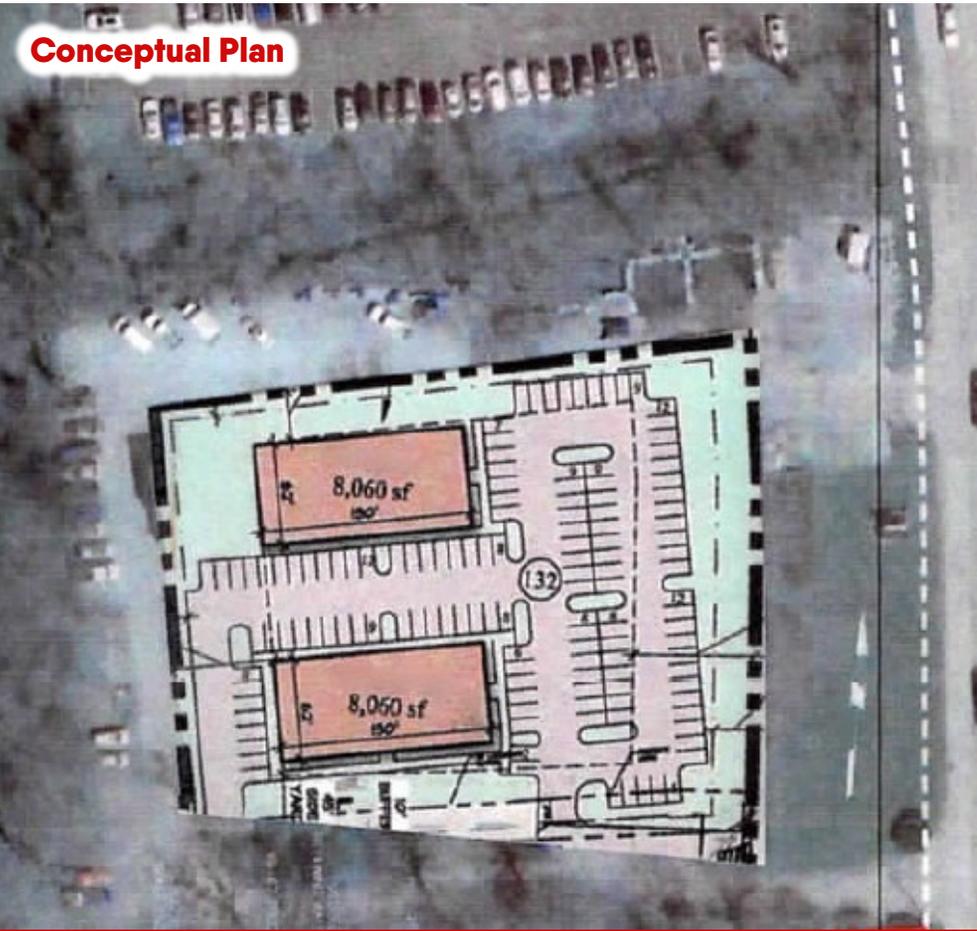
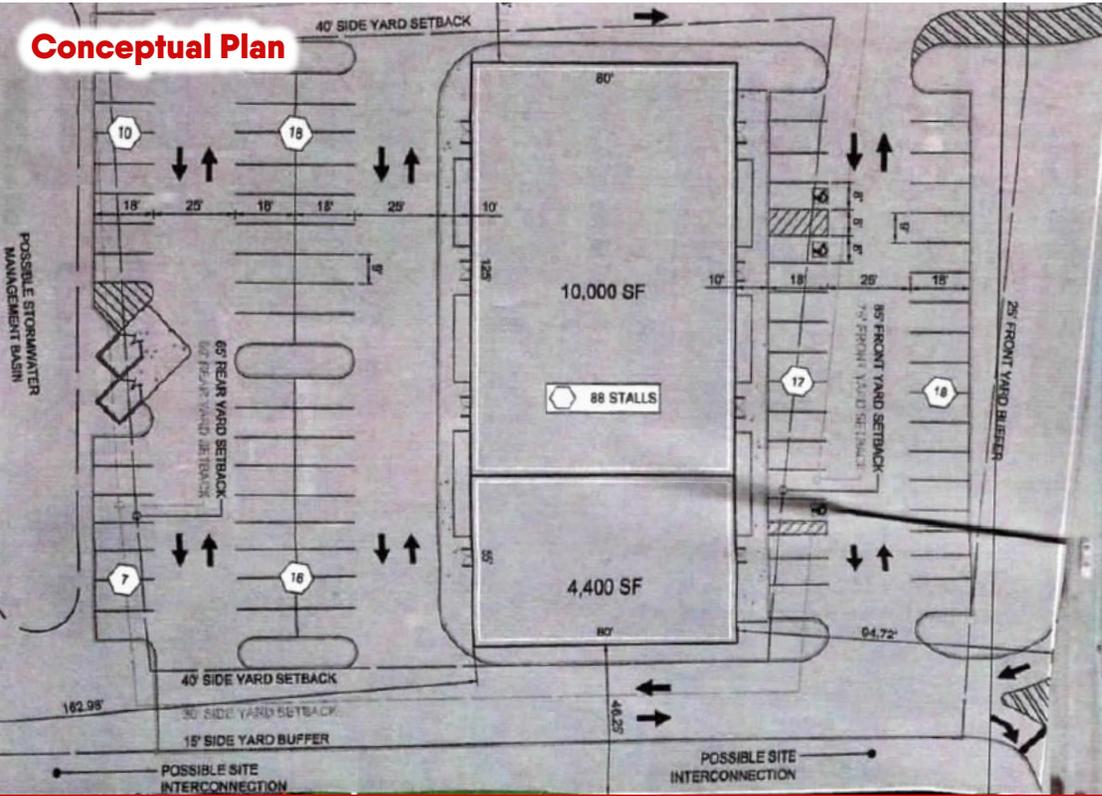
PROPERTY HIGHLIGHTS

- Parcel #04-00-00335-00: 2.62 Acres
- Municipality: Chadds Ford Township
- 305' of Frontage along Route 202 (Wilmington Pike)
- Prime visibility along Route 202, with high traffic counts (+/-44,000 Vehicles Per Day)
- Currently operates as landscaping/hardscaping business and seven (7) apartment units

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	28,530	81,672	230,837
EMPLOYEES	10,949	38,788	98,912
AVERAGE HHI	\$228,636	\$207,421	\$173,863
HOUSEHOLDS	10,725	30,546	88,569

TRAFFIC COUNTS: Wilmington Pike (±44,000 VPD)



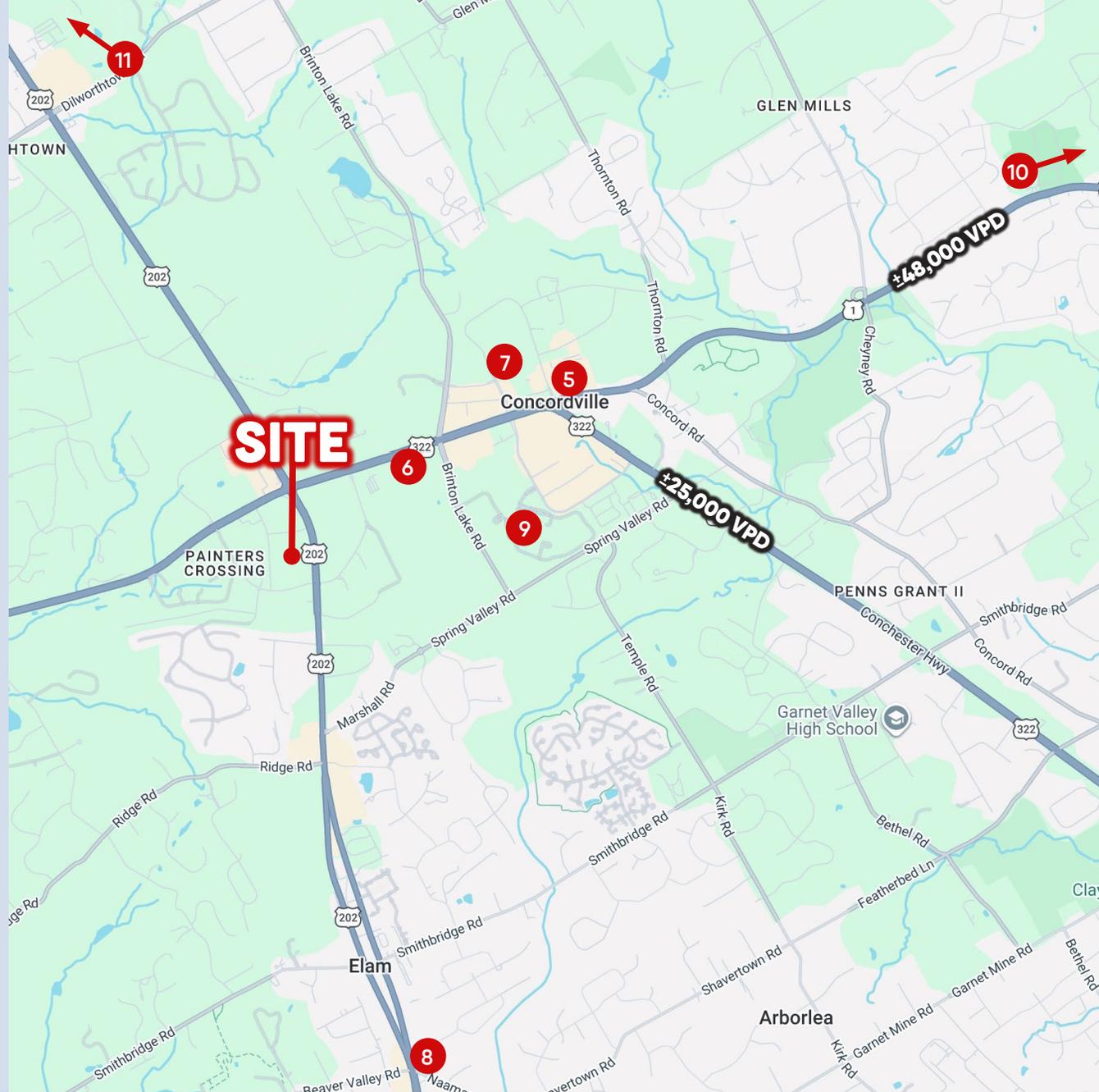
LOCATION OVERVIEW

PROXIMITY TO SURROUNDING AREAS:

- West Chester, PA – 6.9 miles
- Media, PA – 9.6 miles
- Wilmington, DE – 10.0 miles
- Philadelphia, PA – 26.4 miles

NEARBY MEDICAL & HEALTH SERVICES

- (5)** CHOP Specialty Care and Surgery Center
- (6)** Main Line Health Concordville
- (7)** Crozer Medical Plaza at Brinton Lake
- (8)** ChristianaCare Primary Care at Concord Health Center
- (9)** Maris Grove Medical Center
- (10)** Riddle Hospital (Media)
- (11)** Chester County Hospital (West Chester)



Offering easy access to West Chester, Media, and Wilmington, this site is strategically located to support a broad and expanding patient population. Positioned along key transportation corridors, the property presents an excellent opportunity for medical users to establish or grow their presence in the area.

MARKET OVERVIEW

THE SHOPPES AT BRINTON LAKE

- THE FRESH MARKET
- lululemon
- LOFT
- chico's
- PF. CHANG'S
- POTTERYBARN
- Talbots
- LOVESAC



CONCORD TOWNSHIP MUNICIPAL OFFICE



CONCORDVILLE TC

- THE HOME DEPOT
- Target
- DSW
- ACME
- HomeGoods
- FIVE GUYS BURGERS and FRIES
- MARSHALLS
- Staples
- SweetFrog premium frozen yogurt
- PETSMART
- OUTBACK STEAKHOUSE

SITE



CONCORD ELEMENTARY SCHOOL

GARNET VALLEY MIDDLE SCHOOL

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

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REPRESENTATION

TENANT
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INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

