

# 4235 EDGMONT AVE (PA 352)

BROOKHAVEN, PA | 19015



**±1,700 SF**  
**FOR SALE/ LEASE**  
**2ND GEN RESTAURANT SPACE**

**BW** JAMIE SCHMIDT

For Property Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# PROPERTY HIGHLIGHTS

- SF: 1,700 estimate
- 2nd Generation Restaurant
  - 10 ft hood system
  - 3 bay sink
  - Stove & griddle
- C-1 Zoning
- Frontage on Edgmont Ave (PA 352)  
(~22,000) VPD)



## DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

 POPULATION 15,119 112,744 222,223

 TOTAL EMPLOYEES 2,774 31,102 77,611

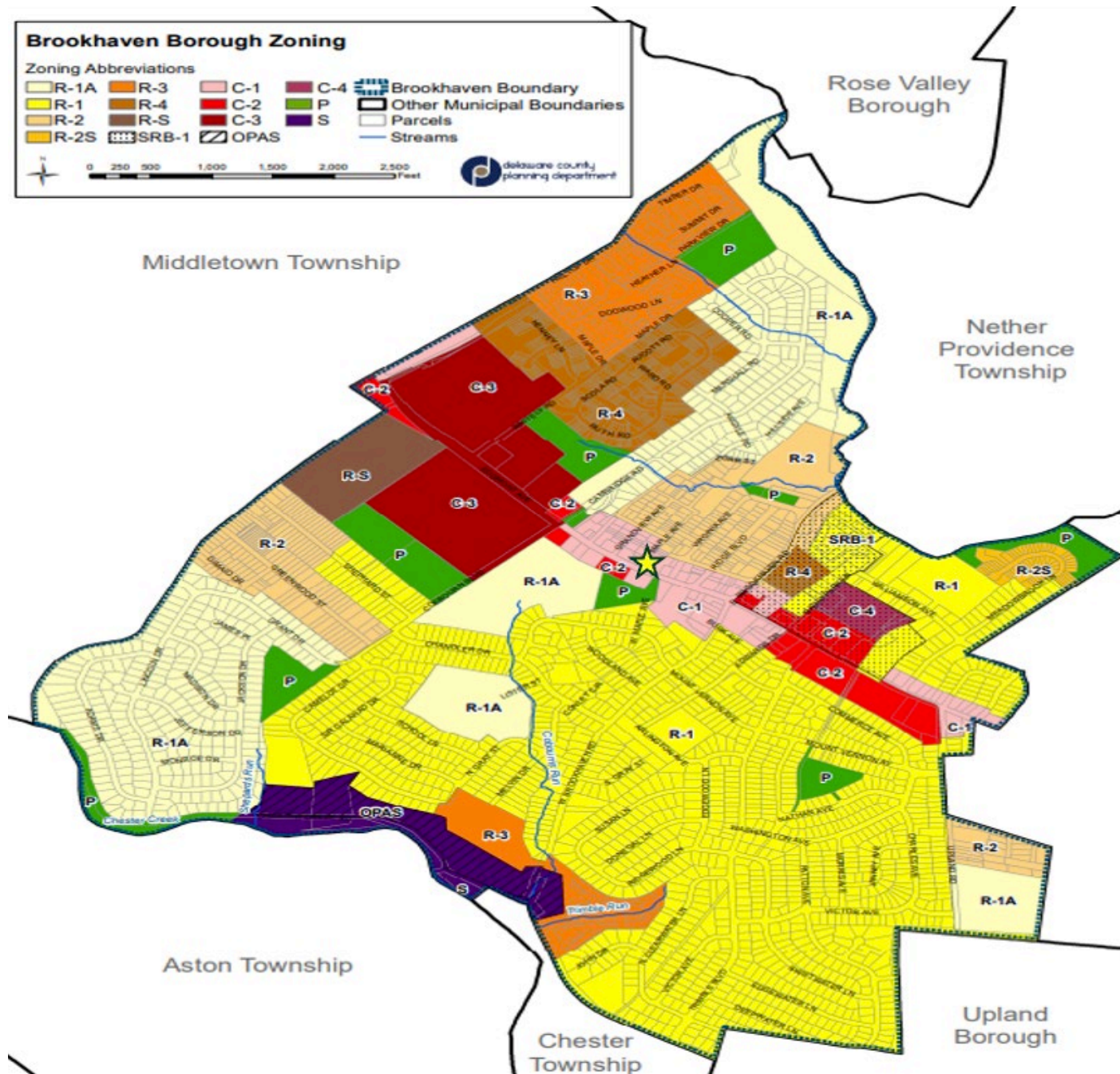
 AVERAGE HHI \$112,430 \$111,864 \$125,450

 TOTAL HOUSEHOLDS 6,398 42,523 85,608



# C-1 ZONING (COMMUNITY COMMERCIAL)

- Permitted Uses
- Retail Store
- Convenience Store
- Personal Service
- Offices
- Bank
- Restaurant + Take Out
- Bakery
- Studio
- Club/Lodge
- Contractor Shop



# MARKET AERIAL



**PLAZA 352 MALL SC**

**Freddy's**  
**ShopRite** **Citizens Bank**  
**PETSMART** **LOWE'S**

**CAMBRIDGE SQUARE SC**

**ALDI** **DOLLAR TREE**

**SITE**

**GIANT** FINE WINE & GOOD SPIRITS  
**Pizza Hut** **Chick-fil-ck** **Starbucks**  
**LAIFITNESS** **GNC**  
**M. AVI'S DISCOUNT TIRE**

**DUNKIN'**  
**POPEYES**

**McDonald's**  
**Walgreens**

**BROOKHAVEN SC**

**Save a lot** **DucobZone**  
**CVS pharmacy** **SHERWIN WILLIAMS**

**NORTHLEY MIDDLE SCHOOL**  
**SUN VALLEY HIGH SCHOOL**

**COLUMBUS ELEMENTARY SCHOOL**

**CHESTER HIGH SCHOOL**

**Widener University**  
**5,610 STUDENTS**

**UNO**  
 PIZZERIA & GRILL

**BW Best Western**  
 Hotels & Resorts

**Comfort INN**

# 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 Park, Suite 205  
State College, PA 16803

### 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.

