

4235 EDGMONT AVE (PA 352)

BROOKHAVEN, PA | 19015



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

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

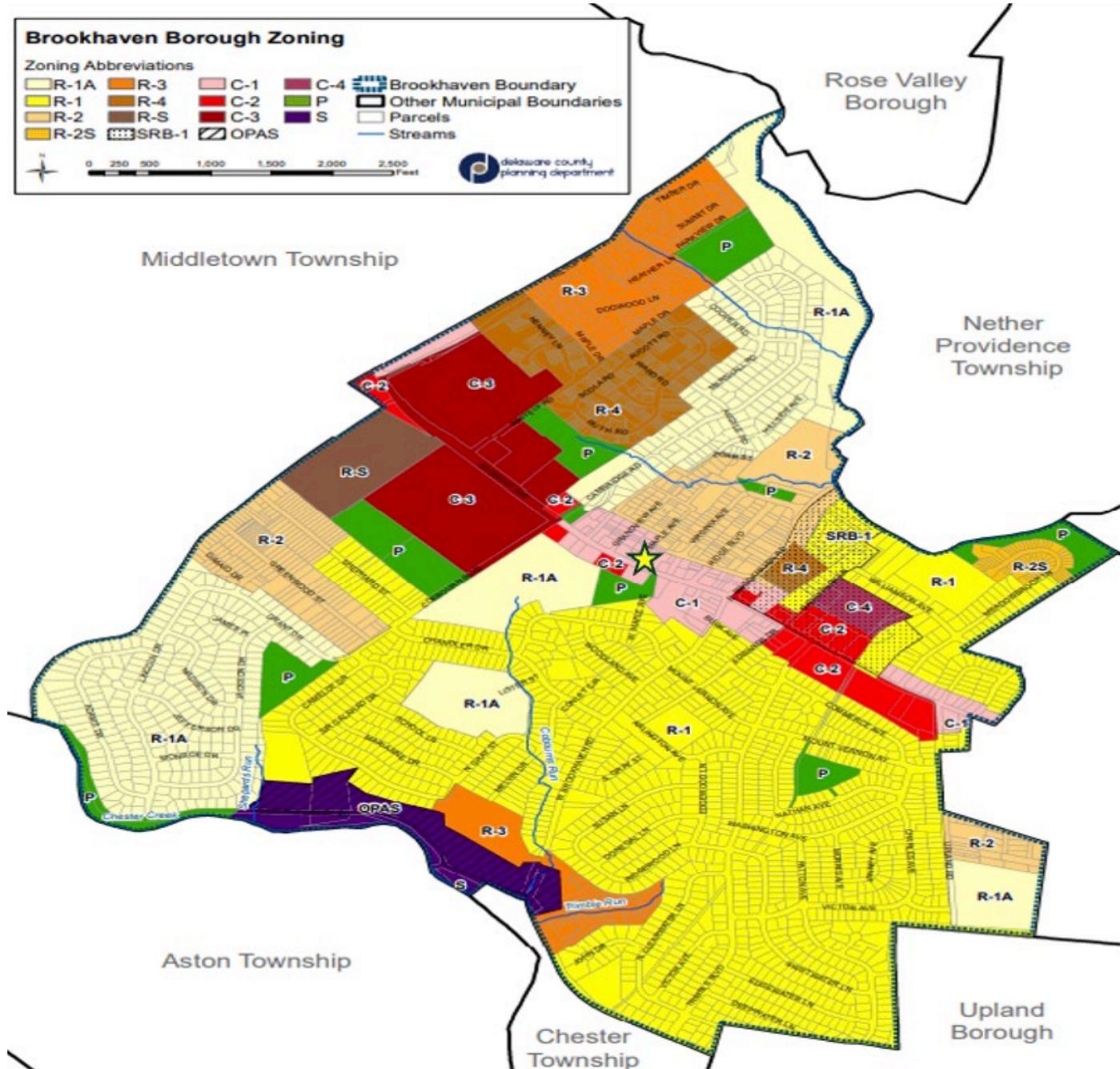
1 MILE 3 MILE 5 MILE

	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**

Wawa **BURGER KING** **Dunkin'** **Wendy's** **KFC**

SITE

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

DUNKIN' **POPEYES** **McDonald's** **Walgreens**

BROOKHAVEN SC

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

NORTHLEY MIDDLE SCHOOL
SUN VALLEY HIGH SCHOOL

Widener University
5,610 STUDENTS

UNO PIZZERIA & GRILL
BW Best Western Hotels & Resorts
Comfort INN

COLUMBUS ELEMENTARY SCHOOL
CHESTER HIGH 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 Park, 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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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.

