

FOR SALE

Chester County, PA

FREESTANDING RETAIL BUILDING

1480 WEST CHESTER PIKE | WEST CHESTER, PENNSYLVANIA 19382

LOT SIZE

0.44 Acres

BUILDING SIZE

1,440 square feet

YEAR BUILT

1964

ZONING

C-1 (Township of Westtown, PA)

TRAFFIC COUNT

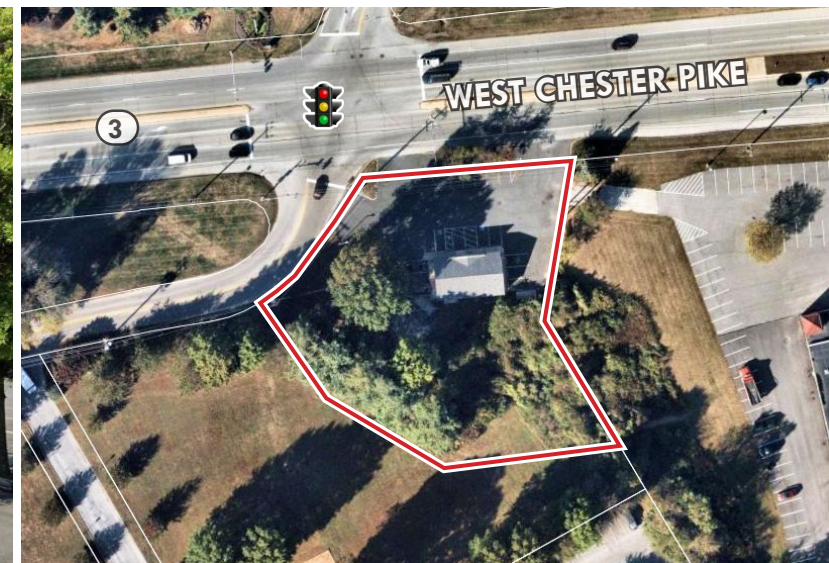
32,000 AADT (West Chester Pike)

SALE PRICE

\$1,200,000

HIGHLIGHTS

- ▶ Freestanding retail building with 158 feet of frontage on West Chester Pike (Rt. 3)
- ▶ Signalized intersection
- ▶ Ample parking
- ▶ 3 means of ingress/egress (2 curb cuts on West Chester Pike and 1 on Manley Road)
- ▶ Adjacent to the Marketplace at Westtown (Giant Food, Anytime Fitness, Burger King)



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FOR SALE

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BIRDSEYE

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TRADE AREA

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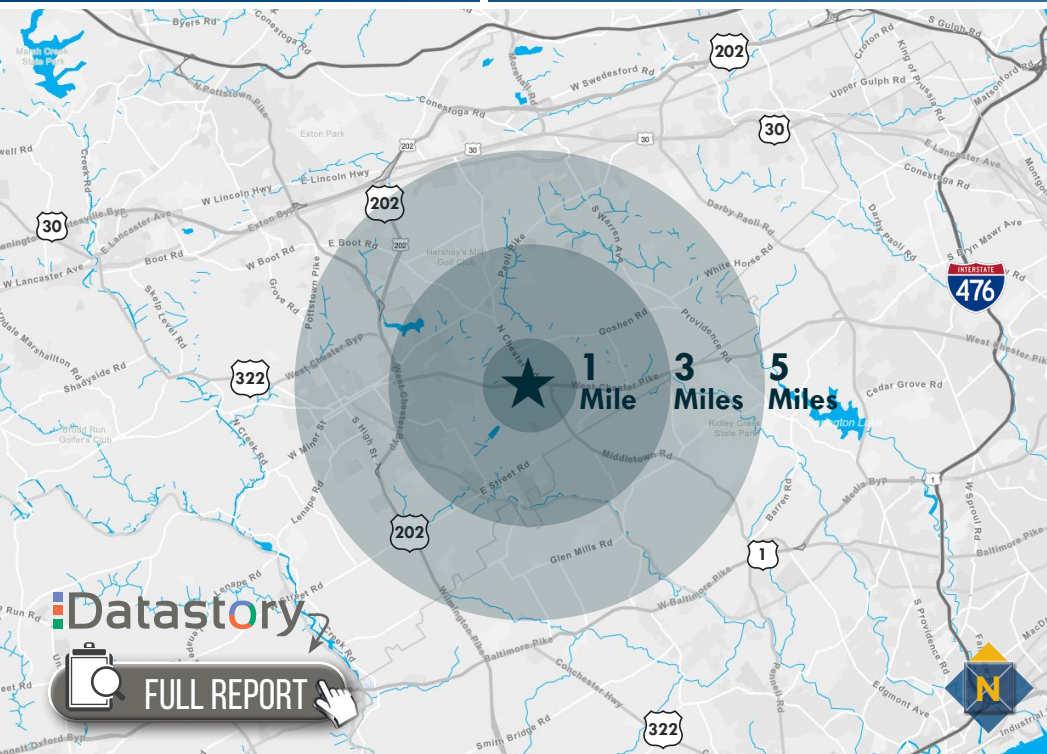


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LOCATION / DEMOGRAPHICS

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Datastory

FULL REPORT

RESIDENTIAL POPULATION

7,098
1 MILE
37,810
3 MILES
108,971
5 MILES

NUMBER OF HOUSEHOLDS

3,286
1 MILE
14,872
3 MILES
39,987
5 MILES

AVERAGE HH SIZE

2.16
1 MILE
2.48
3 MILES
2.51
5 MILES

MEDIAN AGE

38.9
1 MILE
42.4
3 MILES
38.7
5 MILES

AVERAGE HH INCOME

\$117,272
1 MILE
\$134,779
3 MILES
\$136,554
5 MILES

EDUCATION (COLLEGE+)

82.3%
1 MILE
81.4%
3 MILES
80.3%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.0%
1 MILE
97.5%
3 MILES
97.0%
5 MILES

DAYTIME POPULATION

4,300
1 MILE
30,070
3 MILES
105,486
5 MILES

24%

EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

LEARN MORE

22%

EMERALD CITY

2 MILES

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.06
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$59,200
MEDIAN HH INCOME

LEARN MORE

22%

SAWY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

LEARN MORE

18%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

LEARN MORE