



15 W 8TH ST, 710 SPROUL ST AND 8 W 7TH ST #2
CHESTER, PA

AVAILABLE FOR SALE
COMMERCIAL PROPERTY

15,113 SF
0.62 Acres

PROPERTY HIGHLIGHTS

- **15 WEST 8TH STREET**

Three (3) Stories
15,113 SF Gross Building Size
0.37 Acres
2,581 SF in Basement – Residential Living
9,951 SF First Floor – Reception, Office, Gymnasium
2,581 SF Second Floor – Office
One (1) Drive-in
Five (5) Designated Parking Spaces
Fenced and Paved Lot
2025 Estimated Taxes: \$1,189.32
Zoned R-3 – Medium Density Residential (City of Chester)

- **710 SPROUL STREET & 8 WEST 7TH STREET**

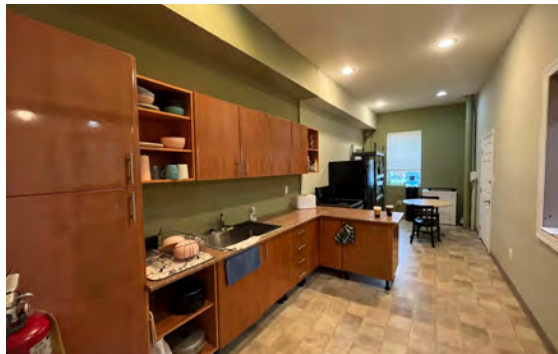
0.25 AC Raw Land
2025 Estimated Taxes: \$223.89
Zoned CBD – Central Business District (City of Chester)

- **LOCATION DESCRIPTION**

Situated off Route 13 in Chester, this Commercial site offers prospects for a variety of uses surrounded by nearby retail and residential buildings. The property has immediate proximity to a SEPTA transit stop, and proximity to I-95 and the Philadelphia International Airport allowing for an accessible commute.



ADDITIONAL PHOTOS



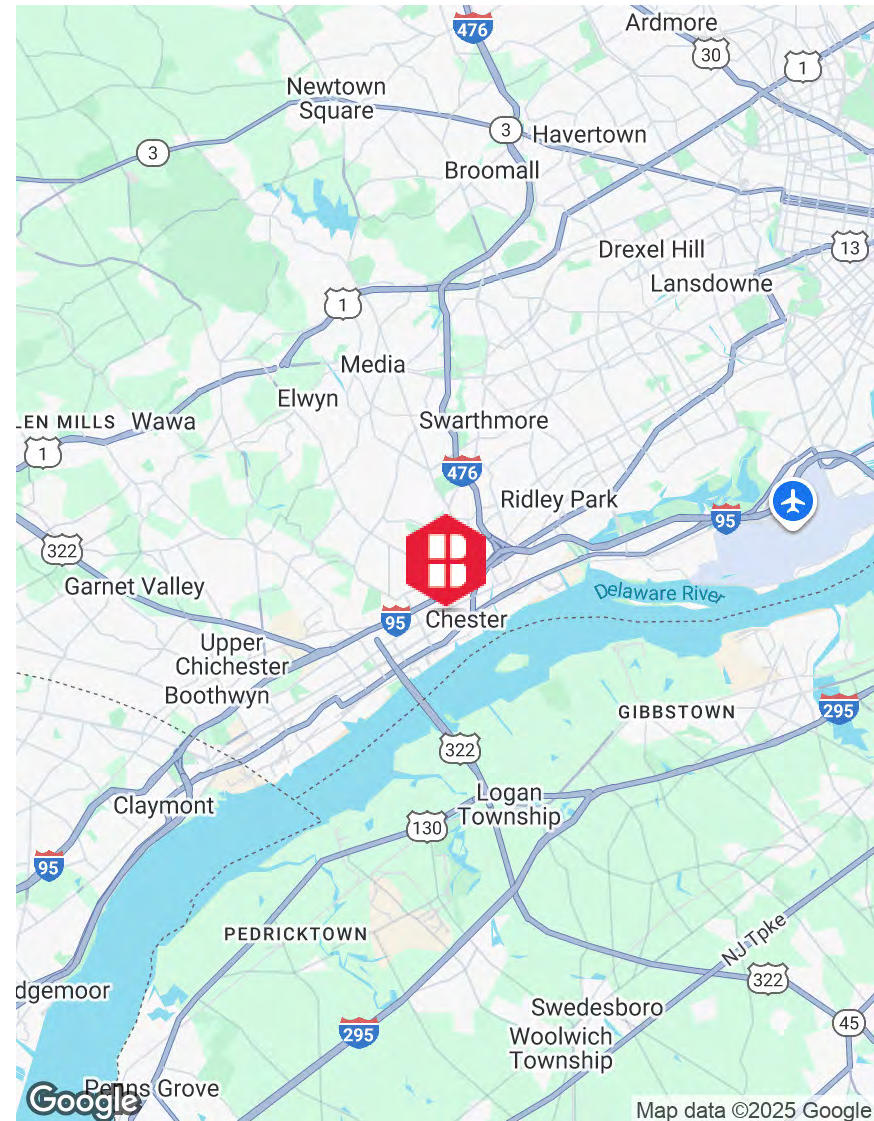
AERIAL PHOTO



KEY DISTANCES & MAP

BULLETS HEADLINE

- Sproul St & 7th St Stop SEPTA Transit – 0.1 miles
- Route 13 – 0.3 miles
- I-95 – 1.2 miles
- I-476 – 2.1 miles
- Commodore Barry Bridge – 2.6 miles
- Philadelphia International Airport – 6.1 miles
- Center City – 17.2 miles



DEMOGRAPHICS MAP & REPORT

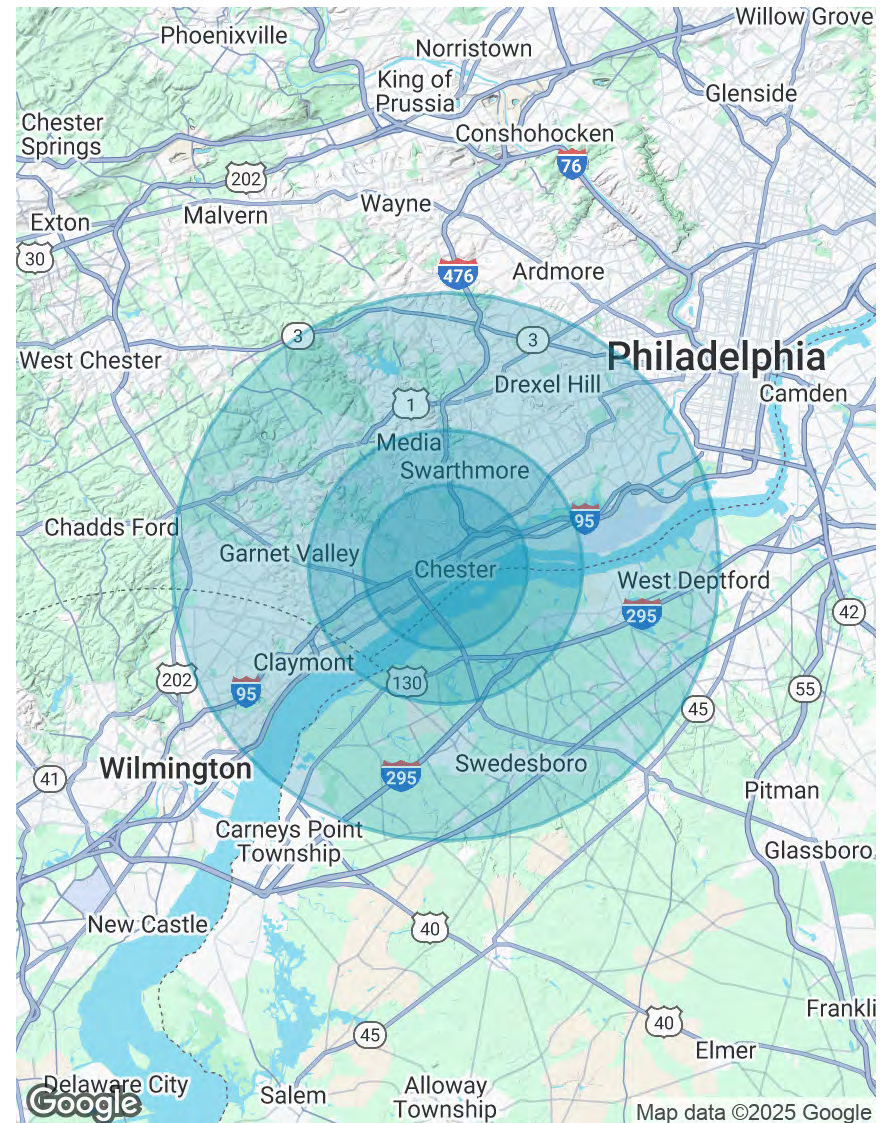
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	84,064	177,762	829,887
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	31,803	67,861	318,997
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$89,747	\$107,870	\$106,840
Average House Value	\$224,054	\$289,656	\$324,203

Demographics data derived from AlphaMap



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