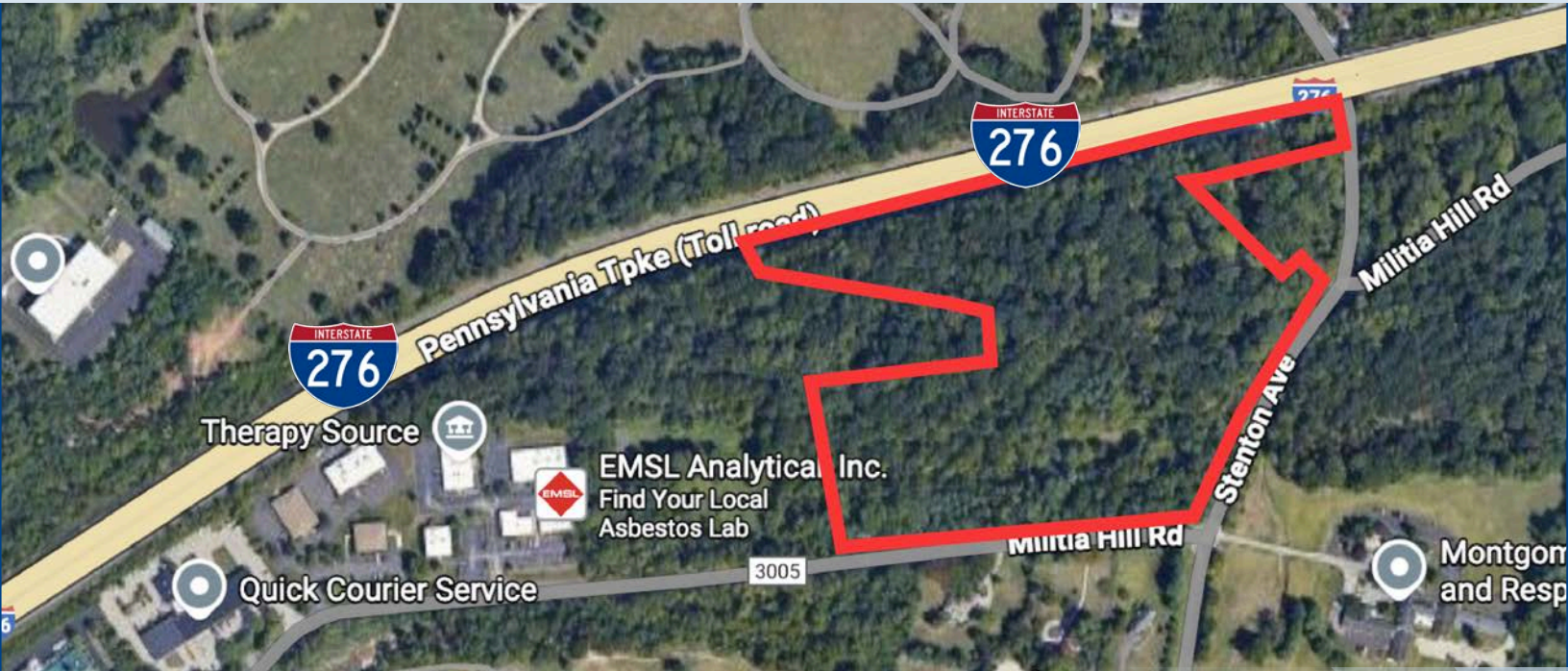


MILITIA HILL RD & STENTON AVE, WHITEMARSH TOWNSHIP, PA



SUMMARY

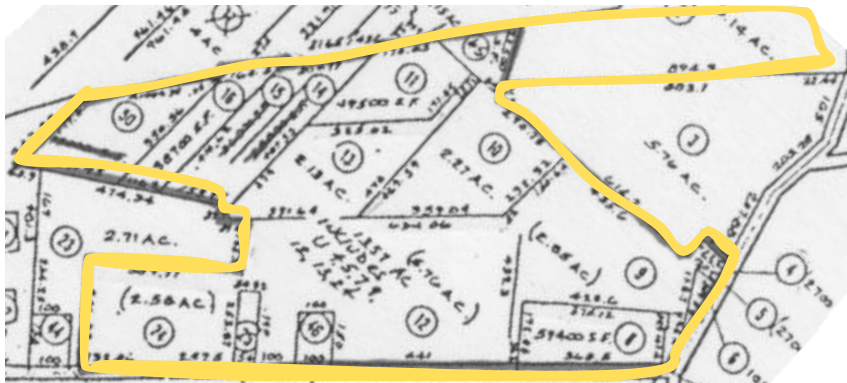
- 29.80-acre site for sale or development partnership
- Easy access to I-276/I-476
- Close proximity to Whitemarsh Business Center

PROPERTY INFORMATION

Size	1,298,048 SF or 29.80 AC
Parcels	12
Zoning	CLI Campus-Type Limited Industrial District
By-Right Uses	Office, lab, manufacturing (various items), warehouse, distribution for small parcels (can be hand-delivered)

DEMOGRAPHICS

	1 MI	2 MI	3 MI
2024 Population	1,609	13,342	52,139
Bachelor's Degree or Higher	70%	67%	60%
Avg Household Income	\$176,196	\$167,894	\$148,995
Total Consumer Spending	\$28M	\$235.8M	\$821M



#	Parcel #	Block/Unit Number	Square Footage	Zoning
1	65-0007882009	045/004	591,019 S/F (13.57 acres)	CLI
2	65-0011176009	045/006	10,800 S/F (.247 acres)	CLI
3	65-0007894006	045/008	59,416 S/F (1.364 acres)	CLI
4	65-0007892008	045/010	98,881 S/F (2.269 acres)	CLI
5	65-0007891009	045/011	49,484 S/F (1.135 acres)	CLI
6	65-0007879003	045/016	38,700 S/F (.888 acres)	CLI
7	65-0007885006	045/025	12,600 S/F (.289 acres)	CLI
8	65-0007888003	045/046	15,000 S/F (.344 acres)	CLI
9	65-0007873009	045/050	122,403 S/F (2.81 acres)	CLI
10	65-0007892107	045/065	22,500 S/F (.516 acres)	CLI
11	65-0011174101	045/002	219,310 S/F (5.03 acres)	CLI
12	65-0007873018	045/014	57,935 S/F (1.33 acres)	CLI
	TOTAL		1,298,048 S/F (29.80 acres)	

KEY LOCAL ASSETS & DESTINATIONS



Fort Washington Office Park (approx. 3.4 miles)



PA Turnpike (I-276) & Route 309 Interchange (approx. 2 miles)



SEPTA Fort Washington Train Station (approx. 2.5 miles)



Lansdale/Doylestown Regional Rail line (approx. 3.5 miles)



Plymouth Meeting Mall & Retail Corridor (approx. 2.5 miles)



CONTACT US

Sean Myers

m: 267-800-3690

e: SMyers@StocktonREA.com