

# CHESTER, PA

1118 AVENUE OF THE STATES

±13,500 SF RETAIL PROPERTY FOR SALE OR LEASE

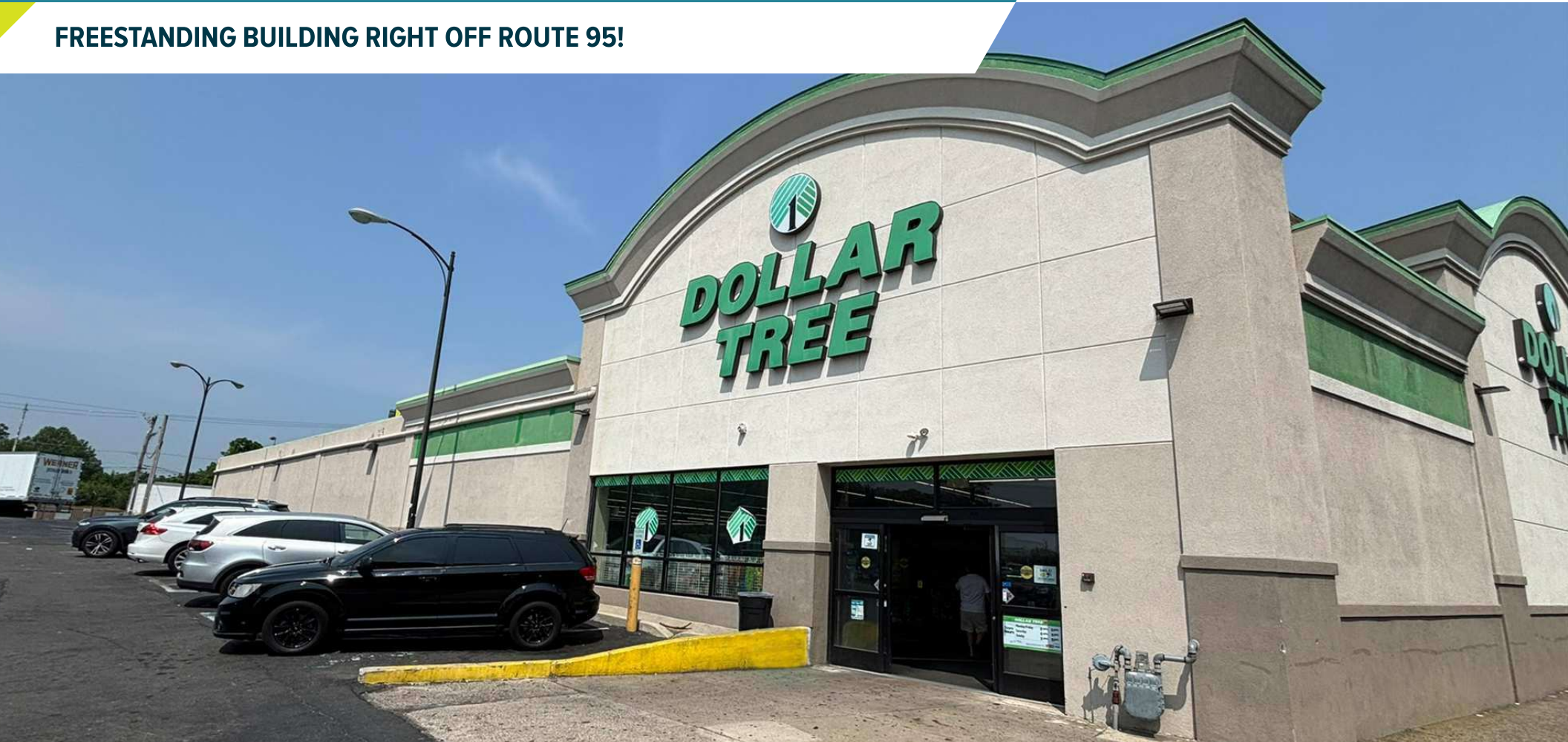
AREA RETAILERS



Walmart

ShopRite planet fitness

FREESTANDING BUILDING RIGHT OFF ROUTE 95!



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

get in touch.

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## CLOSE ACCESS TO MAJOR HIGHWAYS, RESIDENTIAL AND NEW JERSEY



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**WALKING DISTANCE TO WIDENER UNIVERSITY**

**EXISTING DOLLAR TREE ±13,500 SF**

**EDGEMONT APARTMENTS 83 UNITS**

**Widener Pride 6,402 STUDENTS**

**109,139 VPD**

**EXIT 6**

**AVENUE OF THE STATES**

**I-95**

**E 12th St**

**E 15th St**

**E 14th St**

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**E 12th St**

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**E 10th St**

**E 9th St**

**E 8th St**

**E 7th St**

**E 6th St**

**E 5th St**

**E 4th St**

**E 3rd St**

**E 2nd St**

**E 1st St**

**Upland Ave**

**Crosby Sq**

**W 17th St**

**W 15th St**

**W 14th St**

**W 13th St**

**W 12th St**

**W 11th St**

**W 10th St**

**W 9th St**

**W 8th St**

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**10th St**

**9th St**

**8th St**

**7th St**

**6th St**

**5th St**

**4th St**

**3rd St**

**2nd St**

**1st St**

**UNO**

**Best Western**

**TD Bank**

**CHOICE**

**AutoZone**

**Widener University**

**Widener Pride**

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NEARBY TO MANY NATIONAL  
AND REGIONAL RETAILERS



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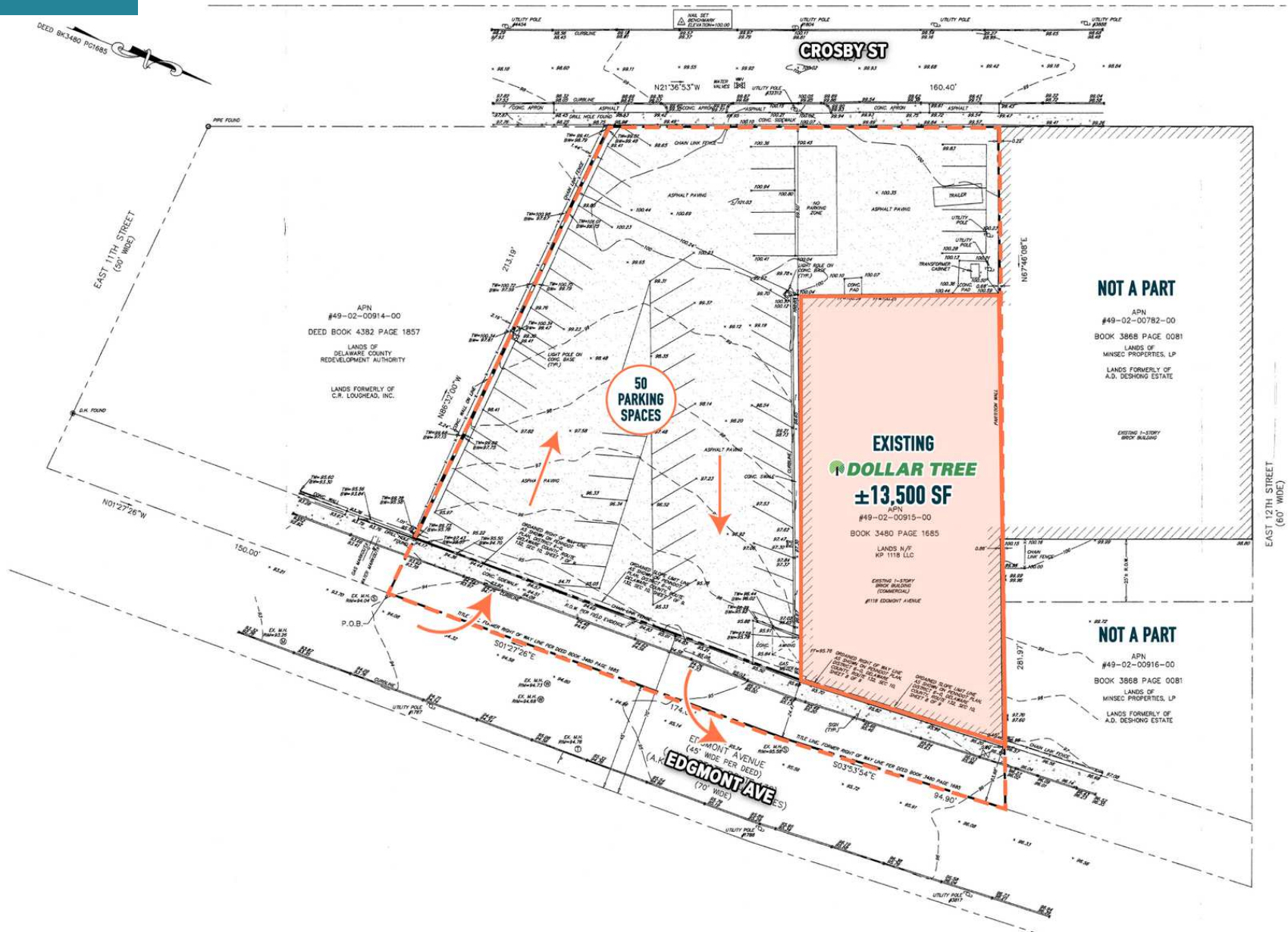
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# SITE PLAN



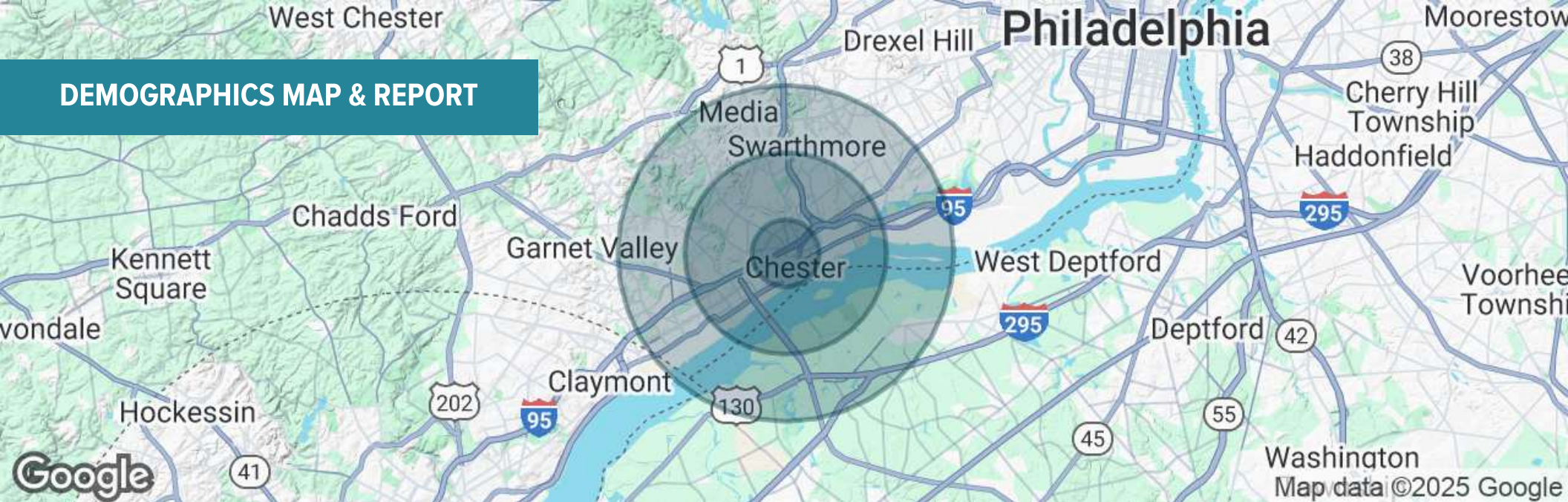
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,901	92,928	220,767
Average Age	37	40	41
Average Age (Male)	36	38	39
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,050	35,276	85,073
# of Persons per HH	3	2.6	2.6
Average HH Income	\$55,616	\$93,954	\$107,362
Average House Value	\$132,486	\$238,928	\$292,127

Demographics data derived from AlphaMap

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