

PRIME OUTPARCEL AVAILABLE FOR GROUND LEASE



PROPERTY OVERVIEW

The Parcel is located behind WAWA and is 1.85 acres parcel. Best use will be a QSR, Retail, Medical, and self storage. All utilities to site, master retention of site.

Ground Lease : \$7,000.00 NNN
Per Acre/month

For Sale: \$1,650,000

PROPERTY HIGHLIGHTS

Ground lease, build to suit or sale for \$1,650,000.

Adjacent to WAWA gas station under construction

Access from two streets

High visibility Pad

Access from Chalet Suzanne Rd

Combined intersection count of over 50,000 AADT

Cross access with WAWA

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POPULATION	1 MILE	5 MILES	10 MILES
	1,853		
TOTAL POPULATION	46.8	47,337	149,018
	57.3		
AVERAGE AGE	44.0	43.9	42.5
AVERAGE AGE (MALE)		43.5	41.3
AVERAGE AGE (FEMALE)		44.8	43.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,025	21,542	65,059
# OF PERSONS PER HH	1.8	2.2	2.3
AVERAGE HH INCOME	\$44,981	\$55,267	\$54,147
AVERAGE HOUSE VALUE	\$173,934	\$175,793	\$160,181

* Demographic data derived from 2020 ACS - US Census



