

# 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 HIGHLIGHT

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

Adjacent to WAWA gas station under construction

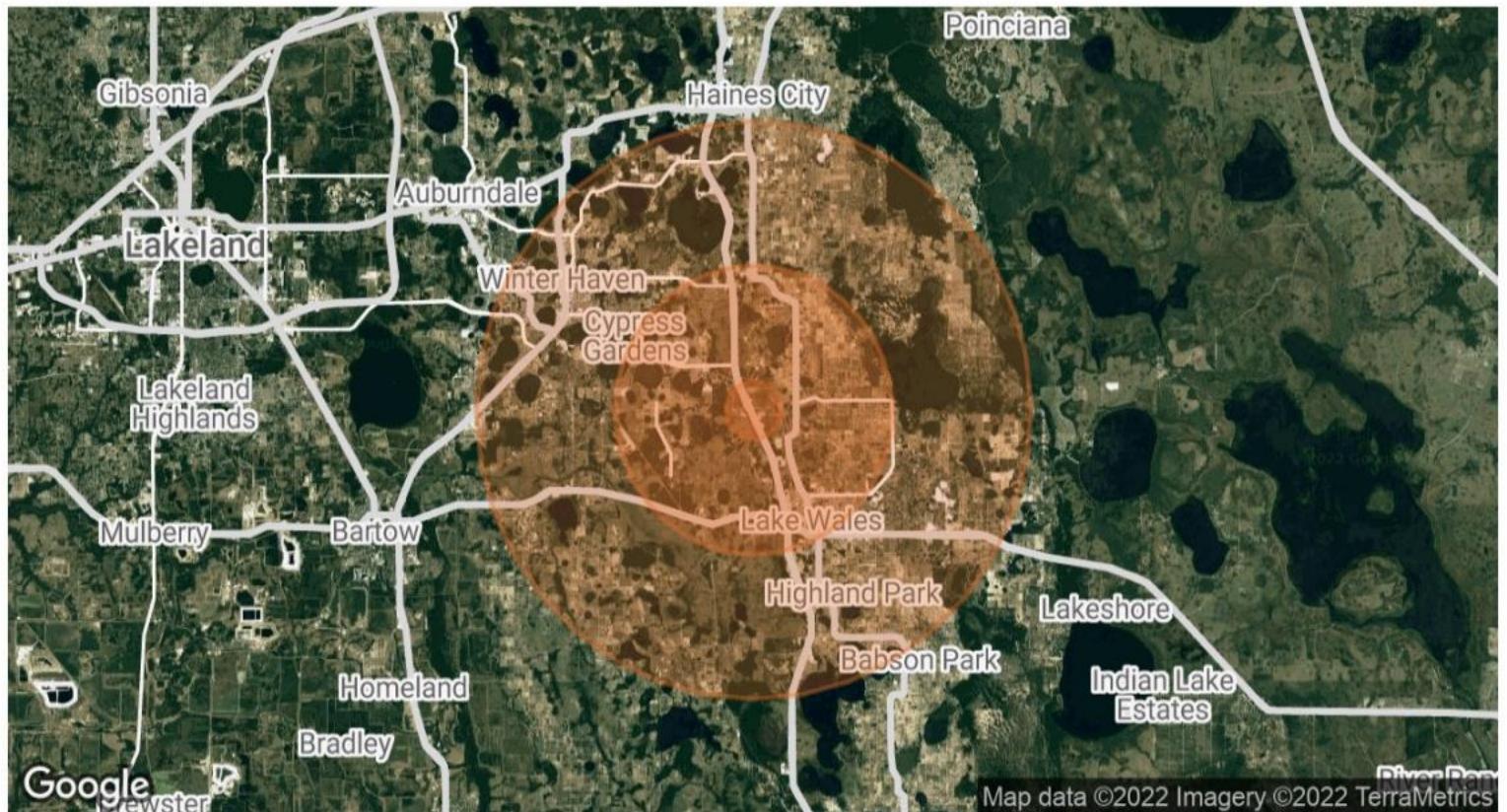
Access from two streets

High visibility Pad

Access from Chalet Suzanne Rd

Combined intersection count of over 50,000 AADT

Cross access with WAWA



POPULATION	1 MILE	5 MILES	10 MILES
<u>TOTAL POPULATION</u>	1,853	47,337	149,018
<u>AVERAGE AGE</u>	46.8	57.3	44.0
<u>AVERAGE AGE (MALE)</u>			43.9
<u>AVERAGE AGE (FEMALE)</u>			42.5
			41.3
			43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<u>TOTAL HOUSEHOLDS</u>	1,025	21,542	65,059
<u># OF PERSONS PER HH</u>	1.8	2.2	2.3
<u>AVERAGE HH INCOME</u>	\$44,981	\$55,267	\$54,147
<u>AVERAGE HOUSE VALUE</u>	\$173,934	\$175,793	\$160,181

\* Demographic data derived from 2020 ACS - US Census



