

4,500SF RESTAURANT w/LIQUOR LICENSE AVAILABLE

Gap Newport Pike | New Garden Township, Pa 19311 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



SALE OR LEASE | New Garden Township, Pa 19311

PROPERTY INFORMATION

- Operating 4.5 Star Freestanding Restaurant w/Liquor License, 1.1 AC
- Easy access to Hwy Rt 1 (N/S- Pa and Md), Hwy Rt 41 (Wilmington, De,) Interstate 95 exchange
- Near Bustling Kennet Square, New Garden Town Center, CVS, Hartefeld National Golf Course, Tractor Supply, New Garden Airport
- Continued residential Growth creates a high demand for restaurants, QSR, grocery, medical, retail & office, light industrial

Demographics	3 Miles	5 Miles	10 Miles
Population	21,382	54,744	229,750
Average HH Income	\$206,717	\$202,101	\$160,324
Total Businesses	553	1,921	8,407
Number of Employees	6,502	17,424	88,066
Traffic Counts	Gap Newport Pike: 12,964 VPD Penn Green Rd.: 2,807 VPD		

*Data Source: Sites USA REGIS™ 2023

**4,500SF
Ground Floor**

**1.1 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

FOR MORE INFORMATION PLEASE CONTACT: JACKIE CHRISTMAN 610-941-4034 x118 484-784-7741 CELL JCHRISTMAN@LPRE.COM LISA FREUND COOLEY 610-941-4034 x127 610-316-6905 CELL LFCOOLEY@LPRE.COM



4,500sf RESTAURANT w/LIQUOR LICENSE AVAILABLE | SALE/LEASE

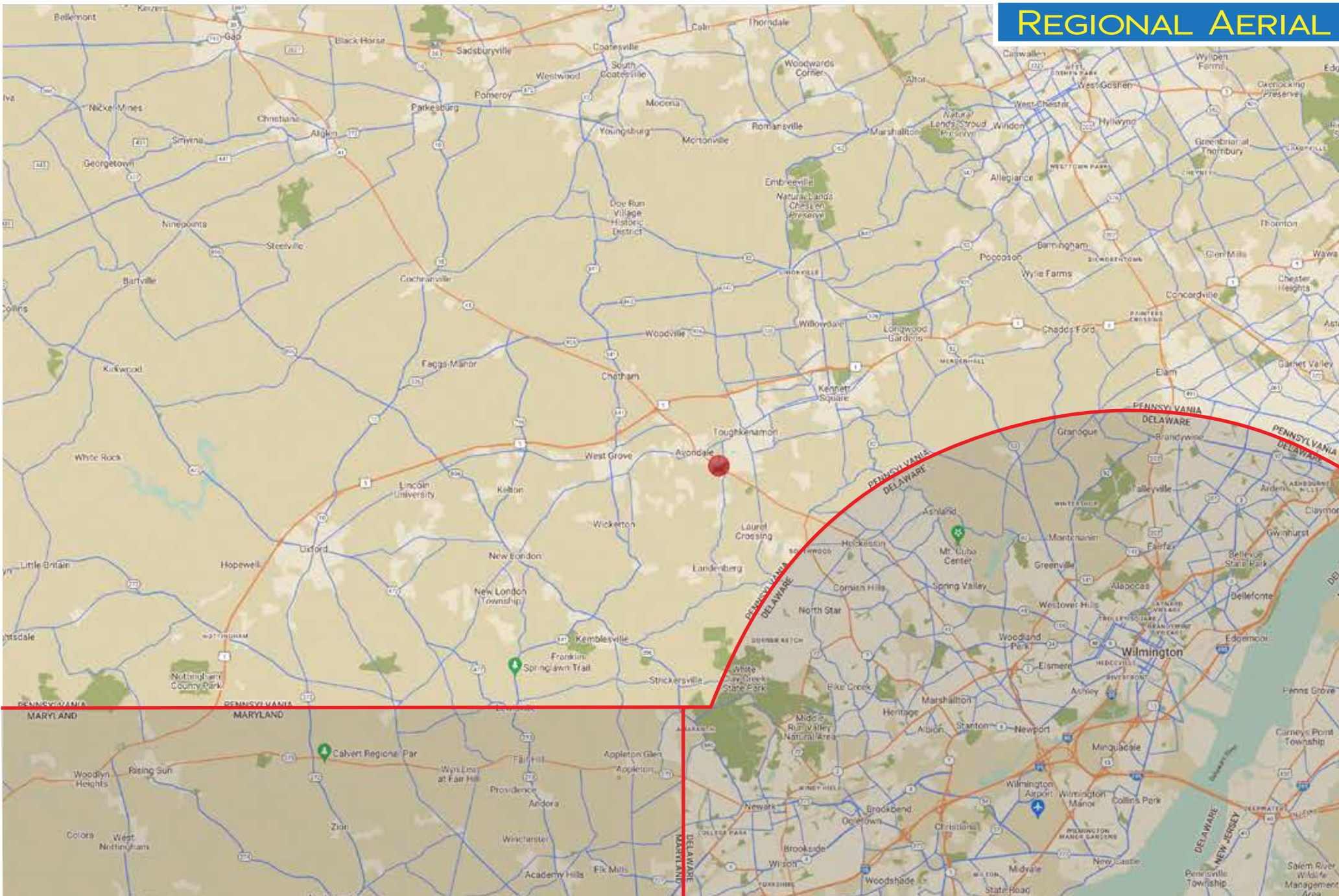
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REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
Population (Est. 2023)	21,382	54,744	229,750
Projected Population (2028)	22,467	58,199	243,622
Projected Annual Growth (2023 to 2028)	1.0%	1.3%	1.2%

Daytime Population

Total Businesses (2023)	553	1,921	8,407
Number of Employees (2023)	6,502	17,424	88,066

Income

Average HH Income (Est. 2023)	\$206,717	\$202,101	\$160,324
Median HH Income (2023)	\$156,877	\$156,521	\$123,188

Households & Growth

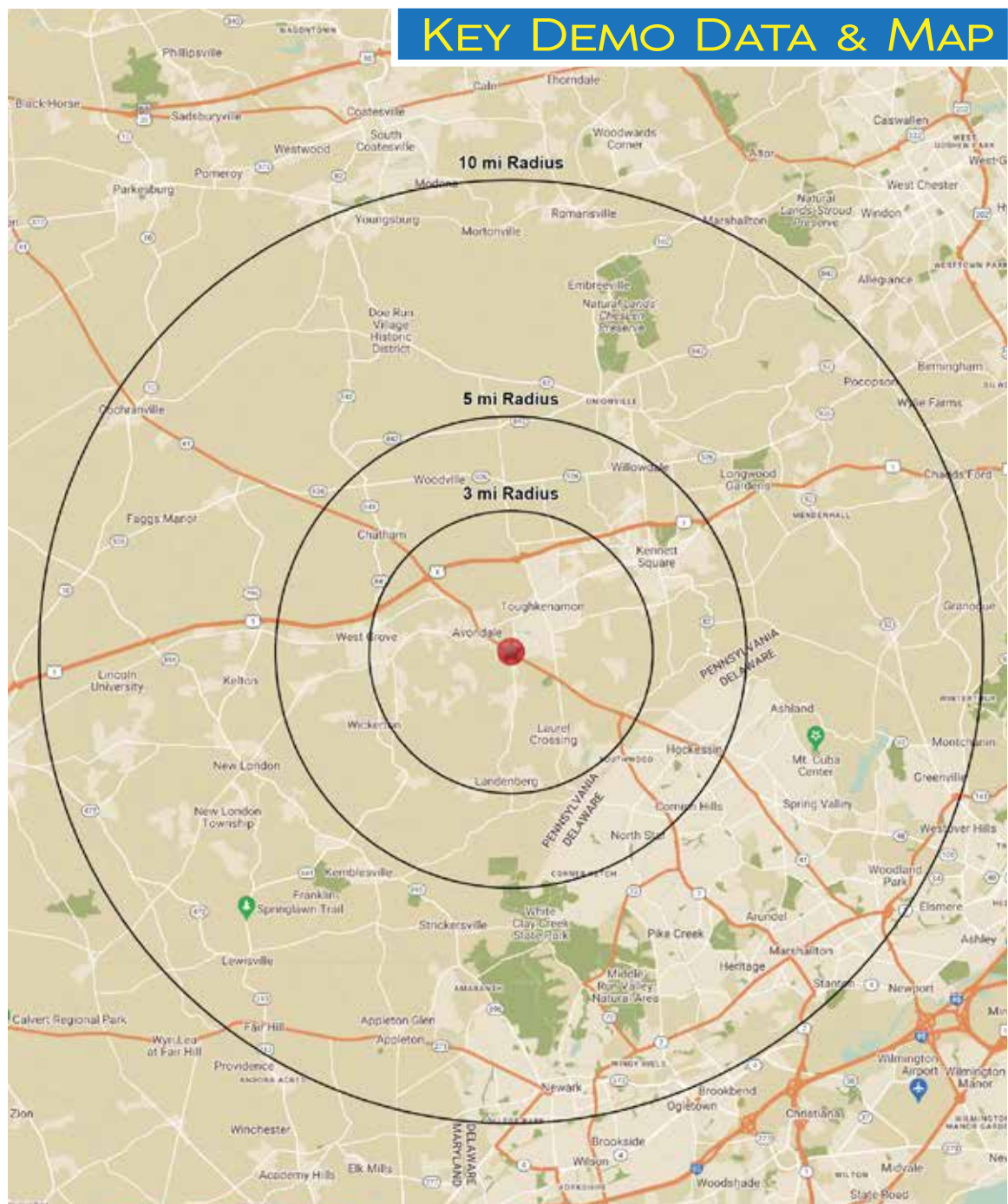
Households	6,951	18,989	85,349
Projected HH (2028)	7,312	20,242	90,593
HH Growth with Children (2023 to 2028)	42.0%	37.5%	30.5%

Education

High School Graduate	120.9%	18.7%	21.6%
Some College	10.8%	11.5%	13.9%
Bachelor Degree	27.9%	30.8%	29.1%
Graduate	23.0%	24.5%	22.6%

Traffic Counts: Gap Newport Pike: 12,964 VPD • Penn Green Rd.: 2,807 VPD
Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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