

# Kennett Square Police Department

**115 N Broad Street  
Kennett Square, PA 19348**

All property and auction  
information can be found here:

[Click to Access](#)

**NAI** Emory Hill

**KARMAR**  
REALTY GROUP, INC.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



## Property Information

115 N Broad Street is comprised of a single-story commercial office building featuring a partial second-floor mezzanine level, currently housing the Kennett Square Borough Police Department. The building's origin dates back to the mid-1940s, with an addition completed in the 1970s/1980s. Positioned on the southern aspect of the property, a paved, asphalt parking area is located on the northeast section at 208 East Linden Street, enhancing accessibility. The interior consists of offices, restrooms, a squad room, a meeting/lunch room with kitchenette, and locker room.

## Offering Summary

**Building Size:** 4,892 SF

**Total AC:** +/- .28 AC

**Parcels** 03-003-0037.000E (115 N Broad)  
03-003-0038.000E (208 E Linden Street)

**Construction** Masonry block structure with conventional wood roof framing

**HVAC** Natural gas-fired HVAC

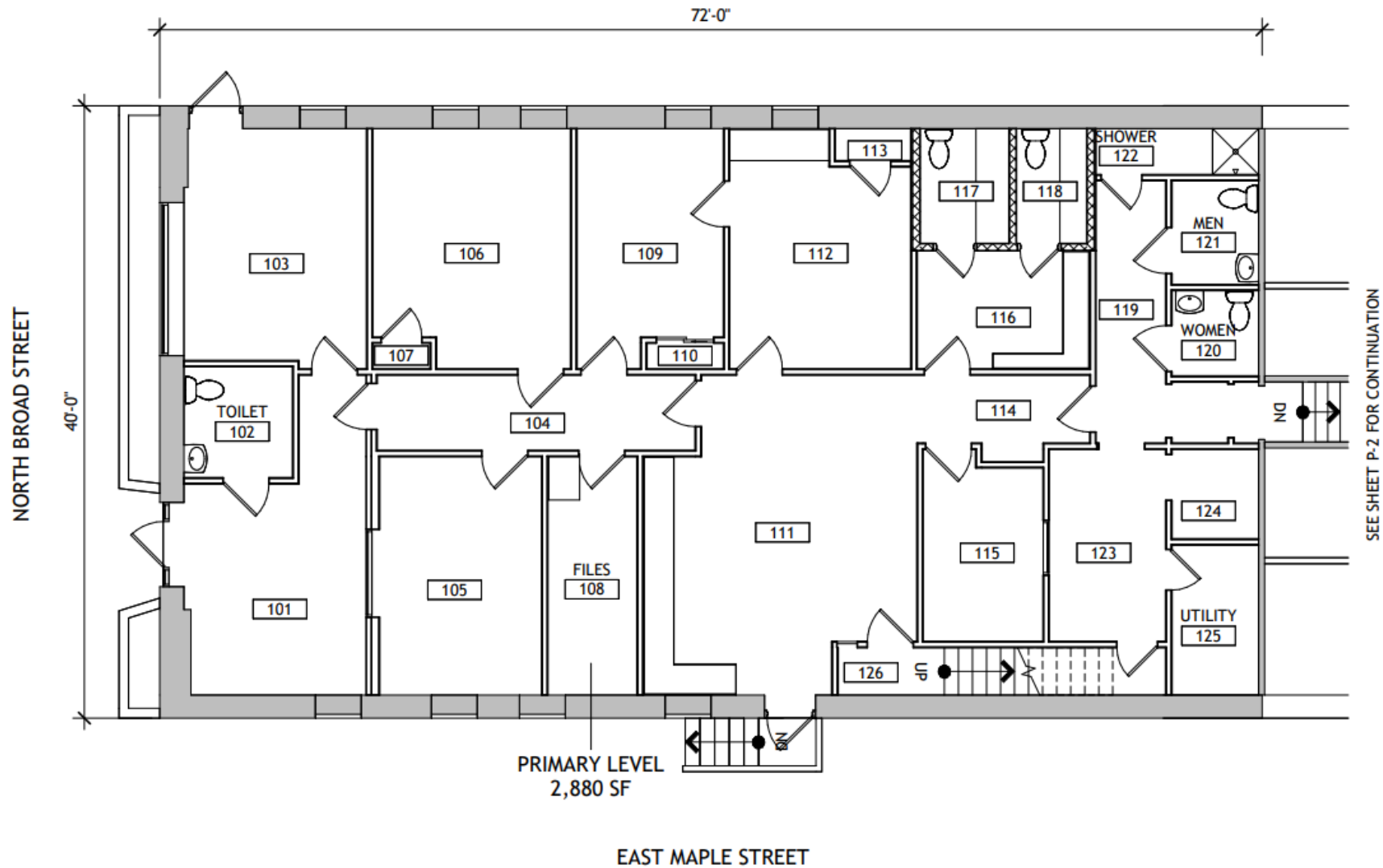
**Electric** 120/240 volts, single-phase, 3-wire with up to 200 amperes

## Available Upon Request

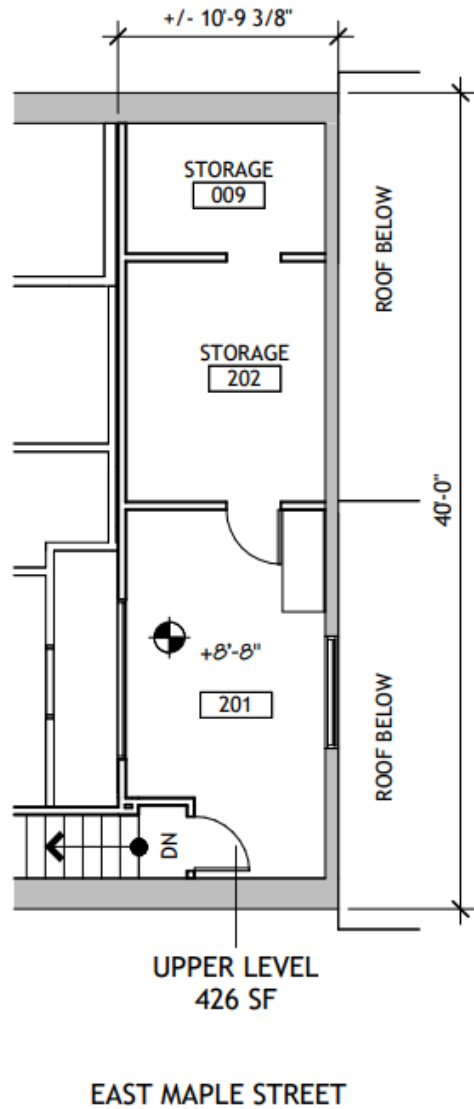
- Environmental Studies (Phase I & Phase II)
- Property Condition Assessment (PCA)
- Architectural Drawings



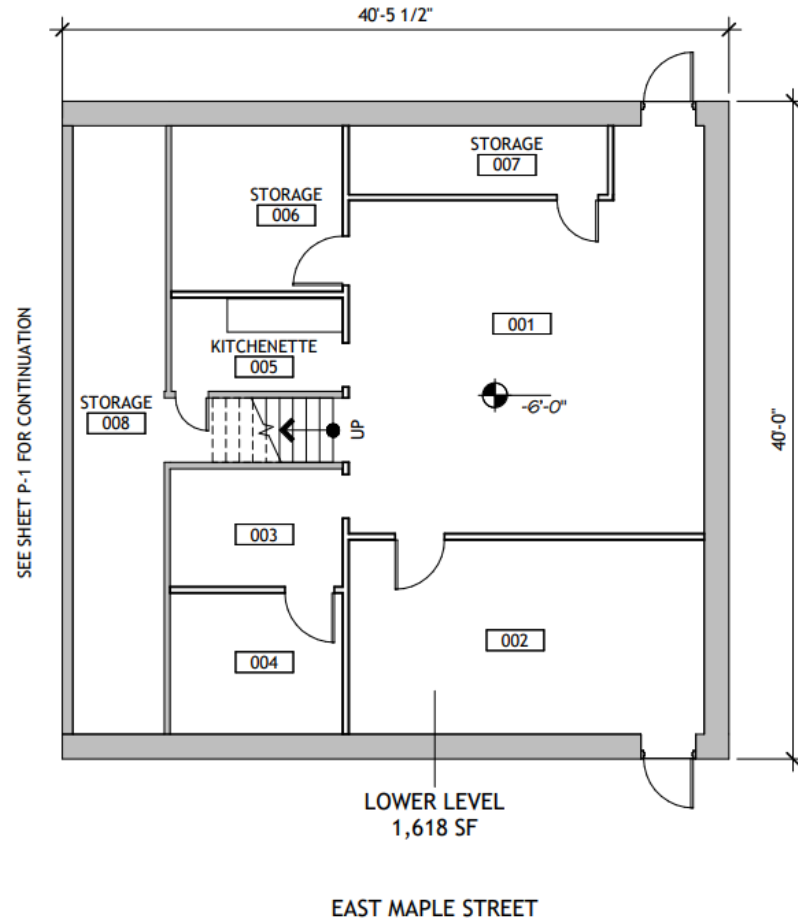
# Primary Level

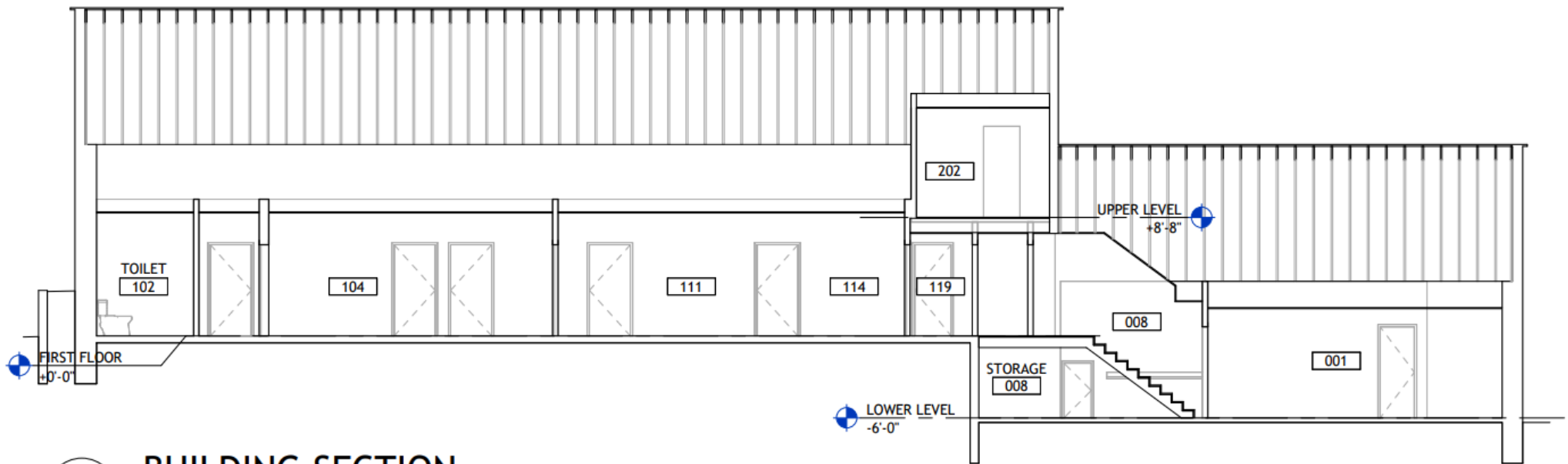


# Upper Level

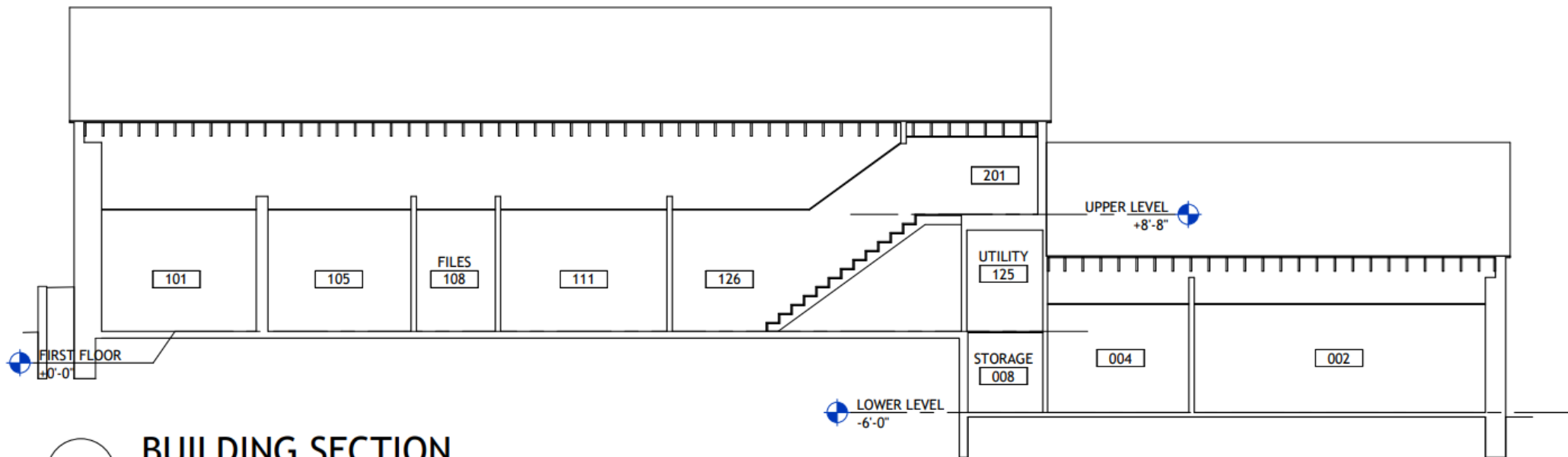
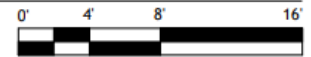


# Lower Level

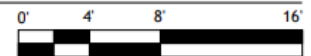




**1** BUILDING SECTION  
SCALE: 1/8" = 1'-0"



**2** BUILDING SECTION  
SCALE: 1/8" = 1'-0"



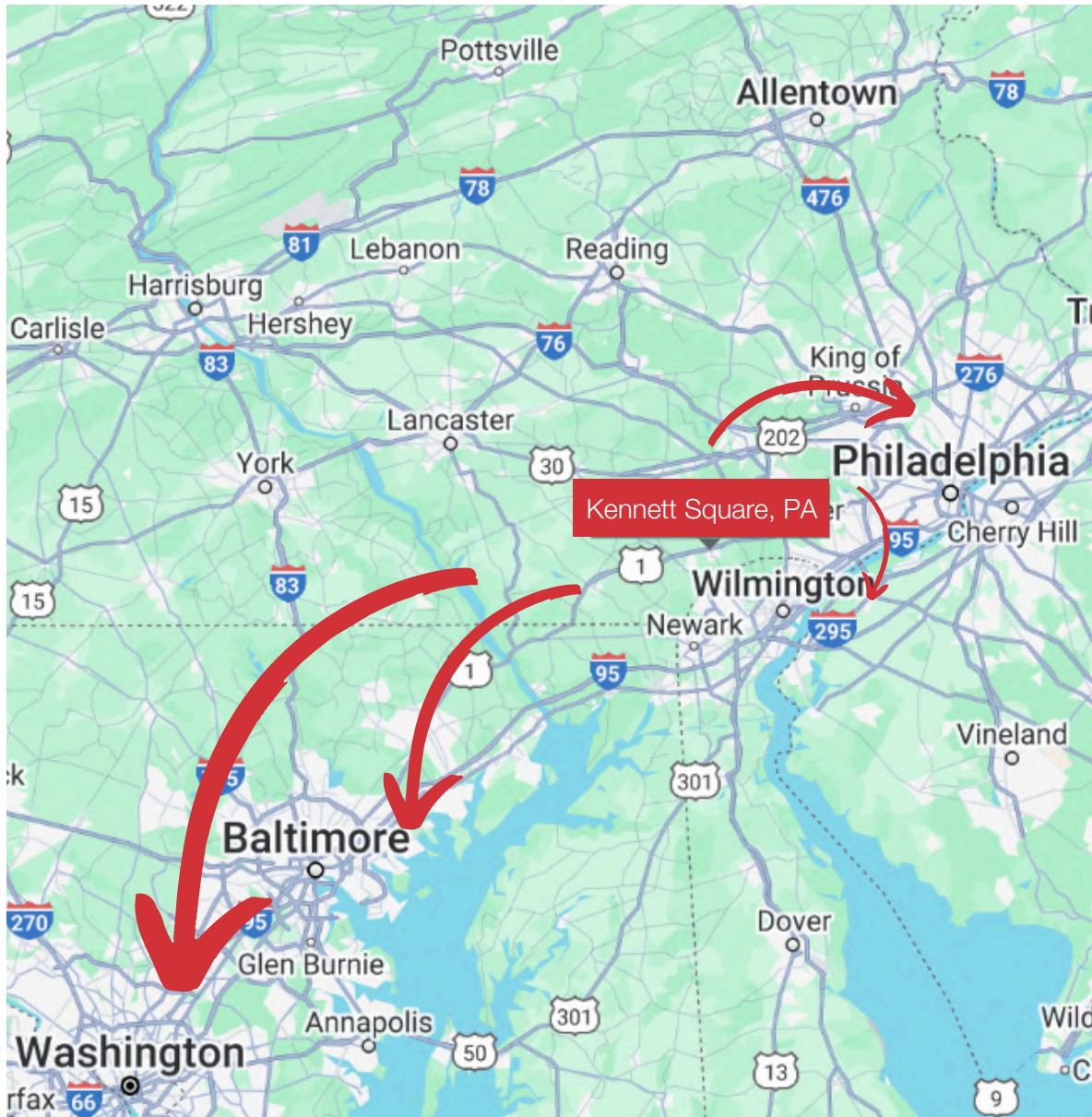
# Local Map



# Parcel Map



# Regional Map



## Distances to Surrounding Cities

15 Miles to Wilmington, DE

---

27 Miles to Philadelphia, PA

---

83 Miles to Baltimore, MD

---

134 Miles to Washington, DC

---

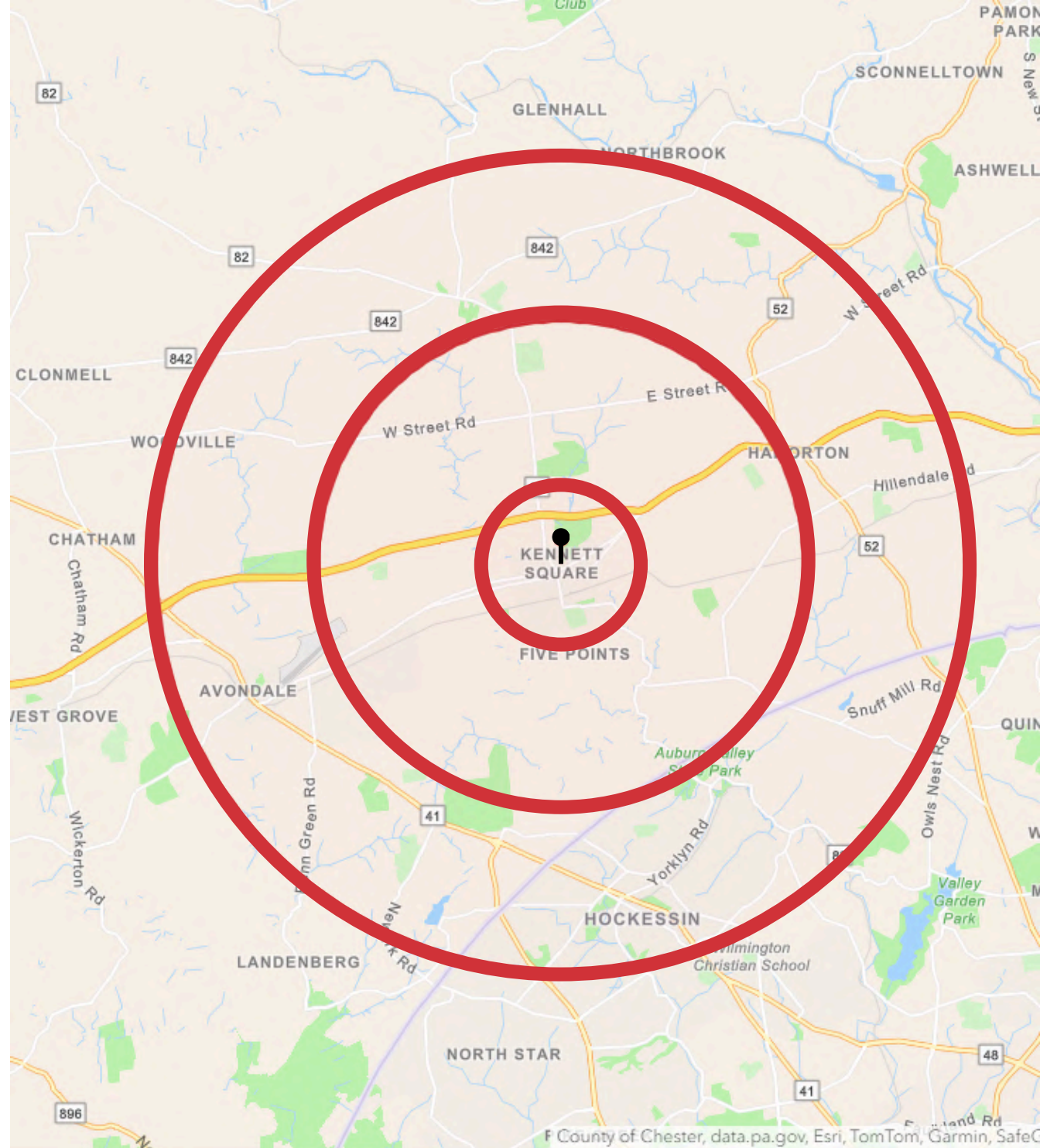


# Demographic Summary

| POPULATION        | 1-MILE | 3-MILE | 5-MILE |
|-------------------|--------|--------|--------|
| Total Population  | 8,632  | 23,757 | 49,593 |
| Median Age        | 36.3   | 41.3   | 43.4   |
| Families          | 2,124  | 6,194  | 13,392 |
| % White           | 52.6%  | 67.6%  | 71.4%  |
| % Hispanic        | 43.6%  | 26.5%  | 19.4%  |
| % Black           | 4.8%   | 3.1%   | 3.2%   |
| % Asian           | 1.8%   | 3.3%   | 5.2%   |
| % American Indian | 1.1%   | 0.7%   | 0.5%   |

| HOUSEHOLDS               | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------------|-----------|-----------|-----------|
| Households               | 3,121     | 8,472     | 17,749    |
| Median Household Income  | \$91,572  | \$120,727 | \$139,722 |
| Average Household Income | \$117,016 | \$172,142 | \$199,861 |

| EMPLOYMENT                   | 1-MILE | 3-MILE | 5-MILE |
|------------------------------|--------|--------|--------|
| Total Employed               | 4,887  | 12,878 | 25,806 |
| Agriculture/Forestry         | 14.9%  | 11%    | 8.3%   |
| Retail                       | 11.8%  | 10.1%  | 10.5%  |
| Healthcare                   | 10.9%  | 11.4%  | 14.1%  |
| Educational Services         | 8.9%   | 11.2%  | 10.2%  |
| Food Services                | 8.3%   | 8.8%   | 4.2%   |
| Manufacturing                | 8.1%   | 9.2%   | 9.5%   |
| Admin/Support/Waste Mgmt     | 6.3%   | 5.0%   | 4.5%   |
| Professional/Scientific/Tech | 5.4%   | 9.5%   | 11.7%  |
| Finance/Insurance            | 5.0%   | 8.2%   | 9.6%   |
| Public Administration        | 3.6%   | 2.2%   | 2.2%   |
| Other                        | 3.6%   | 3.9%   | 3.6%   |



# Contact Information

## **NAI** Emory Hill

Neil Kilian, CCIM, SIOR

302 322 9500 Office

302 521 7291 Cell

[neilkilian@emoryhill.com](mailto:neilkilian@emoryhill.com)

## **KARMAR** REALTY GROUP, INC.

Justin M. Soss

610 459 8585 Office

610 256 0368 Cell

[jsoss@karmarrealty.com](mailto:jsoss@karmarrealty.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

