

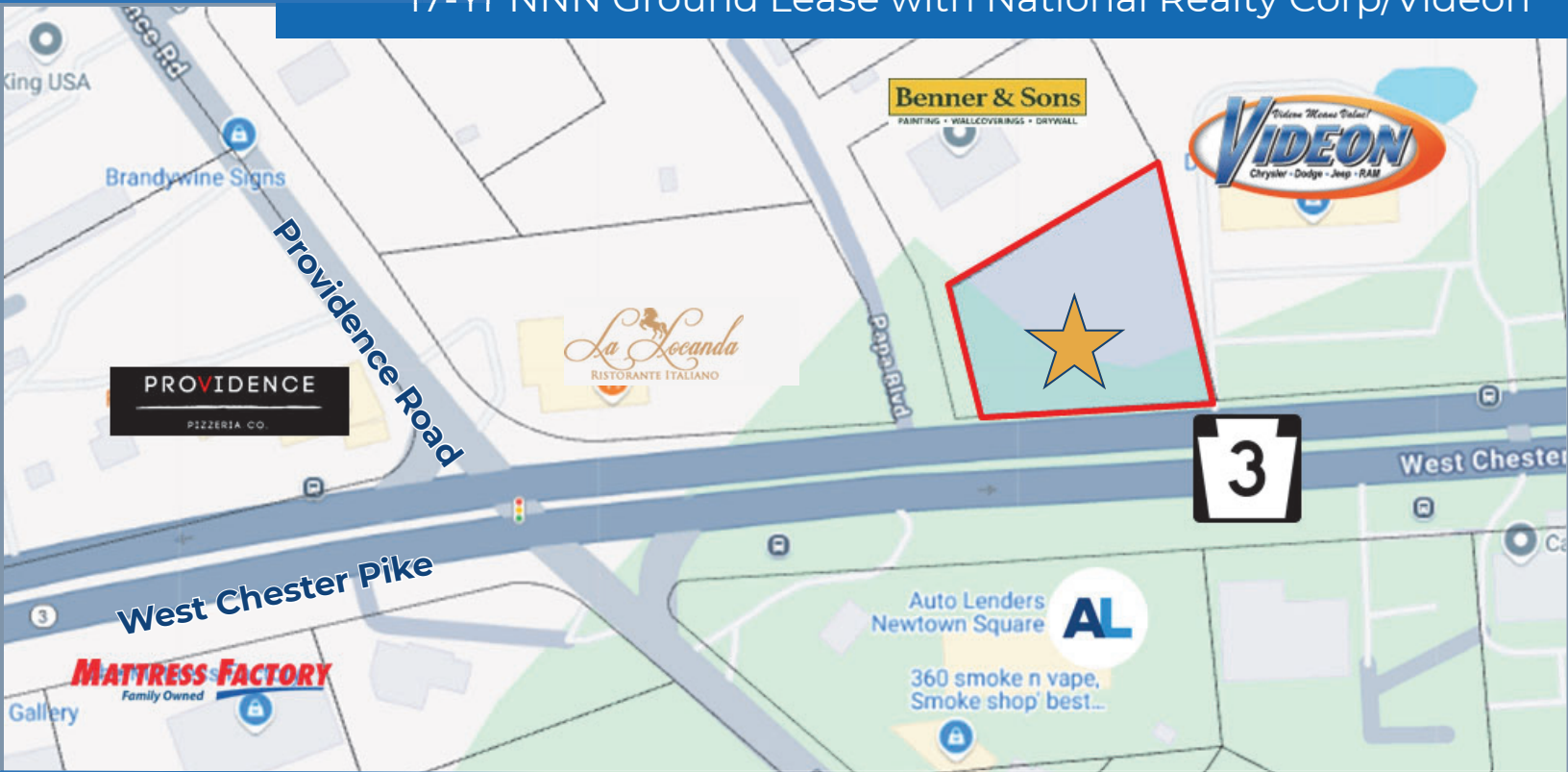
COMMERICAL ZONED SITE

1031 INVESTMENT OPPORTUNITY

4967 West Chester Pike
Newtown Square, PA



17-Yr NNN Ground Lease with National Realty Corp/Videon



Opportunity Highlights

- Asking Price \$800,000
- Tenants National Realty Corporation (NRC)/Videon
- Term NRC has indicated their desire to exercise each of their Two (2) Five (5) year renewal options and One (1) Eleven (11) month renewal option bringing the term of the lease to approximately 17-years (April 2042).
- Base Term Two (2) years remain. \$43,350/year.
- Extension Increases Ten Percent (10.00%)/5-year period.
- Acres 0.92 AC
- Municipality Edgemont Township, Delaware County
- Zoning C-2, Highway Commercial District
- APN 19-00-00423-00
- Traffic Count 26,000 vehicles/day, westbound only
- Population (5 Mi.) 93,349
- Avg. HH Income \$158,589 ann.
- Frontage 218' of frontage along West Chester Pike/Rt-3

Contact: MARK McGARRITY, Managing Director | 484-796-1076
mmcgarrity@jacksoncross.com

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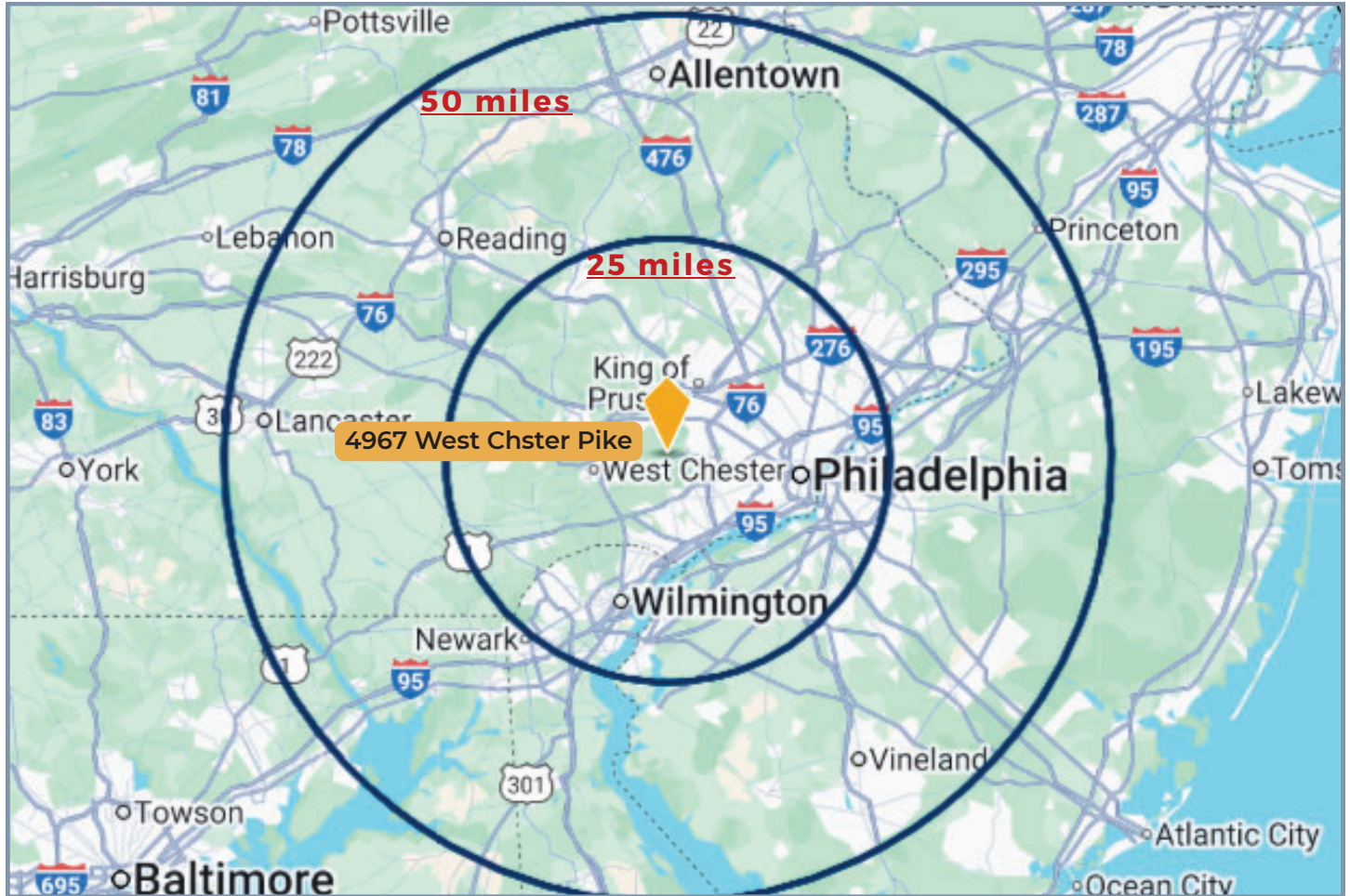
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Radius Map & Zoning

RADIUS MAP



ZONING

PERMITTED USES

- Retail sales
- Restaurant
- Garden apartments
- Banks without drive-through
- Medical offices
- Banks
- Vertical mixed-use

CONDITIONAL USES

- Drive-through banks or service places.
- Drive-through food establishments
- Auto sales
- Adult daily living center
- Bar
- Day Care
- Dispensary
- Car Wash

HEIGHT REGULATION

- 35' to 42'

<https://ecode360.com/34065285#34065285>

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Due diligence materials are available upon request.

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