Imagery ©2024 Airbus, Maxar Technologies

PROPERTY DESCRIPTION

Unlock the potential of your business with this versatile commercial space located in a highly accessible area. With a total of 9,600 square feet available, this property can be leased in its entirety or divided into units as small as 2,400 square feet to suit your specific needs.

This location perfect for contactors, offers an excellent opportunity for flex, office, or retail. Whether you're looking to expand your business or start something new, this property provides the perfect setting for success.

PROPERTY HIGHLIGHTS

- Flexible Space: 9,600 SF available, divisible from 2,400 SF.

- Strategic Location: Quick access to Route 1, the Pennsylvania Turnpike, and I-195/I-295, ensuring easy connectivity.

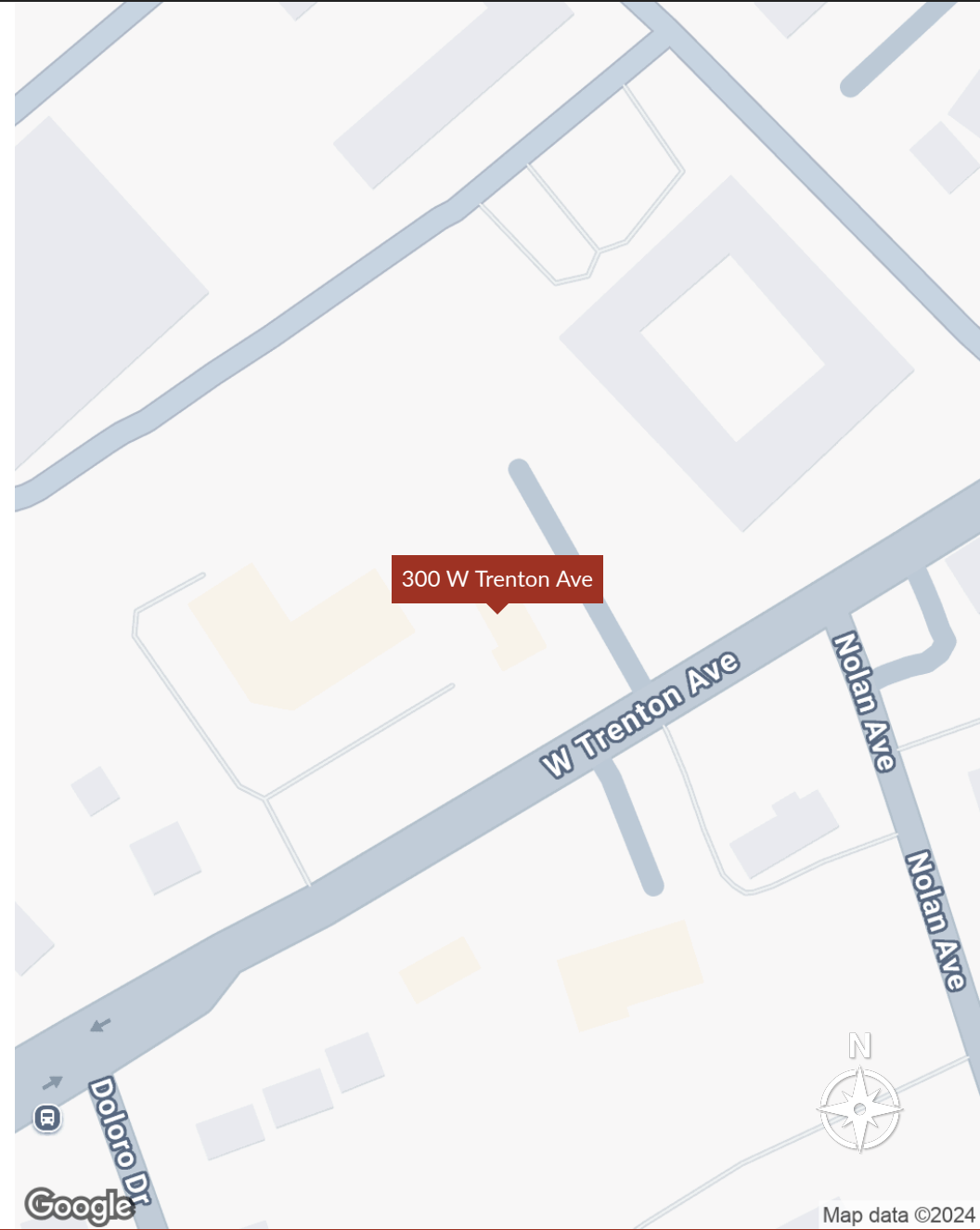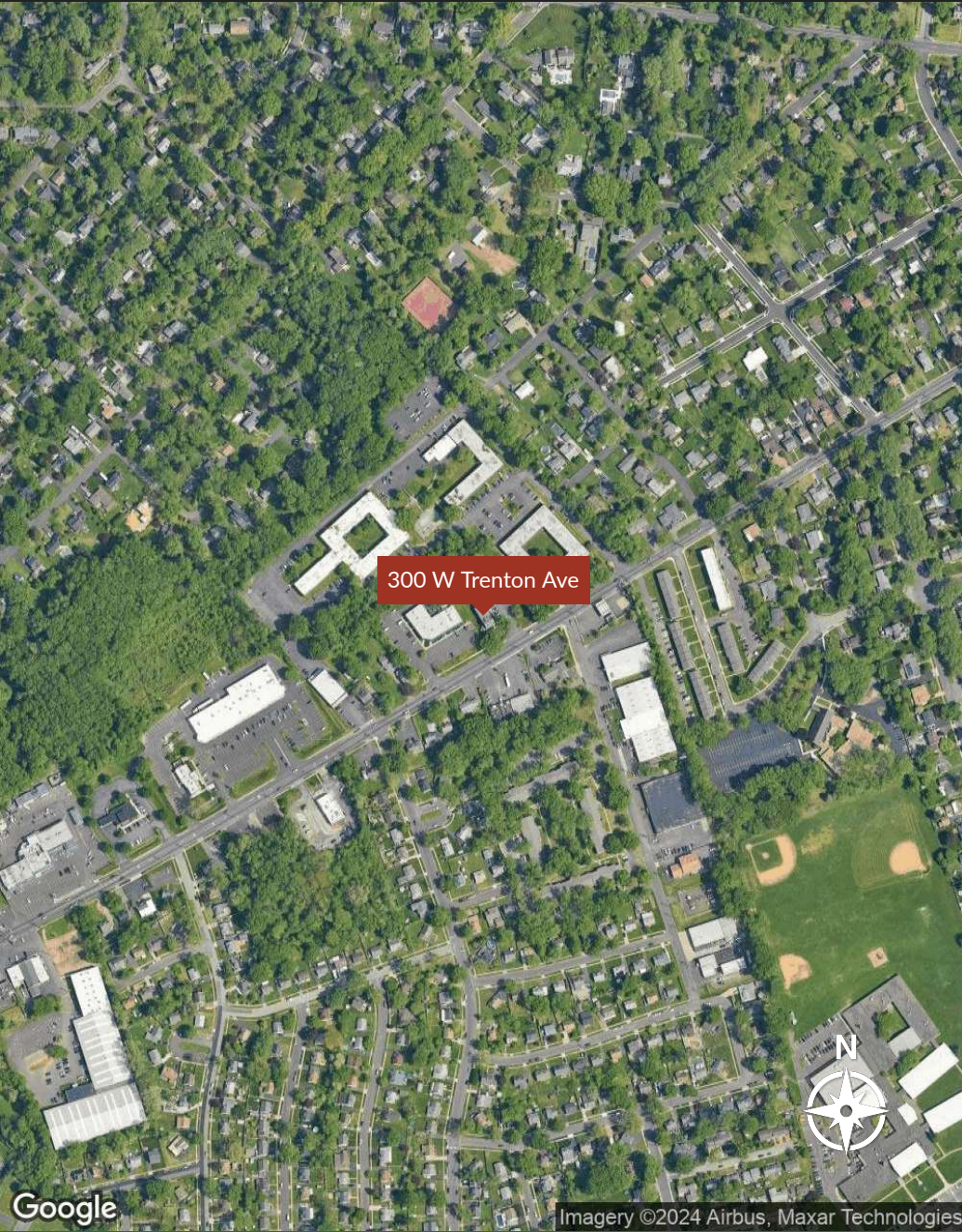- Ample Parking: Plenty of parking spaces available for your employees and customers.

OFFERING SUMMARY

Lease Rate:	$17.50 SF/yr (Gross; MG)
Number of Units:	4
Available SF:	2,400 - 9,600 SF
Lot Size:	58,246 SF
Building Size:	9,600 SF

DEMOGRAPHICS

Total Households	
Total Population	
Average HH Income	

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300 W Trenton Ave

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300 W Trenton Ave

W Trenton Ave

Nolan Ave

Nolan Ave

Doloro Dr

Map data ©2024

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POPULATION

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,226	123,116	264,761
Average Age	41	38	40
Average Age (Male)	40	37	39
Average Age (Female)	41	39	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,992	44,114	96,699
Persons per HH	2.4	2.8	2.7
Average HH Income	$135,301	$98,055	$107,570
Average House Value	$411,866	$261,630	$301,476
Per Capita Income	$56,375	$35,019	$39,840

Map and demographics data derived from AlphaMap

Legend:
- 1 Miles
- 3 Miles
- 5 Miles

AlphaMap — CRE data and insights on alphamap.com

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