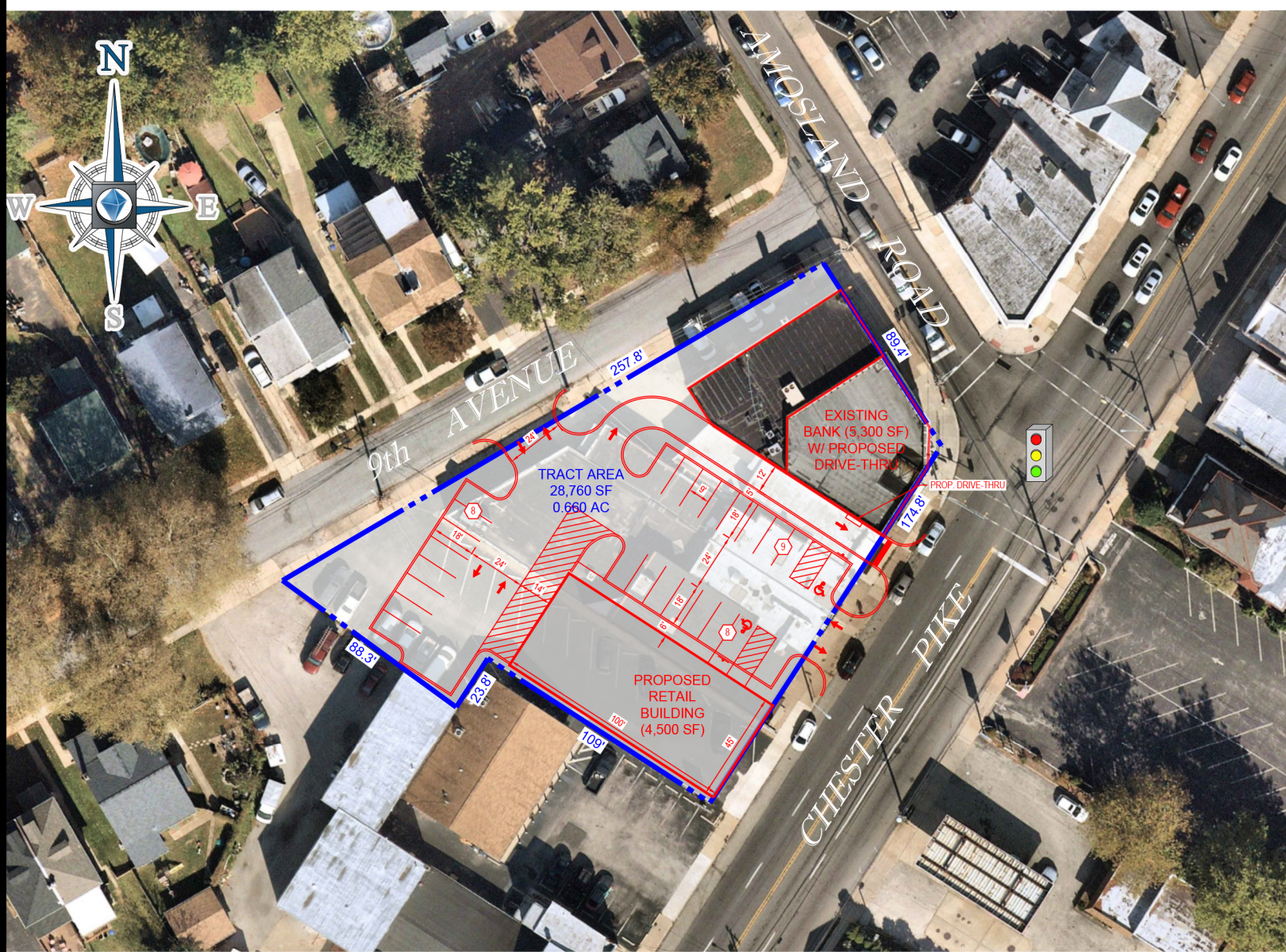


# GROUND LEASE OR BUILD-TO-SUIT

505-511 Chester Pike, Prospect Park, Delaware County, PA 19076



## HIGHLIGHTS:

- Exceptional Chester Pike visibility & signage opportunity
- Traffic Count of +/- 18,500 vehicles per day
- Proximate to a signalized intersection
- Strong Demographic Support
  - Population of 73,400 within 2 miles
  - Average Household Income of \$84,000

## FEATURES:

- +/- 4,500 SF NEW building/systems
- 25 parking spots
- 2 points of ingress/egress



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