



3201 WEST CHESTER PIKE

WEST CHESTER PIKE  51,968 AADT

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# 3201 WEST CHESTER PIKE NEWTOWN SQUARE, PA

NEWTOWN TOWNSHIP DELAWARE COUNTY

**1.17 ACRES** PAD SITE AVAILABLE

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WINIG PROPERTIES



# PROPERTY DETAILS

3201 WEST CHESTER PIKE



- Situated on West Chester Pike / PA Route 3 (**51,968 AADT**) at corner of Barren Rd.
- Dense residential area surrounding location with a population of over **158,746** within 3 miles.
- Close Proximity to Routes **I-476, I-76, I-95, US-1, US-30, PA-252, and PA-320**
- Over 325 feet of frontage on West Chester Pike (Route 3) with 2 existing curb cuts

## JOIN THESE AREA TENANTS



## DEMOGRAPHICS

### POPULATION

1 mi: **10,002**  
3 mi: **43,999**  
5 mi: **158,746**

### AVERAGE H. INCOME

1 mi: **\$138,052**  
3 mi: **\$155,775**  
5 mi: **\$149,524**

### NUMBER. OF H.H

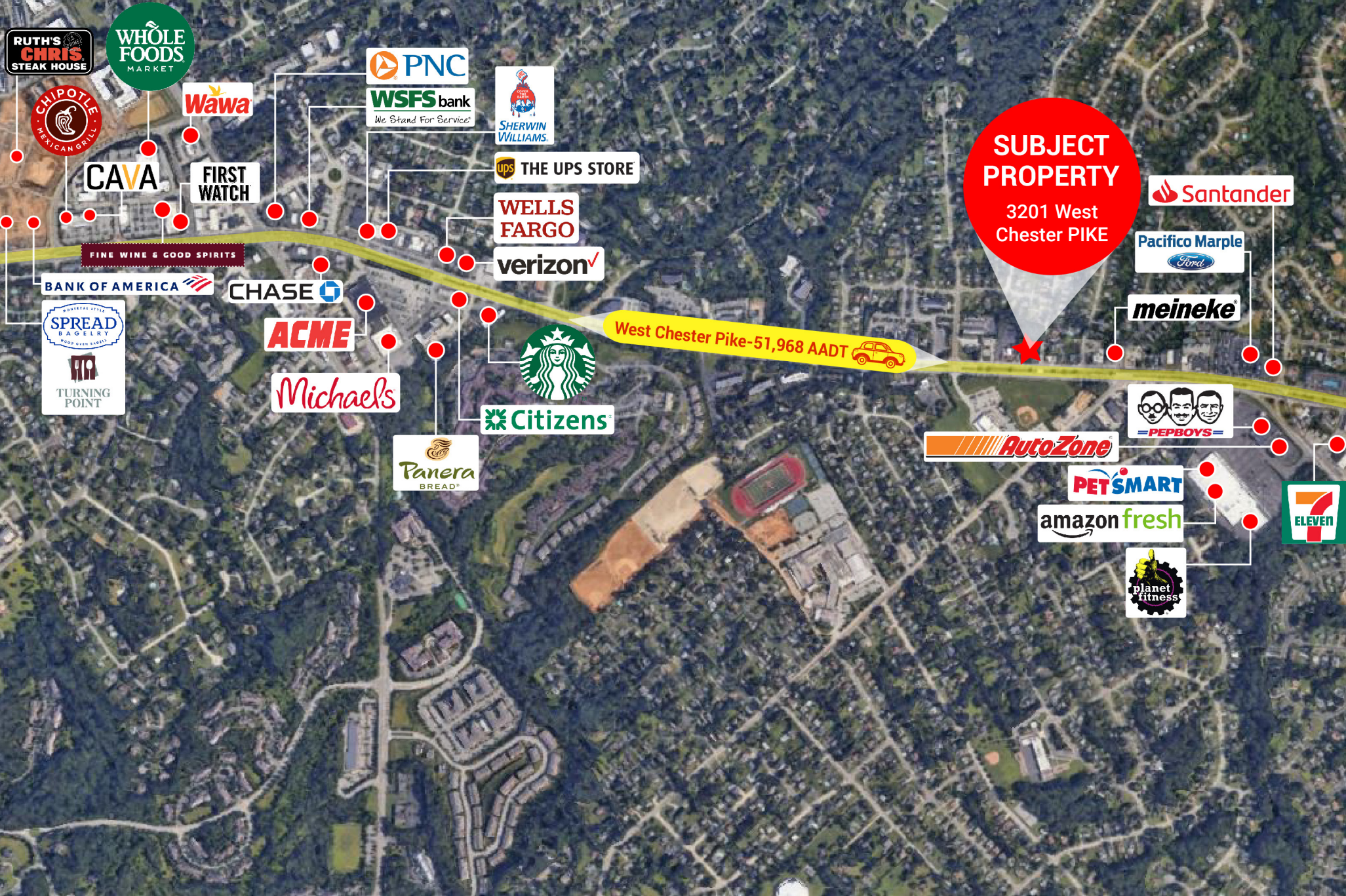
1 mi: **4,253**  
3 mi: **16,647**  
5 mi: **108,113**





# AERIAL MAP

3201 WEST CHESTER PIKE





# TAX MAP

## 3201 WEST CHESTER PIKE





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*Exclusively Marketed By:*

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## WINIG PROPERTIES

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