

MSC

2400 W DARBY ROAD

HAVERTON, PA

.63 ACRE PAD SITE AVAILABLE FOR SALE OR LEASE





PROPERTY DETAILS

- ▶ Situated at a traffic light along Darby Road and Eagles Road (30,335AADT)
- ▶ Opportunity for multiple retail uses such as QSR w/ Drive-Thru, Financial Institutions, Medical Office and Urgent Care
- ▶ Dense residential area surrounding location with a population of over 145,000 within 3 miles services parking
- ▶ Close promiximity to West Chester Pike (Route 3) & Blue Route (I-476), easily accessible within 2 miles

JOIN THESE AREA TENANTS



DEMOGRAPHICS

EST. POPULATION	EST. EMPLOYEES	EST. AVERAGE HH INCOME
1 mi 18,897	1 mi 3,807	1 mi \$186,713
3 mi 145,708	3 mi 52,351	3 mi \$182,969
5 mi 419,284	5 mi 132,301	5 mi \$151,556

PROPOSED SITE PLAN



AERIAL



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ZOOMED AERIAL





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