



CROZER
KEYSTONE
HEALTH SYSTEM

Wawa

CVS

For Sale

Development Site - 4.4 Acres

300 Johnson Ave, Ridley Park, PA

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300 Johnson Ave

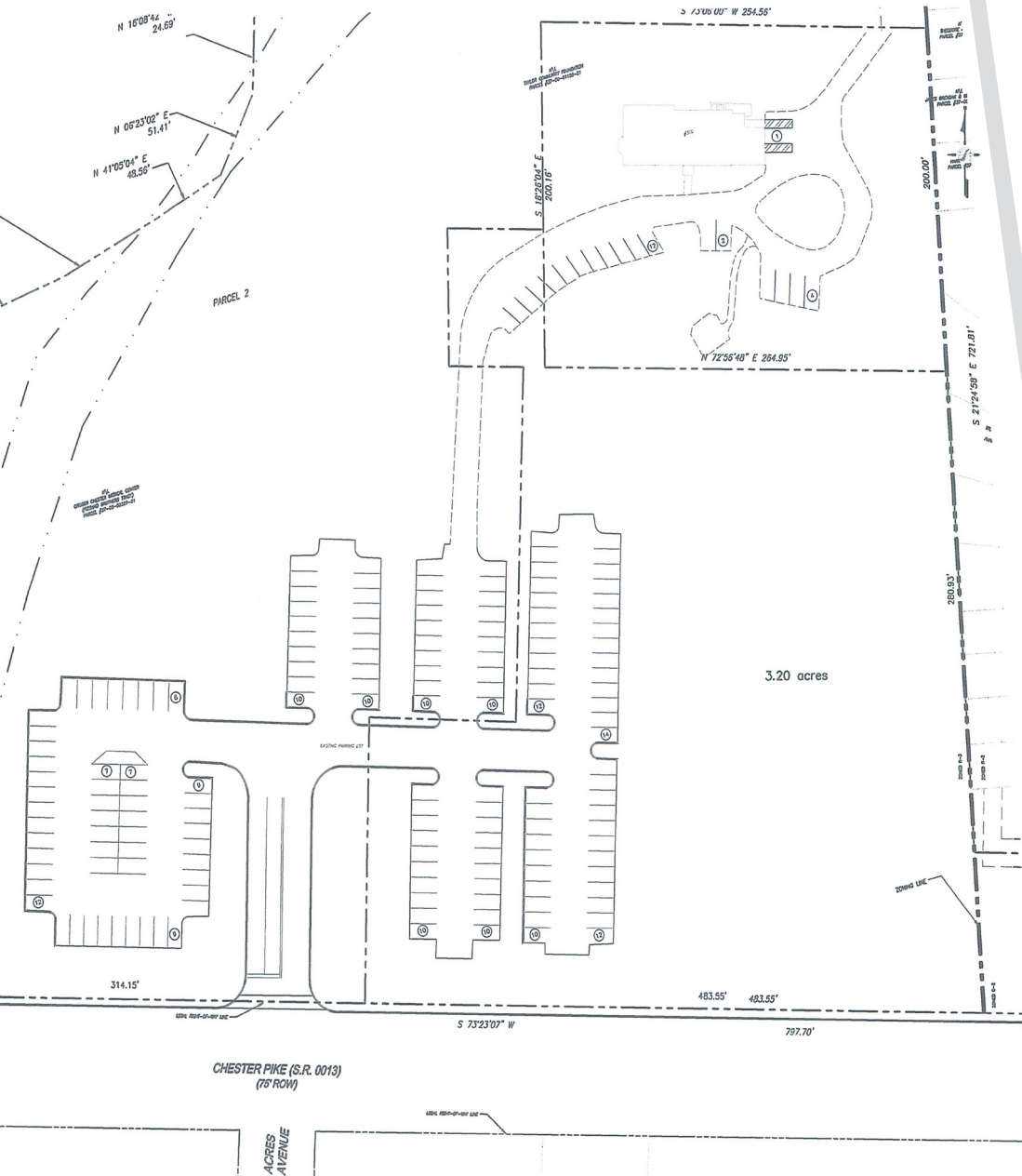
0.5 Miles to SEPTA
Ridley Park Station

For Sale

- 4.4 acres (two parcels)
- Zoned R-3 (allows multi-family)
- Great visibility on Chester Pike (Traffic light)
- 15,750+ Vehicles per day
- 6,300 SF office building in rear of property
- Existing income in place



Market Demographics



Drive Time	10 Mins	20 Mins	30 Mins
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Population	246,177	1,212,524	2,652,924
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Avg. Family Income	\$109,991	\$109,104	\$108,728
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Total Employees	82,735	592,340	1,172,284
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Total Businesses	4,679	28,904	62,000
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Location

- Adjacent to Taylor Hospital (Crozer)
- CVS & Wawa (under construction) is across the street
- Walk to train, minutes to I-95/PHL Airport, 20 minutes to Center City
- Borough of Ridley Park

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