

**FOR SALE**

**215-518-6495**



**BRANDYWINE RIVER HOTEL**

**1609 BALTIMORE PIKE, CHADDS FORD, PA 19317**

# Brandywine River Hotel

*DISTINCTIVE LODGING IN  
HISTORIC CHADDS FORD*

1609

CHADDS FORD  
BARN SHOPS

BRANDY WINE RESTAURANT

CHAMPAGNE

WINE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN

COFFEE

OPEN



REGISTRATION

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# PROPERTY INFORMATION

Number of Buildings:	2
Stories:	2
Number of Rooms:	40
Meeting Area:	968 Sq Ft
Breakfast & Dining Area:	
Fitness Room	
Parking Spaces:	42
Philadelphia Airport	12 Miles
Guest Room Break Down:	
Full Kitchen:	
Laundry Room:	
Vending Area:	

## Amenities Include

- Amenities Include:
- Free Hot Breakfast
- Free WiFi
- Fitness Center
- Business Center
- “H” Liquor License
- Vending Machines
- Non-Smoking Hotel
- Elevator
- Accessible Rooms

Property Address	1609 Baltimore Pike, Chadds Ford, PA 19317
Parcel Number	04000005300

## Building Information:

Number of Stories (	TWO
Year Built	1982
23,869 Square Feet	
Lot Area	2.42 Acres
Type of Ownership	Fee Simple
Parking	42 Cars
Zoning	B-Business
Frontage on Baltimore Pike	
Traffic N. Main Street	To come
Exterior	Brick
Roof	Peaked
HVAC	Yes
Utilities	Public



## Property Details

The Brandywine River Hotel is wonderfully located in beautiful historic Chaddsford, Pennsylvania in the heart of Pennsylvania Wine Country. The property is conveniently located within a short drive to numerous museums, spectacular gardens and is 12 miles from Philadelphia International Airport. There are 57 total beds.

Brandywine River Hotel	
Room Type	Total Rooms
<b>First Floor</b>	
Double Beds	7
Queen Fireplace & Jacuzzi	1
Executive Queen	3
Standard King	3
Queen Accessible	1
King Fireplace & Jacuzzi	3
	18
<b>Second Floor</b>	
Double Beds	10
Queen Fireplace & Jacuzzi	1
Executive Queen	3
Standard King	3
King Fireplace & Jacuzzi	3
Premium Suite	1
Honeymoon Suite	1
	22
<b>Total</b>	<b>40</b>

# LOCATION HIGHLIGHTS

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## The Brandywine River Hotel

1609 Baltimore Pike

Chadds Ford, Pennsylvania 19317

### Strong Location

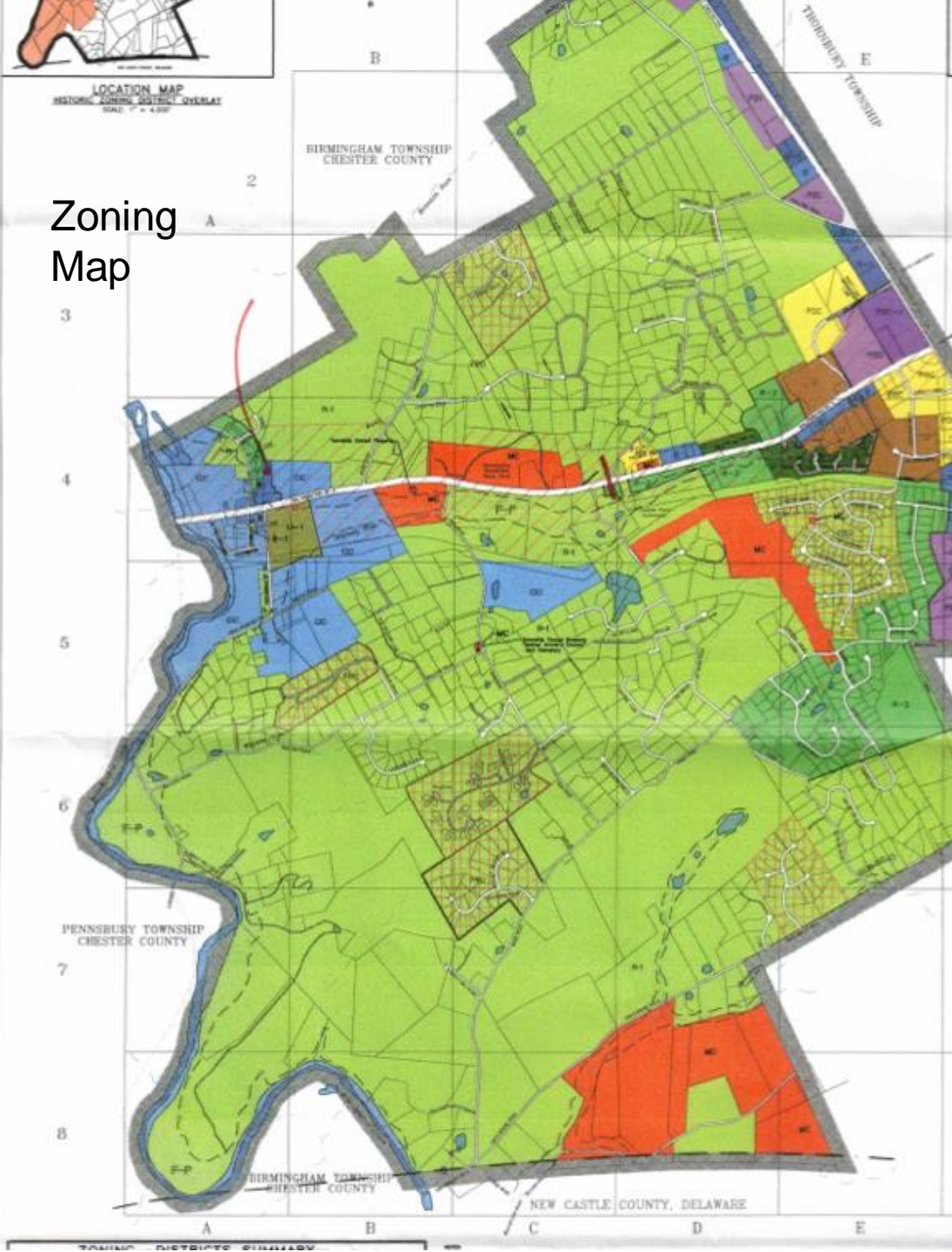
- On Baltimore Pike (US1 With Easy Access to Routes 202 and and 476
- Center City Philadelphia is 23 miles
- Forty-Five Minutes from Center City Philadelphia with all of its historical sites, fine restaurants and Children's Hospital
- Six Miles from Longwood Gardens. A public garden that consists of more than 1100 acres of woodlands and meadows in the Brandywine Creek Valley
- Home to the Brandywine Museum featuring over 7,000 paintings by world famous artist Andrew Wyeth.
- Short drive to Winterthur Museums and Gardens
- Adjacent to Brandywine Battlefield
- Pennsbury-Chadds Ford Antique Mall



# LOCATION MAP

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# Zoning Map



# DEMOGRAPHICS

## 2023 Summary

### 2 Mile

### 5 Mile

### 10 Mile

Population	15,567	90,828	311,072
Households	8703	126,599	516759
Average Household Size	2.6	2.5	2.60
Owner Occupied Housing Units	6,410	85,317	330,648
Renter Occupied Housing Units	2,329	41,943	184,456
Median Age	45.0	42.7	39.0
Median Household Income	\$90,198	\$73,402	\$60,203
Average Household Income	\$119,836	\$95,429	\$84,944

## 2025 Summary

### 2 Mile

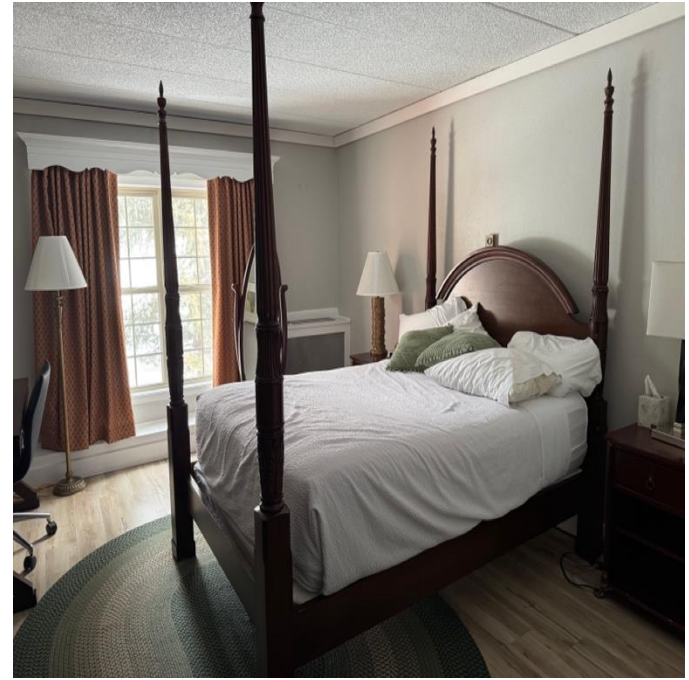
### 5 Mile

### 10Mile

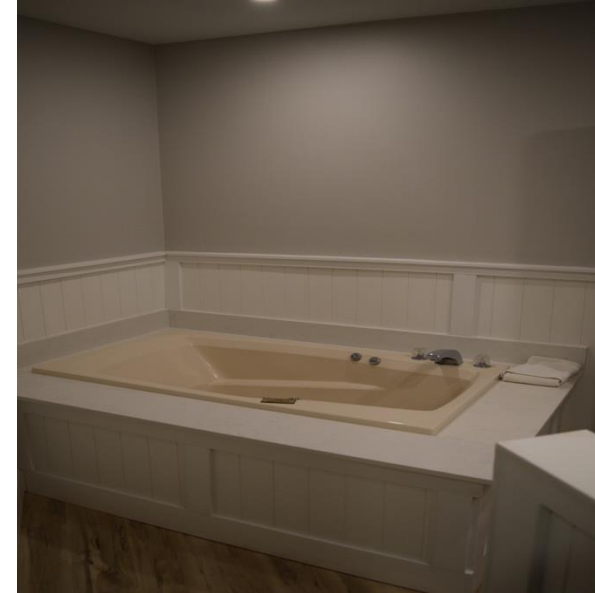
Population	15,022	92,4444	316,007
Projected Population Growth	.6%	.4%	.3%
Households	5.757	32.071	117,950
Projected HH Growth	.6%	.3%	.3%



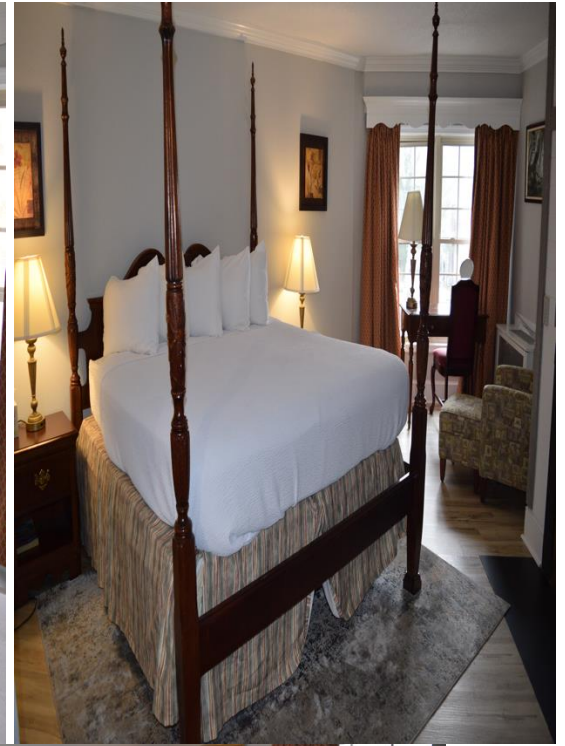




# Photographs













**Lee Rosenthal**

[2337 Philmont Avenue, Suite 201](#)

[Huntingdon Valley, PA 19006](#)

**215-884-1111 (OFFICE)**

**215-518-6495 (CELL)**

LINDENRE@AOL.COM

[2337 Philmont Avenue, Huntingdon Valley, PA 19006](#)

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All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property. This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all information summaries and contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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