

# GRANITE RUN RETAIL MARKET

For Ground Lease or Build To Suit

Media, Pennsylvania

TOTAL LOT SIZE 4.1 ACRES • UP TO 3 PADS AVAILABLE

## PROPERTY OVERVIEW

**Address:** 1278 W Baltimore Pike, Media, PA 19063

**Available Land Size:** Up to 3 pad sites  
Total lot size 4.1 acres - can be combined

**Development:** Ground Up

## PROPERTY HIGHLIGHTS

- Located at a signalized intersection on W Baltimore Pike (Route 1) and Donovan Road.
- Traffic Counts 28,864 cars per day
- Highly accessible area with significant visibility
- Located next to Wawa, a key traffic-driving intersection.
- Less than a mile away from Promenade at Granite Run, a mixed-use development over 830,000 SF of national retailers, restaurants, and entertainment with luxury apartments.
- Neighboring major retailers: Chick-fil-A, McDonald's, TJ Maxx, At Home, Ollie's, Acme, Kohl's, Boscov's, Dunkin'



**Population**  
5 Miles  
**127,913**

**Med HH Income**  
5 Miles  
**\$113,125**



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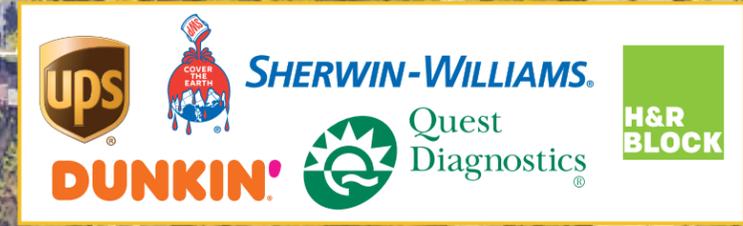
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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,060	34,523	127,913
Median HH Income	\$89,050	\$109,801	\$113,125



Signalized Intersection

Baltimore Pike



28,864 ADT



SAMPLE CONCEPT PLAN

4.1 ACRES  
UP TO 3 PAD SITES  
AVAILABLE

1.379 AC

1.121 AC

1.613 AC

PA State Police

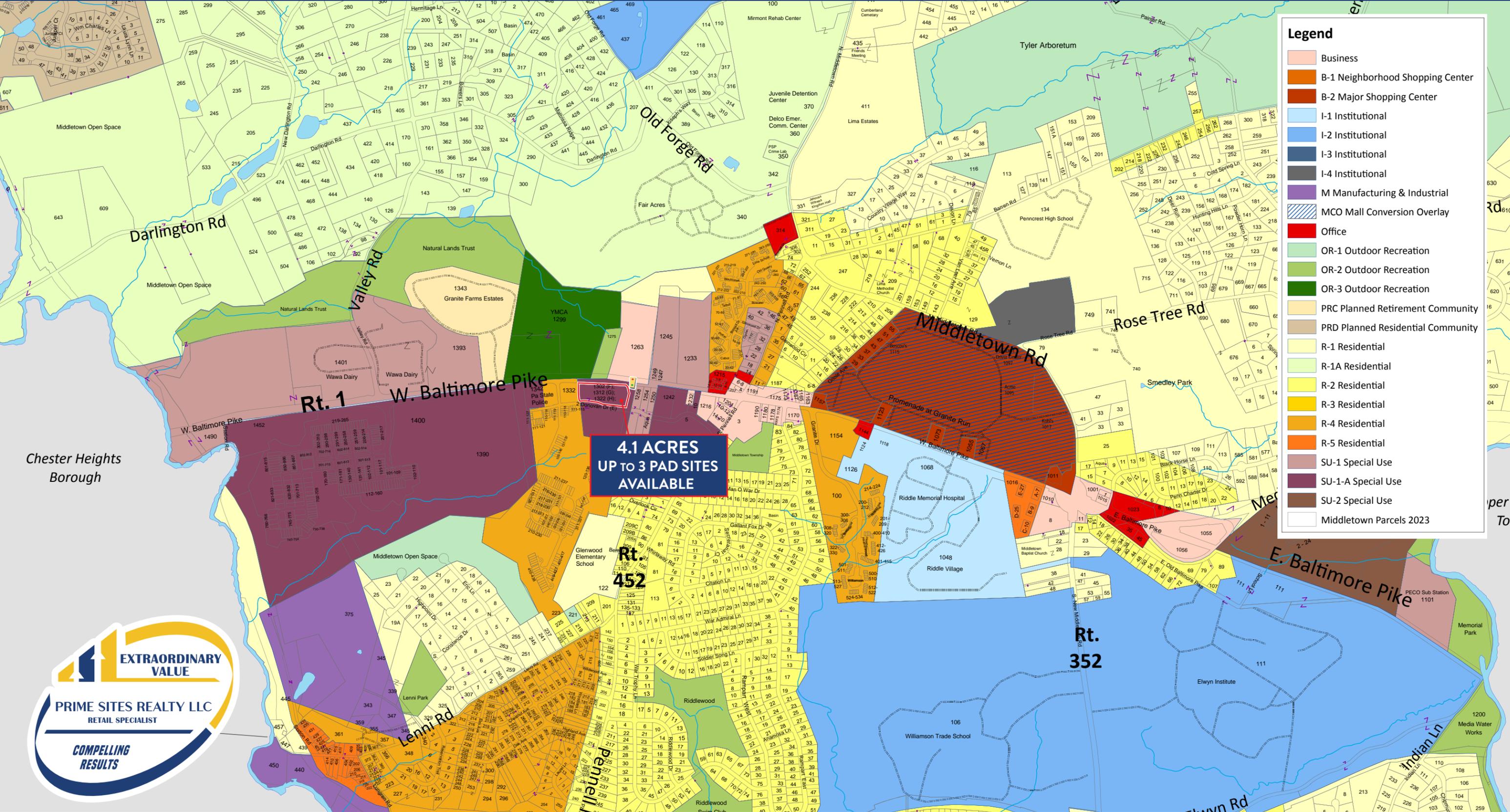


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- Legend**
- Business
  - B-1 Neighborhood Shopping Center
  - B-2 Major Shopping Center
  - I-1 Institutional
  - I-2 Institutional
  - I-3 Institutional
  - I-4 Institutional
  - M Manufacturing & Industrial
  - MCO Mall Conversion Overlay
  - Office
  - OR-1 Outdoor Recreation
  - OR-2 Outdoor Recreation
  - OR-3 Outdoor Recreation
  - PRC Planned Retirement Community
  - PRD Planned Residential Community
  - R-1 Residential
  - R-1A Residential
  - R-2 Residential
  - R-3 Residential
  - R-4 Residential
  - R-5 Residential
  - SU-1 Special Use
  - SU-1-A Special Use
  - SU-2 Special Use
  - Middletown Parcels 2023

**4.1 ACRES  
UP TO 3 PAD SITES  
AVAILABLE**



Information contained herein about a property has been obtained from the owner of the property or from other reporting or information sources. We have no reason to doubt its accuracy however suggest that you verify by your own due diligence prior to any reliance thereon. We do not guarantee any information provided from other sources that we have not independently verified. 1/2025

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§ 275-117.3 **Use regulations.**

Buildings may be erected, altered or used and land may be used or occupied for the following uses:

- A.** Minimum tract size: 100 acres.
- B.** The following residential uses are permitted as of right within the SU-1-A Mixed Use District:  
[Amended 2-24-2014 by Ord. No. 746; 9-26-2016 by Ord. No. 771]
- (1) Single-family semidetached dwellings;
  - (2) Single-family attached dwellings;
  - (3) Single-family detached dwellings;
  - (4) Multifamily dwellings.
- C.** The following nonresidential uses are permitted as of right within the SU-1-A Mixed Use District:
- (1) Convenience store;
  - (2) Convenience store with fuel pumps;
  - (3) Bank or other financial institutions, with or without drive-up window and/or accessory ATM facilities;
  - (4) Commercial greenhouse, nursery or garden center;
  - (5) Conference centers;
  - (6) Cultural, religious or charitable uses;
  - (7) General or professional offices;
  - (8) Governmental use;
  - (9) Health and fitness centers, including ancillary services such as wellness, physical rehabilitation facilities and prevention health education activities;
  - (10) Hotel;
  - (11) Medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel;
  - (12) Municipal uses;
  - (13) Pharmacy, with or without drive-up window;
  - (14) Research and/or testing facility;
  - (15) Restaurants and taverns, including those with musical entertainment, dancing (excluding adult entertainment or dancing), and/or outdoor service of food and/or alcohol;
  - (16) Restaurants, fast food;
  - (17) Retail stores, including discount department stores;
  - (18) Supermarket, with or without drive-up window(s);
  - (19) Parking structures;
  - (20) Public transit facilities;
  - (21) Wholesale membership club.
  - (22) Stand-alone assisted living, memory care facilities, skilled nursing and/or rehabilitation centers.  
[Added 9-26-2016 by Ord. No. 771]
  - (23) Day care.  
[Added 9-26-2016 by Ord. No. 771]
  - (24) Communication antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.  
[Added 10-22-2018 by Ord. No. 796]
  - (25) Indoor storage building or warehouse, to include warehousing known as "mini storage," consisting of multiple warehouses which are either leased or sold.  
[Added 10-22-2018 by Ord. No. 796]
- D.** Permitted accessory uses within the SU-1-A Mixed Use District:
- (1) Uses customarily incidental to the uses permitted in § 275-117.3A and B.
- E.** Conditional uses.
- (1) Communication towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.  
[Added 10-22-2018 by Ord. No. 796]