



### LISTING SUMMARY

Space Available: +/- 5,664 SF

Call for Pricing

**Jim O'Hara, Jr.**

302 221 7249 Direct

302 322 9500 Office

[jimohara@emoryhill.com](mailto:jimohara@emoryhill.com)

### PROPERTY DESCRIPTION

This former bank property offers a versatile retail space with a spacious layout for varied retail concepts. With exceptional area demographics for retail success, this location presents an opportunity for retail expansion and prosperity within a thriving area. Take advantage of this prime opportunity to establish a retail presence in a sought-after location. Nearby attractions include Brandywine Battlefield, Longwood Gardens, Glen Eagle Square, and Concordville Town Center.

### PROPERTY HIGHLIGHTS

- Former bank
- Ample parking
- Excellent area demographics





## Demographics

	1 Mile	3 Mile	5 Mile
Population	3,342	26,272	57,830
Households	1,750	9,474	21,001
Avg. Household Income	\$163,413	\$219,114	\$181,111
Traffic Counts:	43,395 VPD (Route 1 & 322)		