



COMMERCIAL/MIXED USE OPPORTUNITY

ASKING PRICE: \$1,200,000

44,820 SF

51 East 9th Street, Chester, PA



EXECUTIVE SUMMARY

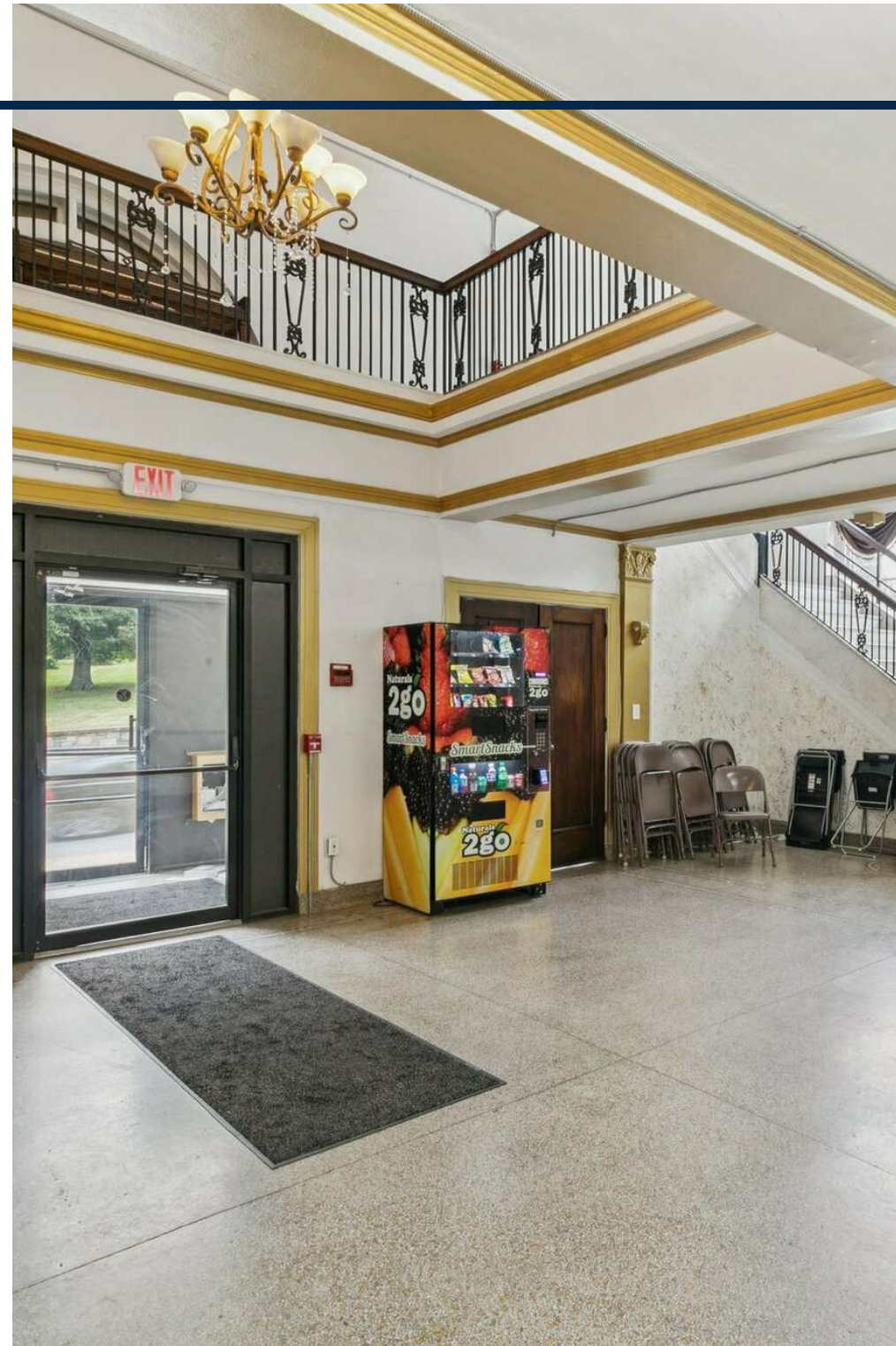


Welcome to 51 E. 9th Street, Chester, PA, a rare opportunity to acquire a strategically located property in the heart of Delaware County's most accessible corridor. This property offers investors, developers, and owner-users the chance to capitalize on Chester's growing momentum, fueled by major institutional anchors, redevelopment projects, and its convenient location along the I-95 corridor. The location benefits from close proximity to Widener University, Crozer-Chester Medical Center, and Subaru Park, home of the Philadelphia Union. With easy access to major highways, the Philadelphia International Airport, and the Commodore Barry Bridge, tenants and users alike enjoy seamless connectivity to Philadelphia, Wilmington, and the greater Mid-Atlantic region. This property is positioned to benefit from Chester's ongoing revitalization and offers investors a chance to secure a foothold in a market with strong long-term potential.

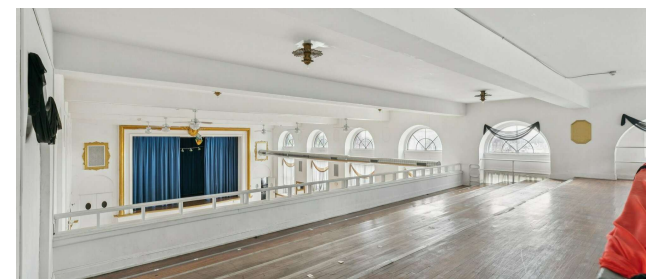
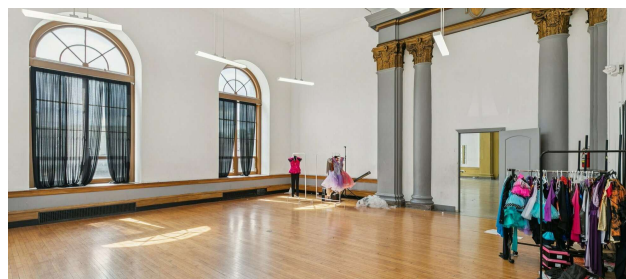
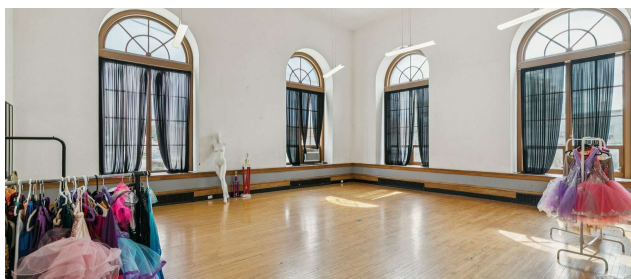
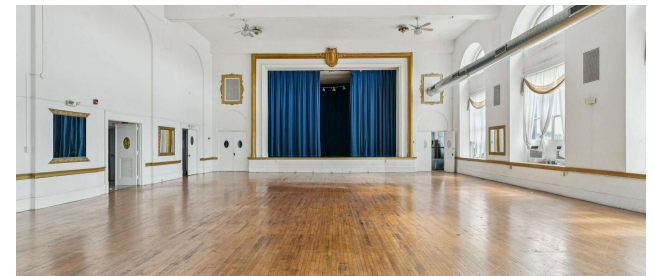
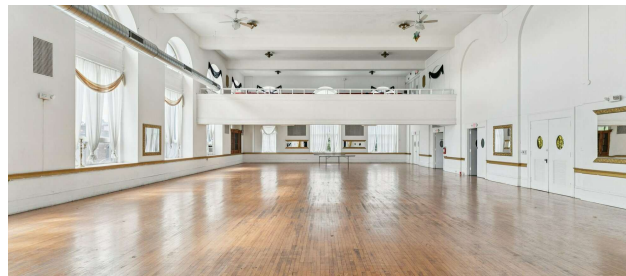
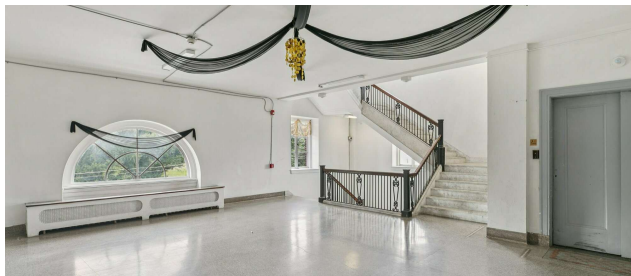
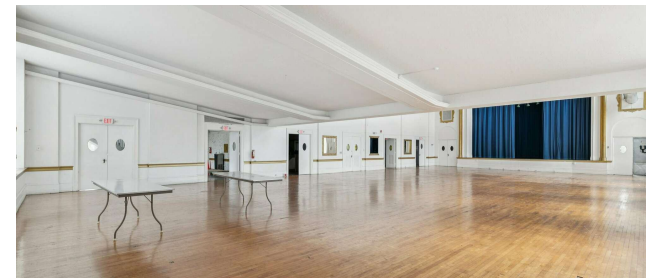
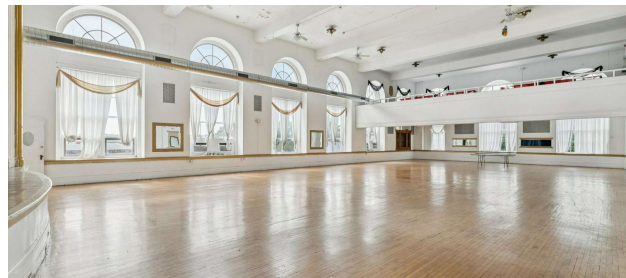
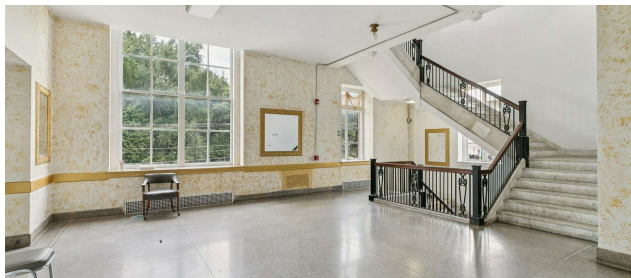
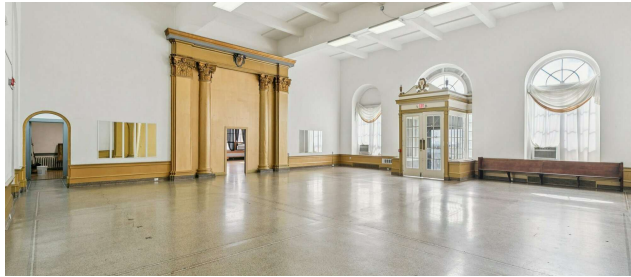
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

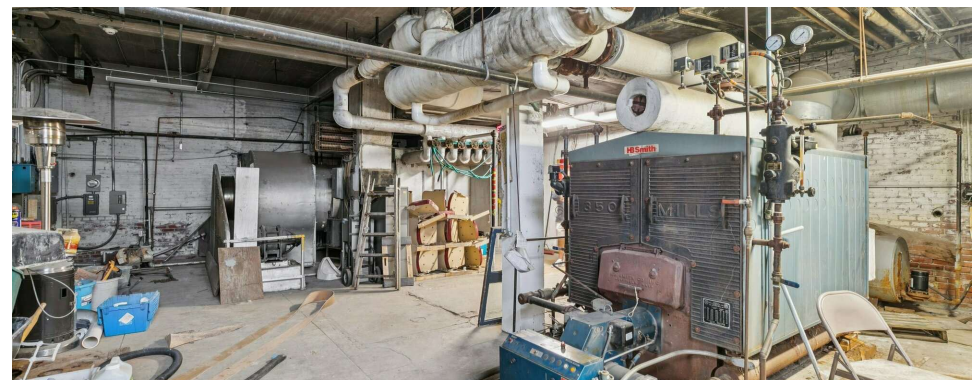
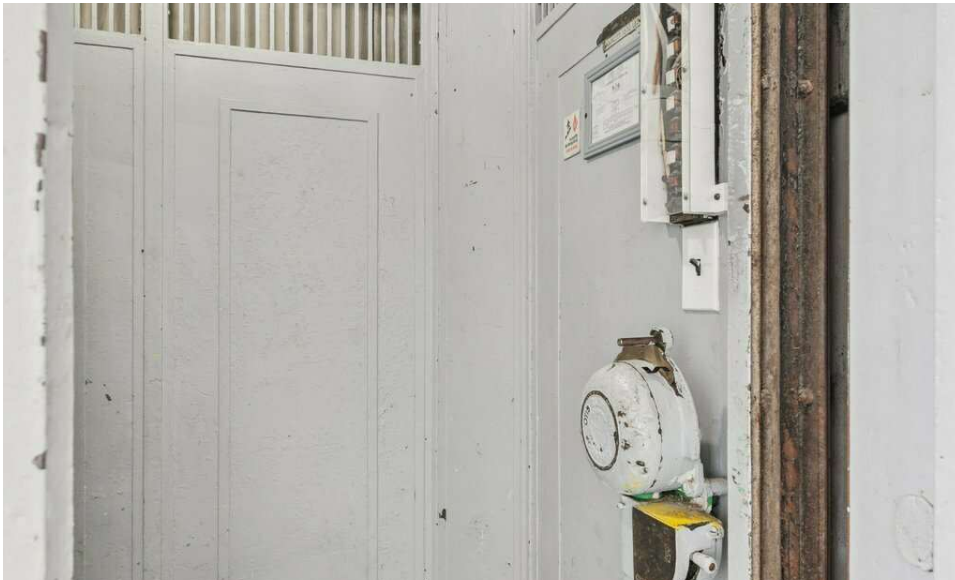
- 44,820 SF on .16 Acres
- Two (2) working elevators
- Building is in prime condition
- New HVAC service in portion of the building.
- Zoned C2/R
- Situated in Chester, PA, the property offers excellent accessibility to I-95, Route 322, and the Commodore Barry Bridge. It is just minutes from Widener University, Crozer-Chester Medical Center, Subaru Park (home of the Philadelphia Union), and the Chester waterfront redevelopment corridor, with easy access to Philadelphia International Airport, Center City Philadelphia, and Delaware.



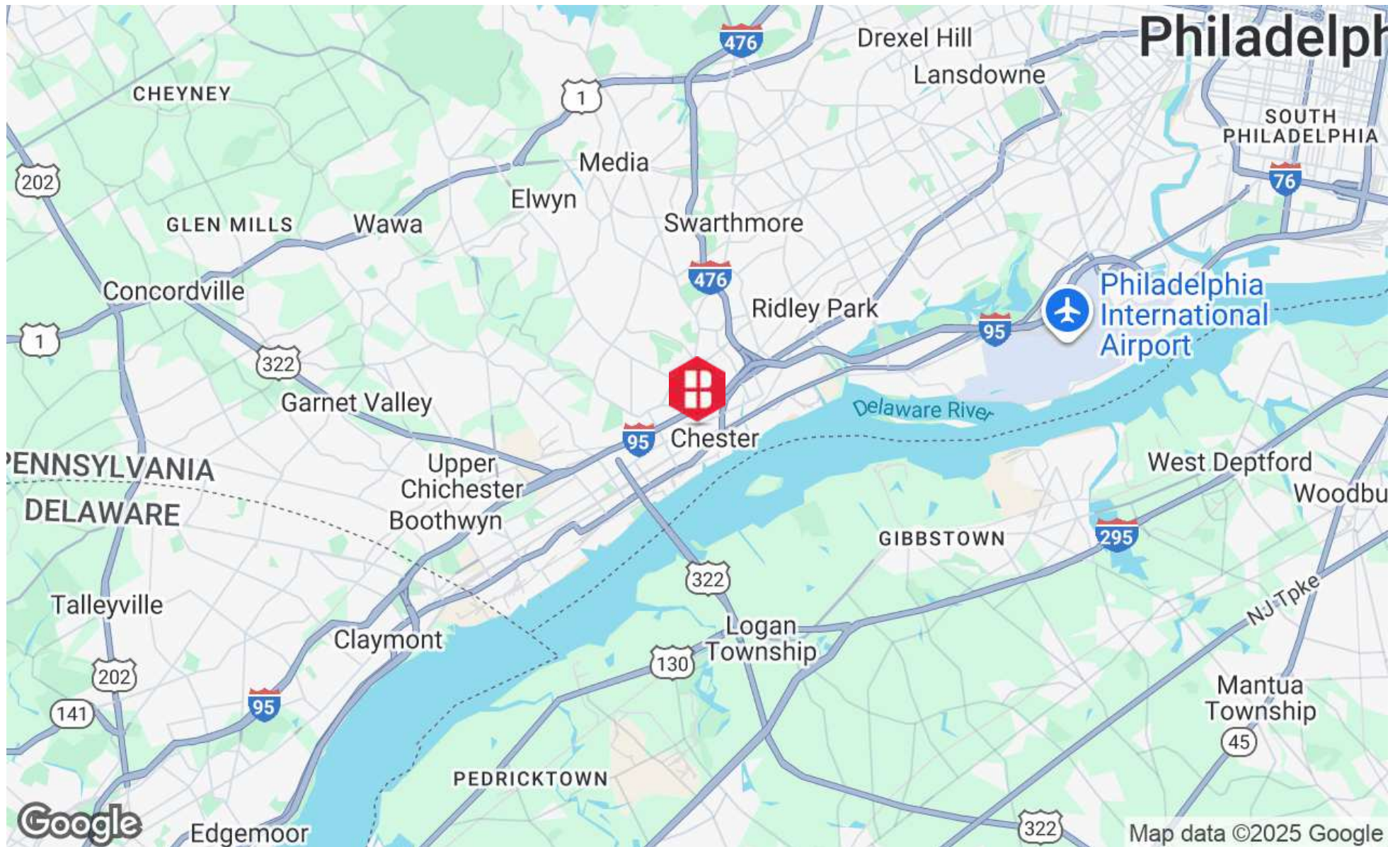
ADDITIONAL PHOTOS



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LOCATION MAP

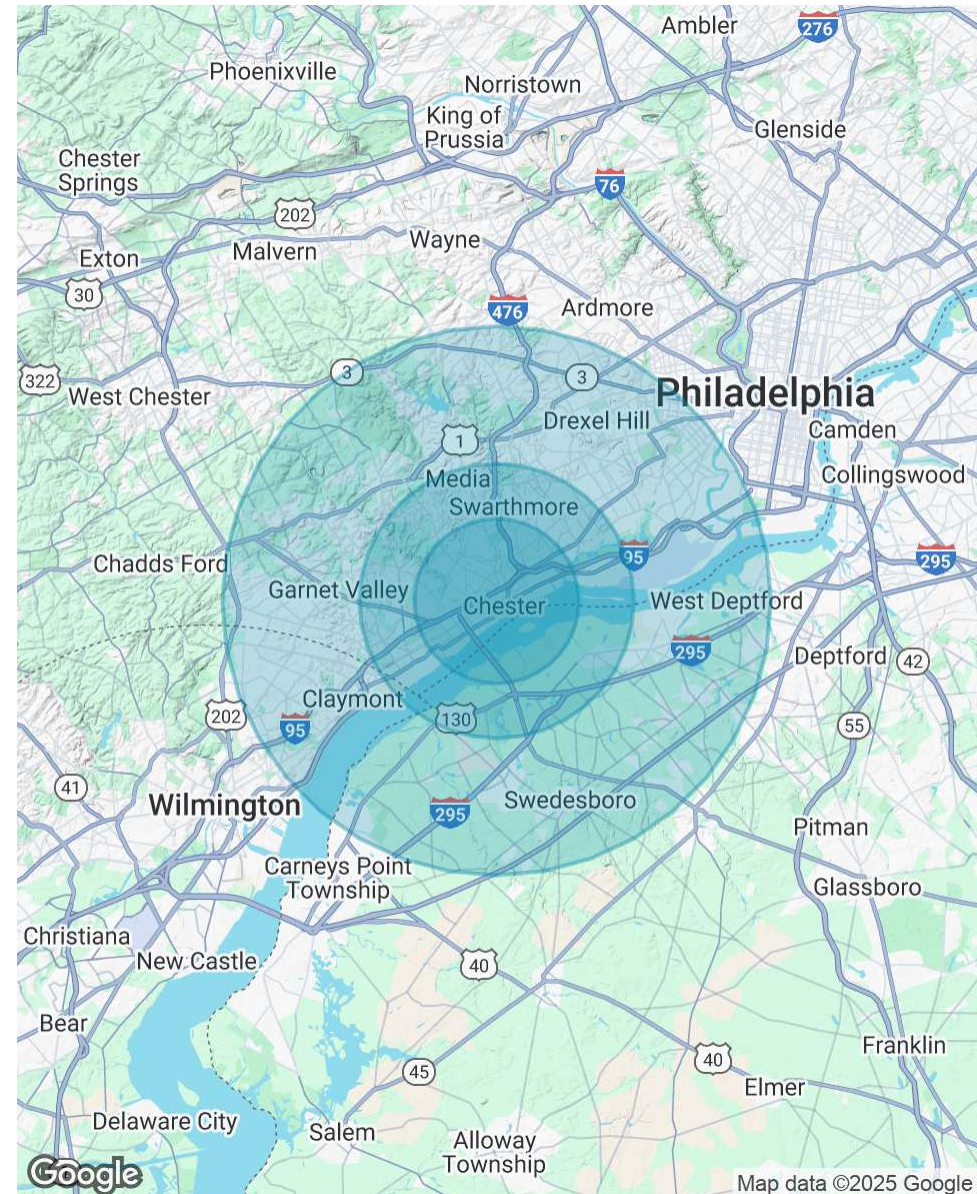


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	87,398	177,762	829,887
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	33,179	67,861	318,997
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,635	\$107,870	\$106,840
Average House Value	\$226,078	\$289,656	\$324,203

Demographics data derived from AlphaMap





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