

SALE/LEASE

±1.8 DEVELOPMENT OPPORTUNITY

Route 202 & Smithbridge Rd | Glen Mills, PA 19342

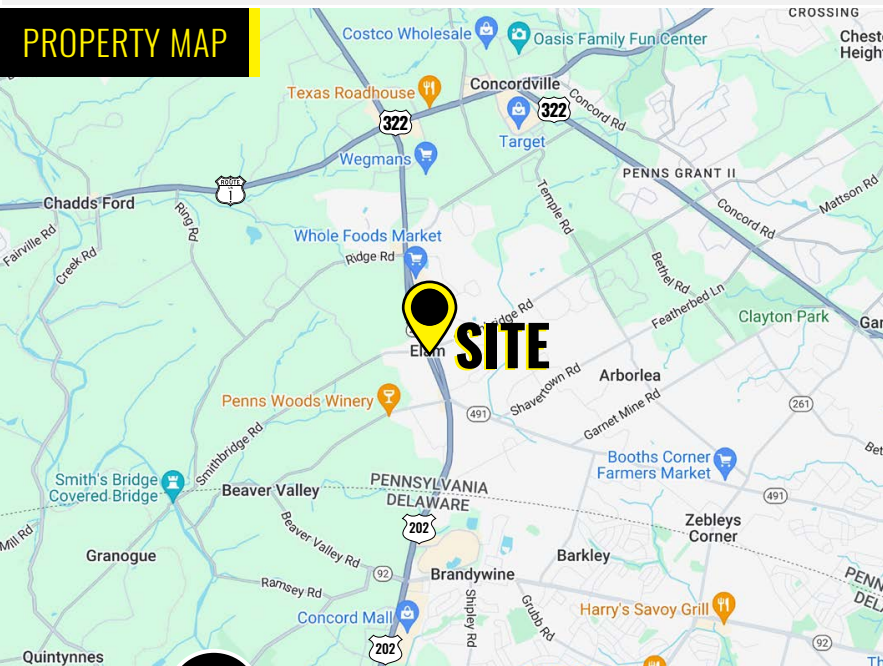
NEGOTIABLE

PROPERTY FEATURES / HIGHLIGHTS

- ±1.8 Acre Development Available For Sale or Lease
- Dual Traffic Light
- Combined Traffic Counts: ±50,000 VPD
 - Route 202: ±46,000 VPD | Smithbridge Road: 4,000 VPD
- Access Zoned Commercial

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	31,686	97,341	214,295
AVERAGE HHI	\$162,547	\$152,812	\$138,213
TOTAL HOUSEHOLDS	12,308	37,276	83,660

PROPERTY MAP





THE SHOPPES @ BRINTON LAKE

Pier 1 imports | J.CREW | RUBY'S DINERS
Eddie Bauer | WILLIAMS-SONOMA | P.F. CHANG'S
POTTERY BARN | lululemon | athletica

AMC THEATRES | WELLS FARGO
CARRABBA'S ITALIAN GRILL

COSTCO WHOLESALE

State Farm

McDonald's

Wegmans | MOD | Starbucks | SALLYBEAUTY | THE VITAMIN SHOPPE | at&t sleep number

CONCORDVILLE TOWN CENTRE

TARGET | ACME | HomeGoods Happy | PET SMART | Marshall's | five BELOW | JOANN

Bertucci's ITALIAN RESTAURANT | dressbarn | OUTBACK STEAKHOUSE

GLEN EAGLE SQUARE

WHOLE FOODS MARKET | Starbucks | GAP

HARVEST SEASONAL GRILL & WINE BAR | YOUR JOE'S KITCHEN & BAR

francesca's | ATHLETA

WHITE HOUSE | BLACK MARKET

SITE

DUNKIN'

McKays

SportClips HAIRGUTS | SHERWIN-WILLIAMS

The UPS Store | UPS | WSFS bank

TD Bank

Walgreens

CONCORD BAGEL COFFEE CAFE | Wawa

MARKET SQUARE

TRADER JOE'S

TJ-maxx | SULLIVAN'S STEAKHOUSE

Panera BREAD | QDOBA

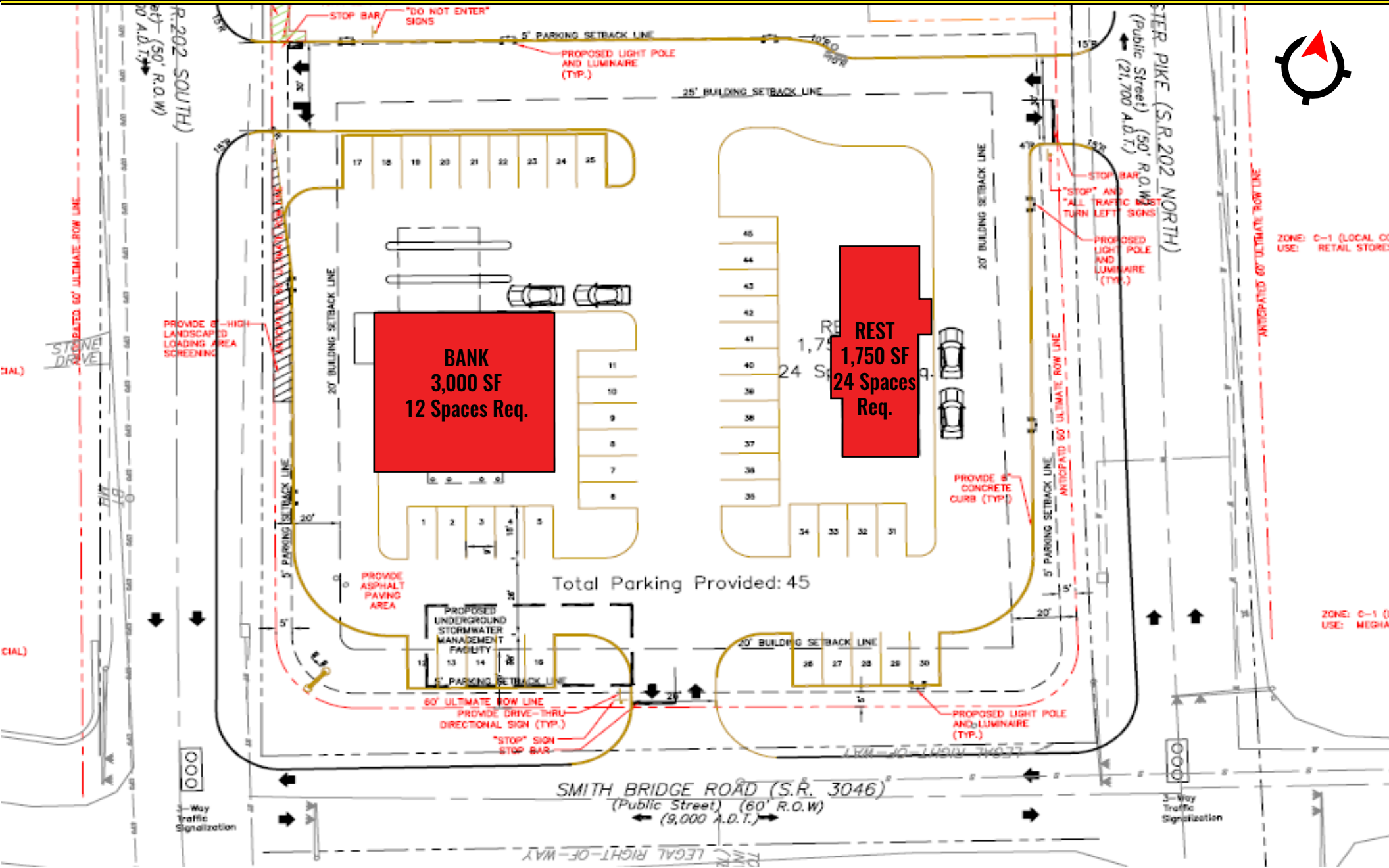
BRANDYWINE TOWN CENTER

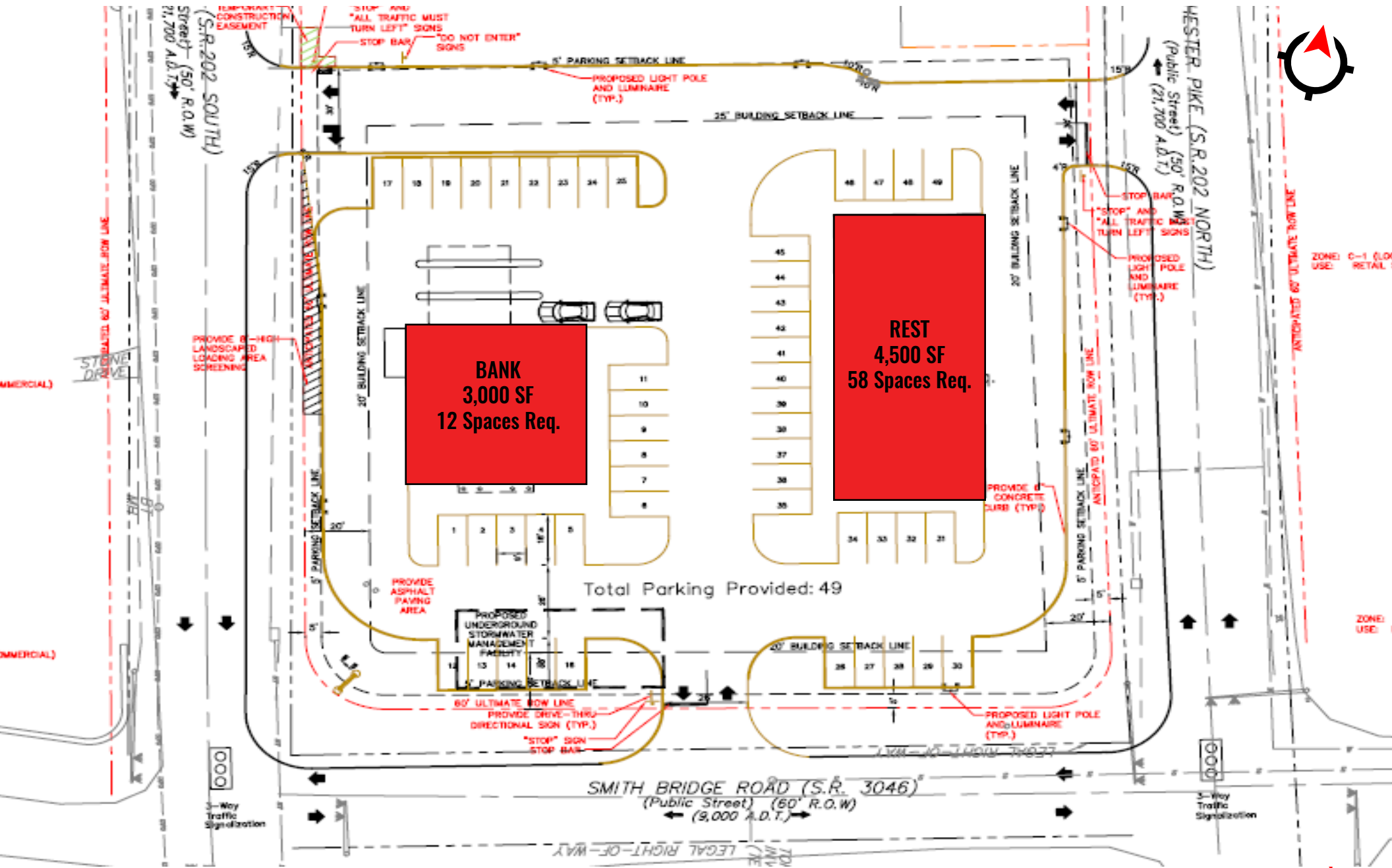
TARGET | Lowe's | CTS | DICK'S SPORTING GOODS

OLD NAVY | Michaels | PET SMART

REGAL | BED BATH & BEYOND







ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
BREWERY & RESTAURANT

