

FOR SALE

STONE POND PLAZA

±14,400 SF

481 Conchester Highway | Aston, PA 19014

±0.70 Acre Pad Included

SITE

Conchester Hwy

Bethel Ave

13,552 VPD

322

Wawa

\$4,500,000


ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

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PRIME INVESTMENT OPPORTUNITY: ±14,400 SF NEIGHBORHOOD CENTER ON ROUTE 322 (CONCHESTER HWY)



Address: 481 Conchester Hwy
Aston, PA 19014

Building Size: ±14,400 SF

Lot Size: ±1.9 Acres

Price: \$4,500,000

- 95 Parking Spaces
- Fully Leased
- Additional 0.70 Acre Pad Included
- Drive Thru Potential
- 295' of Frontage on Conchester Hwy

THE OFFERING

Zommick McMahon is proud to offer for sale a 14,400 square foot neighborhood center with a proven history of long-term tenancy and 100% occupancy. Centrally located within a highly dense suburb of Philadelphia, it offers excellent visibility and accessibility from heavily trafficked Route 322 (Conchester Highway). Stoney Pond Shopping Center is ideal for investors seeking a stabilized property along a growing commercial corridor, with potential upside on the approved 0.70 acre pad site. The well-maintained center consists of a mix of retail and medical tenants with growth potential.



RENT ROLL / INCOME & EXPENSES

481 CONCHESTER HWY | ASTON, PA 19014

FOR SALE

UNIT #	TENANT NAME	LEASE TYPE	NSRF	END DATE	MONTHLY RENT	PROFORMA RENT	RENTAL INCREASE DATE	ANNUAL RENT	CAM	TAXES
474	Aston Foot Center	NN	1,200	5/31/2026	\$2,250.00	\$2,308.00	6/1/2025	\$27,000.00	\$250.00	\$400.00
476	Nails Perfection	NN	1,200	7/31/2026	\$2,308.00	\$2,367.00	8/1/2025	\$27,696.00	\$250.00	\$400.00
478	All Pro Chiropractic	NN	1,200	4/30/2025	\$1,400.00	\$2,250.00	TBD	\$16,800.00	\$250.00	\$400.00
480		NN	1,200	4/30/2025	\$0.00	\$2,250.00	TBD	\$0.00	\$250.00	\$400.00
482	Nova Care	NN	1,200	8/31/2025	\$1,633.43	\$1,666.10	9/1/2025	\$19,601.16	\$250.00	\$400.00
484	Nova Care	NN	1,200	8/31/2025	\$1,633.43	\$1,666.10	9/1/2025	\$19,601.16	\$250.00	\$400.00
486	PA Photo ID Center	NN	1,200	11/30/2031	\$2,450.00	\$2,500.00	11/1/2025	\$29,400.00	\$250.00	\$400.00
488	Sweet Tooth Dental	NN	1,200	10/31/2024	\$2,050.00	\$2,050.00	11/1/2025	\$24,600.00	\$250.00	\$400.00
490	Marco's Pizza	NN	1,200	7/31/2028	\$2,850.00	\$2,850.00	8/31/2026	\$34,200.00	\$250.00	\$400.00
492	Family Medicine	NN	1,200	5/31/2026	\$2,250.00	\$2,350.00	5/31/2025	\$27,000.00	\$250.00	\$400.00
494	Garnet Valley Eye	NN	1,200	4/31/2025	\$2,200.00	\$2,200.00	3/21/2026	\$26,400.00	\$250.00	\$400.00
496	Garnet Valley Eye	NN	1,200	4/31/2025	\$2,200.00	\$2,200.00	3/21/2026	\$26,400.00	\$250.00	\$400.00

GROSS ANNUAL INCOME		ACTUAL	PROFORMA	ANNUAL EXPENSES		ACTUAL	PROFORMA
Rental Income		\$278,698.32	\$319,886.40	Taxes		\$59,667.00	\$59,667.00
CAM		\$12,000.00	\$12,000.00	Insurance		\$13,200.00	\$13,200.00
Taxes		\$48,000.00	\$48,000.00	Repairs/Maintenance		\$15,000.00	\$15,000.00
TOTAL INCOME		\$338,698.32	\$379,886.40	Landscape		\$4,000.00	\$4,000.00
Gross Adjusted Income		\$338,698.32	\$379,886.40	Water/Sewer		Tenant	Tenant
Net Operating Income		\$238,471.32	\$278,422.81	Trash		Tenant	Tenant
				Management (3%)		\$8,360.00	\$9,596.59
				TOTAL EXPENSES		\$100,227.00	\$101,463.59



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,980	86,685	187,999
AVERAGE HHI	\$114,722	\$91,294	\$99,085
TOTAL HOUSEHOLDS	3,437	32,889	71,343
EMPLOYEES	5,515	26,655	68,628



DELAWARE COUNTY OVERVIEW

POPULATION	MEDIAN HHI	MEDIAN AGE	EMPLOYEES
575,312	\$86,390	39	285,672

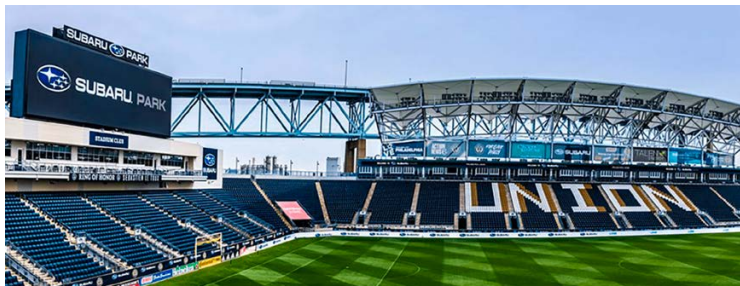


- With a population of 575,312, it is the fifth-most populous county in Pennsylvania, and the third smallest in area.
- The county seat is Media, and is adjacent to the city-county of Philadelphia

ENTERTAINMENT & ATTRACTIONS

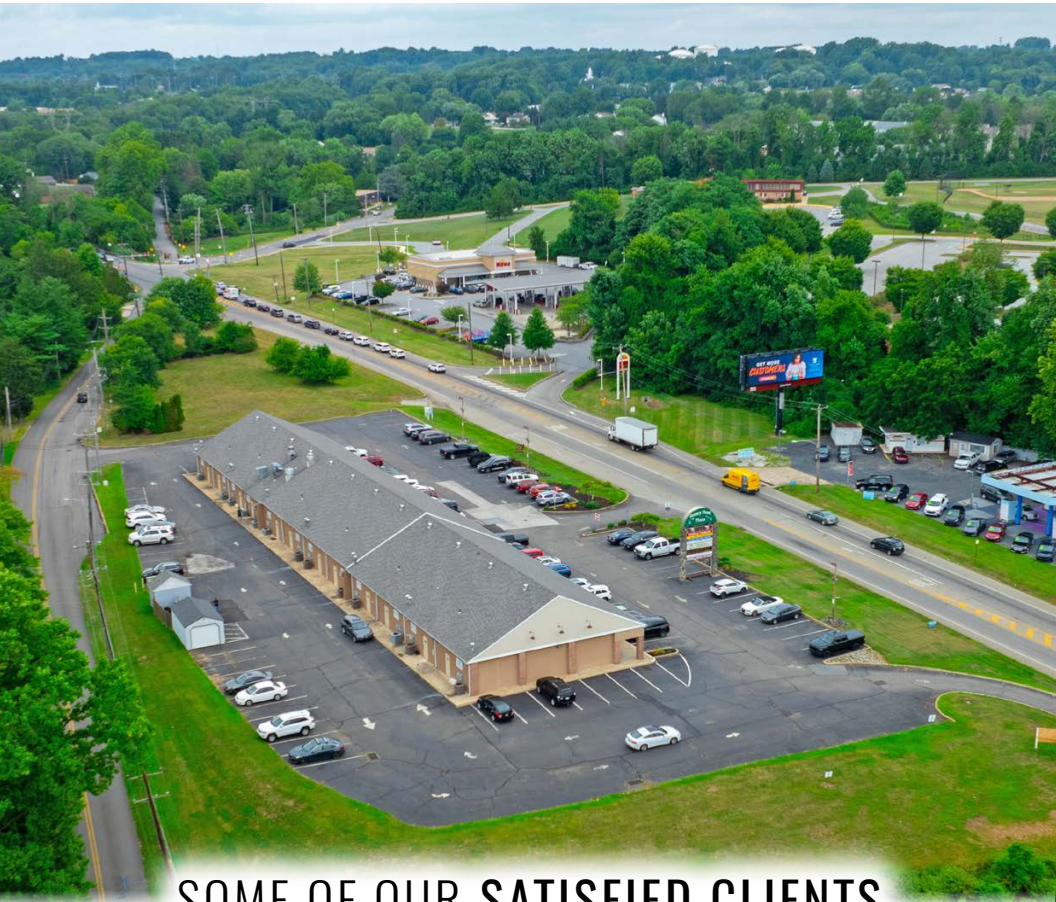
TOP EMPLOYERS

1. The Boeing Company
2. United Parcel Service Inc
3. Villanova University
4. Delaware County
5. Wawa, Inc.
6. SAP of America Inc
7. Prospect CCMC LLC
8. Federal Government
9. Giant Food Stores LLC
10. Upper Darby School District



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



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