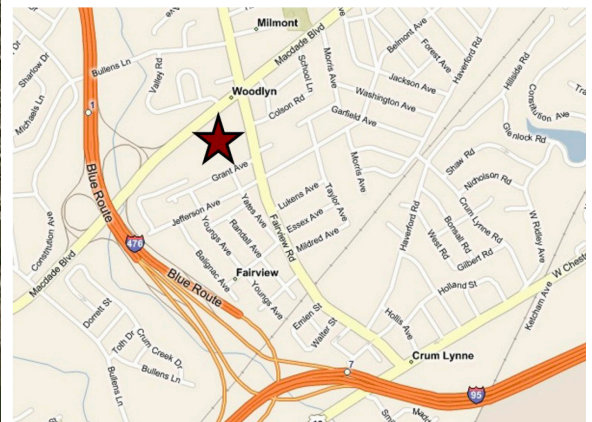


# WOODLYN, PA

1300 MACDADE BOULEVARD, WOODLYN, PA 19094



## PROPERTY TYPE

Retail

## AVAILABLE SQUARE FOOTAGE

5,000 SF

## PRICE PER SQUARE FOOT

Negotiable NNN

## NETS

\$1.15 CAM

\$2.31 RET

\$0.37 INS

**\$3.83 Total**

## TRAFFIC COUNT

28,998 ADT

Strategically located at the juncture of I-476 and I-95, MacDade Crossing sits just off the exit ramp of I-476 in Delaware County, Pennsylvania, one of the “five counties of Philadelphia.” The property is located in the dense township of Ridley, which boasts a population of 122,500 people within a 3-mile radius. This premier location is located just 5 miles from the Philadelphia International Airport, with average daily traffic exceeding 29,000 cars. The shopping center includes Dunkin’ Donuts, CVS, Sherwin-Williams, Dollar Tree, Aldi and Raymour & Flanigan. The trade area includes Walmart, Home Depot, ShopRite, and more.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,415	122,457	256,046
AVG HH Income	\$82,019	\$79,541	\$79,904
Total HH	6,517	46,431	99,059

## TREVOR EDKIN

Director of Real Estate  
Leasing & Acquisition  
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## SCOTT MILNAMOW

Senior VP  
Real Estate Development  
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**Raymour & Flanigan**  
REAL ESTATE

OVER 13 MILLION SQUARE FEET  
OF REAL ESTATE SPACE

# WOODLYN, PA

1300 MACDADE BOULEVARD

