

# ± 1.0 ACRE PAD SITE AVAILABLE

1123 BENJAMIN FRANKLIN HIGHWAY, DOUGLASSVILLE, PA

**FOR LEASE / FOR SALE**

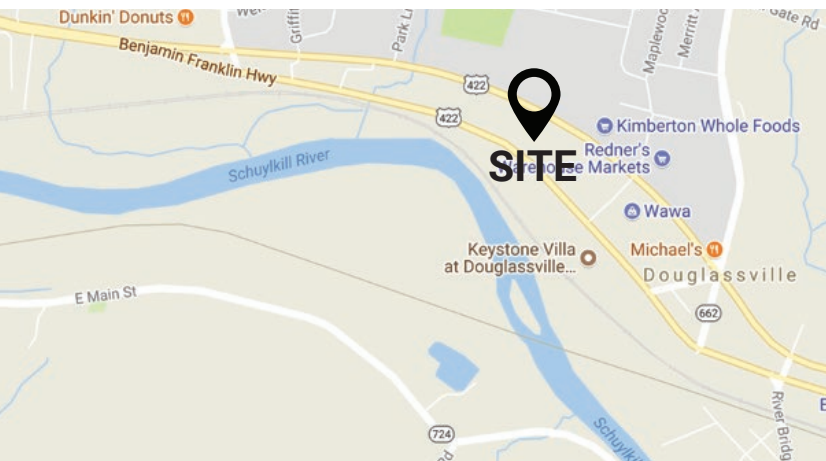
**\$75,000 NNN GROUND LEASE**

**\$30 PSF BUILD TO SUIT**

**SALE PRICE NEGOTIABLE**

## PROPERTY FEATURES

- ✓ ± 1 Acre Pad Site For Sale or Lease
- ✓ Lease: \$75,000 NNN Ground Lease / \$30 PSF Build to Suit
- ✓ Sale: Price Negotiable
- ✓ Great Access and Visibility from both sides of Ben Franklin Highway
- ✓ High Traffic Counts: 37,000 VPD
- ✓ Co-tenancy with Brand new Autozone, Wendy's and Dunkin Donuts stores
- ✓ Close proximity to neighboring retail and interchange



## CONTACT US

**RYAN MCMAHON**

Phone: 610.359.1100

Cell: 610.299.5144

Email: [rmcmahon@zmcre.com](mailto:rmcmahon@zmcre.com)

**MARK TRANI**

Phone: 610.359.1100

Cell: 302.383.5156

Email: [m.trani@zmcre.com](mailto:m.trani@zmcre.com)

1306 Wilmington Pike, Suite A-2

West Chester, PA 19382

610.359.1100

[www.zmcre.com](http://www.zmcre.com)

# DOUGLASSVILLE RETAIL MARKET AERIAL: 1123 BENJAMIN FRANKLIN HIGHWAY



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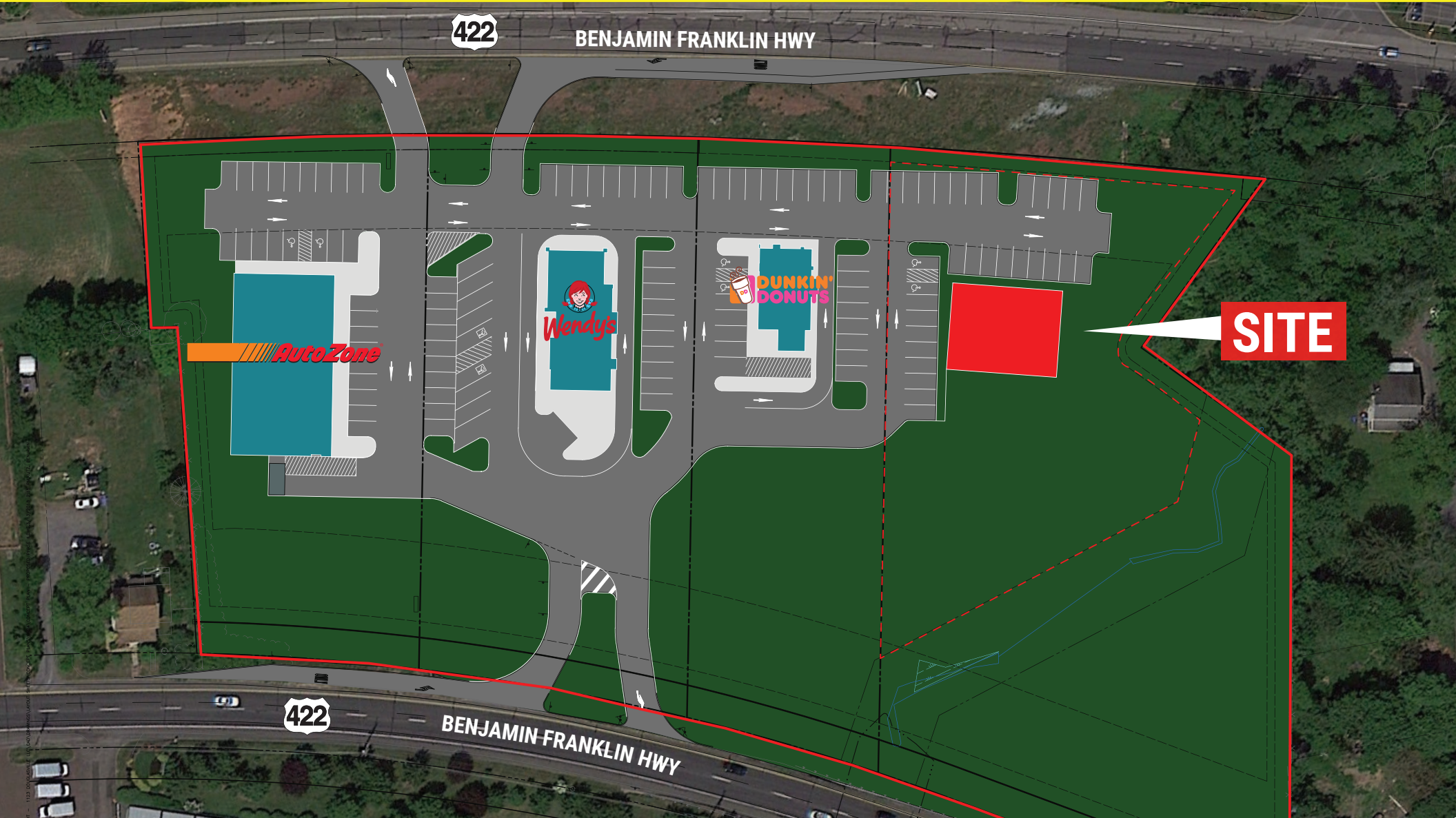
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 Email: [m.trani@zmcre.com](mailto:m.trani@zmcre.com)

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# DOUGLASSVILLE SITE PLAN AERIAL: 1123 BENJAMIN FRANKLIN HIGHWAY



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# 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, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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We Stand For Service



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Centers.



Bank of America®



**IRON HILL**  
BREWERY & RESTAURANT



**DUNKIN'  
DONUTS**®



**Express**®  
EMPLOYMENT PROFESSIONALS

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