

7720 WEST CHESTER PIKE

UPPER DARBY, PA

±2,756 SF AVAILABLE FOR LEASE

NOW OPEN



property highlights.

- ±2,756 former Wawa adjacent to Dunkin Donuts for lease
- Freestanding building on .43 acres
- Situated in densely populated Upper Darby, Delaware County
- Located at the signalized intersection of West Chester Pike & Pennock Avenue with great visibility
- Ownership would consider selling

stats.

2017 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	34,552	311,935	624,113
EST. HOUSEHOLDS	13,724	117,533	239,489
EST. AVG. HH INCOME	\$67,512	\$72,092	\$74,463

WEST CHESTER PIKE (ROUTE 3) TRAFFIC COUNT: 19,786 VPD *ESRI 2017



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

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WEST CHESTER PIKE 19,786 VPD

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PYLON

PENNOCK AVENUE



AVAILABLE
±2,756 SF

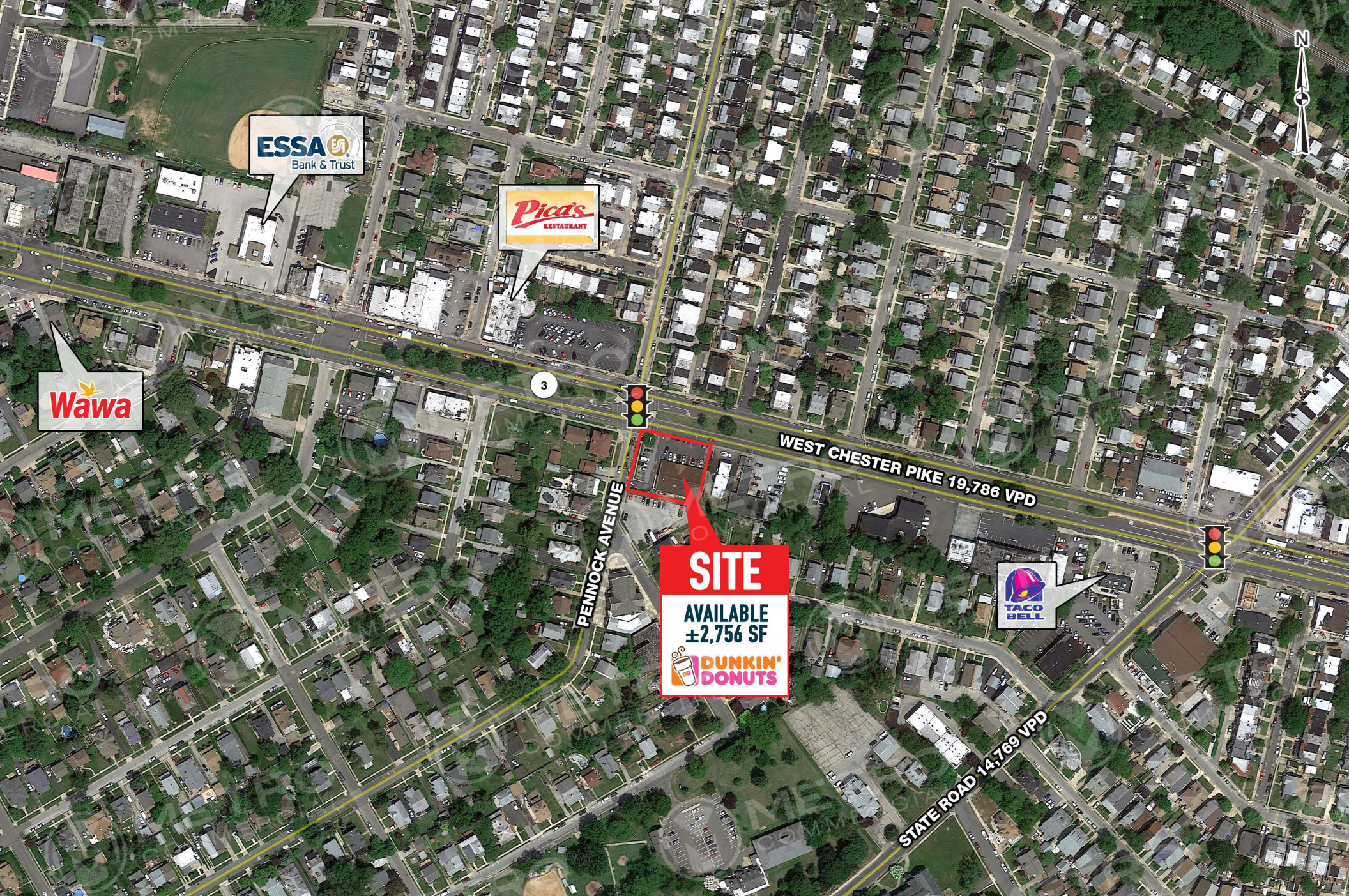
±52'

±53'

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7720 WEST CHESTER PIKE
UPPER DARBY, PA





ESSA
Bank & Trust

Pica's
RESTAURANT

Wawa

SITE
AVAILABLE
±2,756 SF
DUNKIN'
DONUTS

TACO
BELL

WEST CHESTER PIKE 19,786 VPD

PENNOCK AVENUE

STATE ROAD 14,769 VPD

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KOHL'S

BOND SHOPPING CENTER

ACME petco

DOLLAR TREE

hair cutters

Citizens Bank

sallybeauty

SITE

69TH STREET
TRANSPORTATION
CENTER

Save a lot

DOLLAR TREE

TOWNSHIP LINE ROAD

LANDSDOWNE AVENUE

WEST CHESTER PIKE

MARKET STREET



LANDSDOWNE AVENUE

STATE ROAD

UPPER DARBY HIGH SCHOOL
3,687 STUDENTS

MODELL'S SPORTING GOODS

Foot Locker

Burlington

ROSS

DEAL\$

RITE AID ROSS

DELAWARE COUNTY
MEMORIAL
HOSPITAL

GARRETT ROAD

Save a lot

RITE AID

FAMILY DOLLAR



MONSIGNOR BONNER &
ARCHBISHOP PRENDERGAST
CATHOLIC HIGH SCHOOL

1-MILE

MARSHALL ROAD

69TH STREET

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