

ELEMENTS CHESTERBROOK

# 12 WEST ANTHONY WAYNE DRIVE

WAYNE, PA 19087

±1,337 SF AVAILABLE FOR LEASE OR SALE

JOIN



## property highlights.

- Strong small shop opportunity for traditional retail, financial services, medical and more!
- Located across from Gateway Shopping Center at the signalized intersection of Route 252 and W. Anthony Drive
- Prime pylon signage available
- Exceptional average household incomes and strong daytime population within the trade area
- Easy access to the Route 202

## stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,278	44,010	120,272
EST. HOUSEHOLDS	2,397	18,858	48,063
EST. AVG. HH INCOME	\$178,651	\$168,360	\$164,032

ROUTE 202: 88,917 VPD  
VALLET FORGE ROAD: 10,664 VPD \*ESRI 2020



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## get in touch.

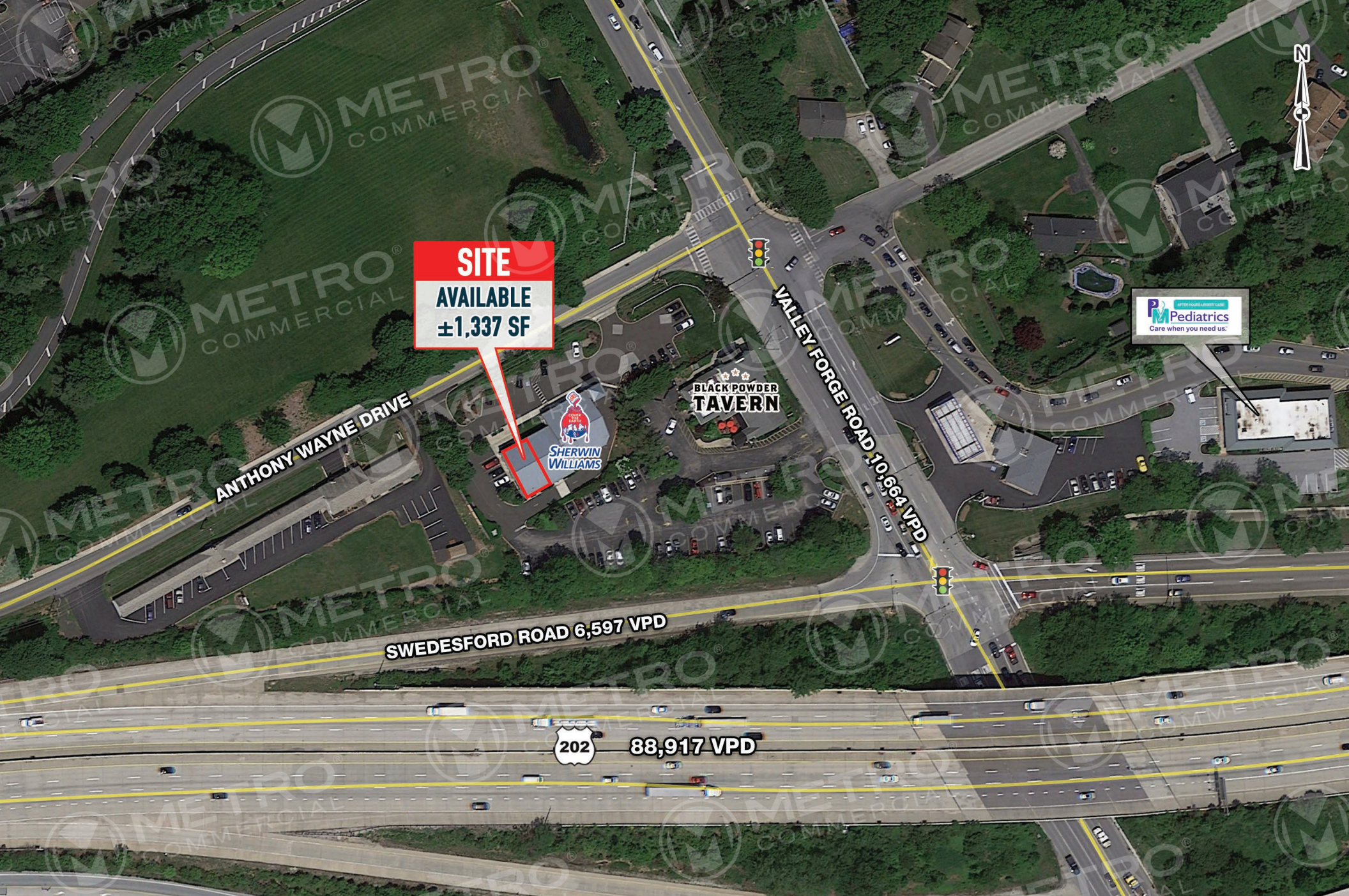
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**SITE**  
**AVAILABLE**  
**±1,337 SF**

**ANTHONY WAYNE DRIVE**

**VALLEY FORGE ROAD 10,664 VPD**

**SWEDSFORD ROAD 6,597 VPD**

**202 88,917 VPD**



**BLACK POWDER TAVERN**



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**WAYNE, PA**



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