

**RETAIL+**

**FLEX+**

**INDUSTRIAL+**

**WAREHOUSE**



**Presented By  
Andrew P. Crawford**

COMMERCIAL REALTOR

MLS #7038750



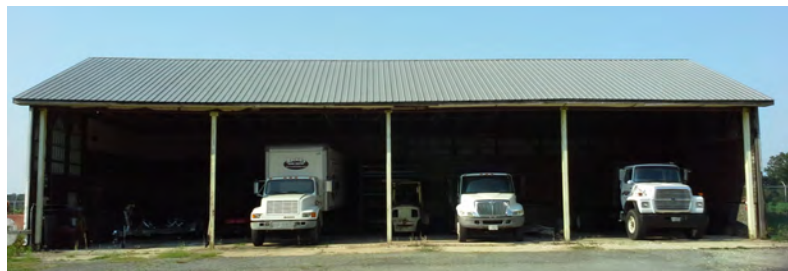
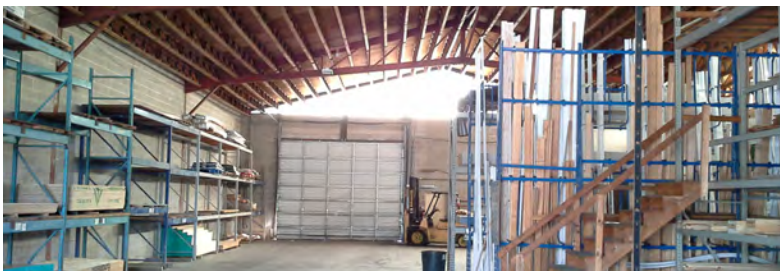
**BEILER-CAMPBELL COMMERCIAL DIVISION**

OFFICE~INDUSTRIAL~FLEX~LAND~RETAIL~DEVELOPMENT~INVESTMENT

**610-444-7770**

**[www.beilercampbellcommercial.com](http://www.beilercampbellcommercial.com)**





# 171 W MAIN ST

Cecilton, MD 21913

MLS # 7038750

5 Buildings, Bldg. #1 Retail and warehouse 12,700 SF, ceiling height retail 10 ft., warehouse 18 ft., overhead doors (2) 10 ft X 12 ft., Roof Flat (retail rubber roof 15 years old, warehouse rubber roof new 20-year warranty) Bldg. #2 Warehouse 7,200 SF, ceiling height 18 ft., overhead doors (2) 12 ft X 12 ft plus 1 employee door, clear span (no posts, great for indoor assemblage), fiberglass Roof 10 years old, Bldg. #3 Pole Shed 3,200 SF, ceiling height 14 ft., Roof metal 6 years old, metal, 3 sides closed with 1 side open, clear span, Bldg. #4 Lumber storage with material racks, 7,200 SF, Roof fiberglass, pitched, ceiling height 16 ft. All lights on property (indoor and outdoor) are LED.

**Sale / Lease Include:** Land and Building

**Building / Business:** Commercial, Distributor, Flex Space, Industrial , Light Manufacturing, Retail Space, Warehouse, 10+ Years in Business

**Lot / Location:** Middle of Block Location, Rural Location None/Other Level Lot Boro/Township Road Access

**Exterior:** Block Exterior, Brick Exterior, Fenced Storage/Yard, Sign Ext, Flat Roof, Metal / Tin Roof, Pitched Roof, Rubber Roof, Drive In Loading Dock, Concrete Foundation, 11-25 Car Parking, Building Facade Orientation E

**Interior:** Clear Span, Fencing, Overhead Door, Security System, Block Interior Walls, Unfinished Interior Walls, Tile Floors, One Bathroom, No/Unknown Accessibility Modifications

**Utilities:** Above Ground, Electric, Phone, Sewer, Under Ground , Water, Public Water, Public Sewer, Oil Fuel On Site, Propane Fuel On Site, Oil, 400+ Amps, Copper Plumbing, Electric Hot Water





## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	n/a	875	2,101
2015 Female Population	n/a	893	2,133
% 2015 Male Population	0.00%	49.49%	49.62%
% 2015 Female Population	0.00%	50.51%	50.38%
2015 Total Population: Adult	n/a	1,348	3,327
2015 Total Daytime Population	n/a	1,530	3,528
2015 Total Employees	n/a	609	1,258
2015 Total Population: Median Age	n/a	41	45
2015 Total Population: Adult Median Age	n/a	49	52
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	n/a	1,768	4,234
2015 Households	n/a	646	1,627
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	n/a	630	1,725
2015 Occupied Housing Units	n/a	578	1,372
2015 Owner Occupied Housing Units	n/a	439	1,144
2015 Renter Occupied Housing Units	n/a	139	228
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	n/a	\$56,153	\$61,811
2015 Household Income: Average	n/a	\$80,530	\$84,004
2015 Per Capita Income	n/a	\$29,424	\$32,588







Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	n/a	\$177,263	\$441,923
2015 Jewelry stores	n/a	\$67,197	\$171,613
2015 Mens clothing stores	n/a	\$214,413	\$542,020
2015 Shoe stores	n/a	\$215,593	\$546,278
2015 Womens clothing stores	n/a	\$368,710	\$942,195
2015 Automobile dealers	n/a	\$2,955,508	\$7,561,093
2015 Automotive parts and accessories stores	n/a	\$571,579	\$1,461,836
2015 Other motor vehicle dealers	n/a	\$81,092	\$208,631
2015 Tire dealers	n/a	\$255,038	\$652,216
2015 Hardware stores	n/a	\$12,682	\$32,502
2015 Home centers	n/a	\$125,714	\$325,388
2015 Nursery and garden centers	n/a	\$152,837	\$399,510
2015 Outdoor power equipment stores	n/a	\$67,345	\$174,040
2015 Paint and wallpaper stores	n/a	\$13,817	\$35,776
2015 Appliance, television, and other electronics stores	n/a	\$397,555	\$1,020,127
2015 Camera and photographic supplies stores	n/a	\$30,979	\$79,359
2015 Computer and software stores	n/a	\$1,048,435	\$2,670,122
2015 Beer, wine, and liquor stores	n/a	\$184,561	\$471,023
2015 Convenience stores	n/a	\$796,987	\$2,014,611
2015 Restaurant Expenditures	n/a	\$770,516	\$1,965,957
2015 Supermarkets and other grocery (except convenience) stores	n/a	\$2,962,919	\$7,520,538
2015 Furniture stores	n/a	\$277,558	\$709,034
2015 Home furnishings stores	n/a	\$977,856	\$2,505,324
2015 General merchandise stores	n/a	\$5,114,631	\$13,094,137
2015 Gasoline stations with convenience stores	n/a	\$2,537,529	\$6,438,841
2015 Other gasoline stations	n/a	\$1,832,604	\$4,656,310
2015 Department stores (excl leased depts)	n/a	\$5,047,434	\$12,922,524
2015 General merchandise stores	n/a	\$5,114,631	\$13,094,137
2015 Other health and personal care stores	n/a	\$199,069	\$510,752
2015 Pharmacies and drug stores	n/a	\$792,507	\$2,033,549
2015 Pet and pet supplies stores	n/a	\$213,955	\$548,312
2015 Book, periodical, and music stores	n/a	\$33,770	\$87,243
2015 Hobby, toy, and game stores	n/a	\$91,450	\$231,528
2015 Musical instrument and supplies stores	n/a	\$9,724	\$24,708
2015 Sewing, needlework, and piece goods stores	n/a	\$17,744	\$45,715
2015 Sporting goods stores	n/a	\$90,872	\$234,378

## Meet the Listing Agent



# Andy Crawford



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Andy Crawford is the Commercial Division Manager. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in both Pennsylvania, Maryland and Delaware.

Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

### **EDUCATION:**

**St. Joseph's University, Philadelphia, PA**

### **MEMBERSHIPS:**

#### **Chester County Commercial Industrial Investment Council (CII Council)**

The Chester County Commercial Industrial Investment Council (CII Council) is a membership organization for professionals involved in commercial and industrial real estate in Chester County, Pennsylvania. The group is not-for-profit and works closely with the Chester County Economic Development Council.

#### **Suburban West Realtors Association – Commercial Chapter**

The Commercial Chapter of Suburban West REALTORS® Association unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. Through the Chapter we provide you, the real estate licensee engaged in commercial real estate, unique benefits and services to enhance your business.

#### **Commercial/Investment Marketing Exchange**

The Exchange fosters a burgeoning community that provides distinct networking opportunities within the Commercial Real Estate realm in the Greater Delaware Valley and beyond.