

1000 CHESTERBROOK BLVD.

BERWYN, PA

±.7 ACRES & ±3,200 SF AVAILABLE FOR LEASE



property highlights.

- Pad opportunity surrounded by ±2 million SF of office
- Located at the intersection of Route 202 and Route 252 at a fully signalized light
- Huge demand for restaurants with potential to capture all nearby employees
- Easy access to all highly trafficked routes

stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,311	34,323	111,592
EST. HOUSEHOLDS	2,554	13,870	44,149
EST. AVG. HH INCOME	\$141,102	\$168,226	\$148,690

ROUTE 202 TRAFFIC COUNT: 67,929 VPD *ESRI 2016

ROUTE 252 TRAFFIC COUNT: 26,309 VPD



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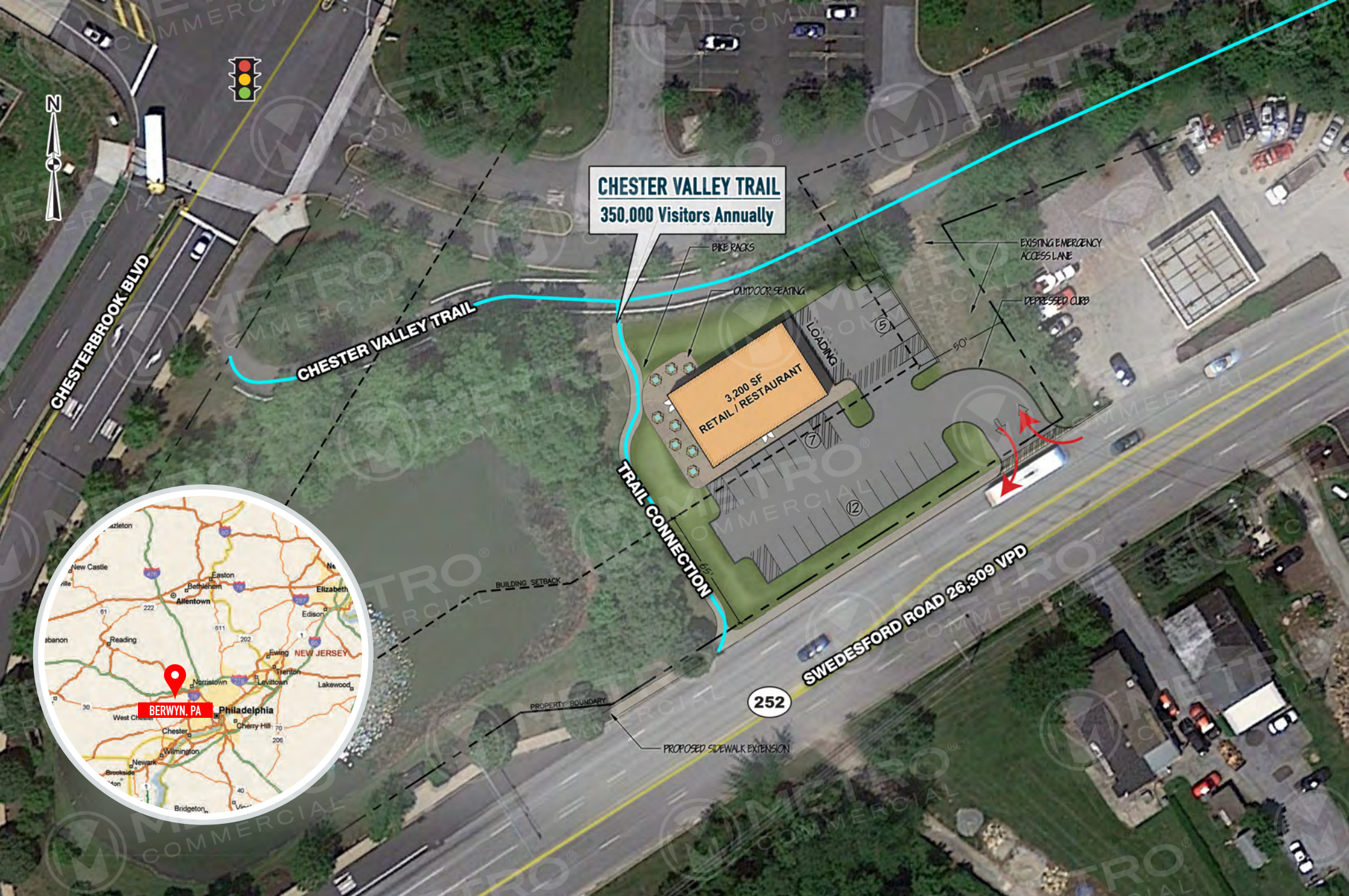
get in touch.

MADLINE WHEELER

office 215.893.0300

direct 215.282.0153

mwheeler@metrocommercial.com



CHESTER VALLEY TRAIL
350,000 Visitors Annually

BIKE RACKS

OUTDOOR SEATING

3,200 SF
RETAIL / RESTAURANT

LOADING

EXISTING EMERGENCY
ACCESS LANE

DEPRESSED CURB

TRAIL CONNECTION

SWEDSFORD ROAD 26,309 VPD

252

BUILDING SETBACK

PROPERTY BOUNDARY

PROPOSED SIDEWALK EXTENSION



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13 MILE

TRAIL THROUGH
CHESTER AND
MONTGOMERY
COUNTIES



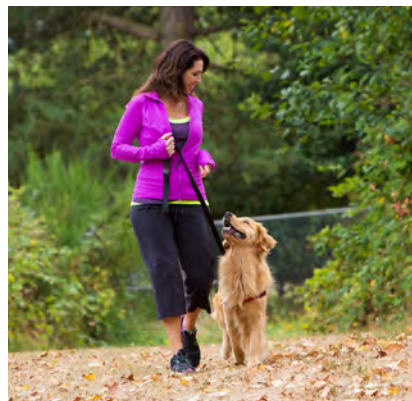
CHESTER VALLEY TRAIL

IMPORTANT ROUTE FOR PEDESTRIANS
AND BICYCLISTS COMMUTING
TO THE GREAT VALLEY CORRIDOR



85,000

JOBS ALONG THE
CHESTER VALLEY TRAIL



58,000

RESIDENTS ALONG THE
CHESTER VALLEY TRAIL



350,000

ANNUAL VISITORS





CHESTERBROOK CORPORATE CENTER
±1.6 MILLION SF OF OFFICE SPACE

EMBASSY SUITES PHILADELPHIA

PENN MEDICINE VALLEY FORGE
65,644 VPD

1000 CHESTERBROOK BLVD
8,028 VPD

WESTLAKES
±500,000 SF OF OFFICE SPACE

BERWYN PARK
±600,000 SF OF OFFICE SPACE

SITE
±.7 ACRES
±3,200 SF

SWEDSFORD ROAD
26,309 VPD

67,929 VPD

202

252

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