

4301 PENNELL ROAD

ASTON TOWNSHIP, PA 19014

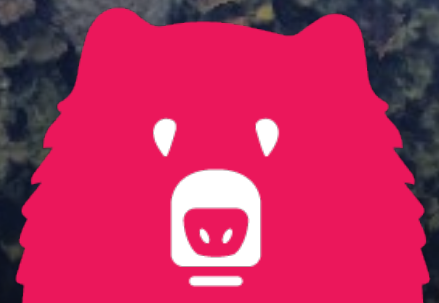


PENNELL ROAD (22,446 AADT)

SITE

MSC

1,000-20,000 SF AVAILABLE FOR LEASE
IN GROUND-UP DEVELOPMENT



4301 PENNELL ROAD

DEMOGRAPHICS

EST. POPULATION EST. MED HH INCOME

3 mi 87,246 3 mi \$83,711

5 mi 192,275 5 mi \$94,114

7 mi 308,855 7 mi \$103,631

EST. EMPLOYEES

3 mi 23,929

5 mi 59,878

7 mi 117,577

JOIN THESE AREA TENANTS/BUSINESSES

ACME **GIANT**

Walmart

CHIPOTLE
MEXICAN GRILL

CHASE



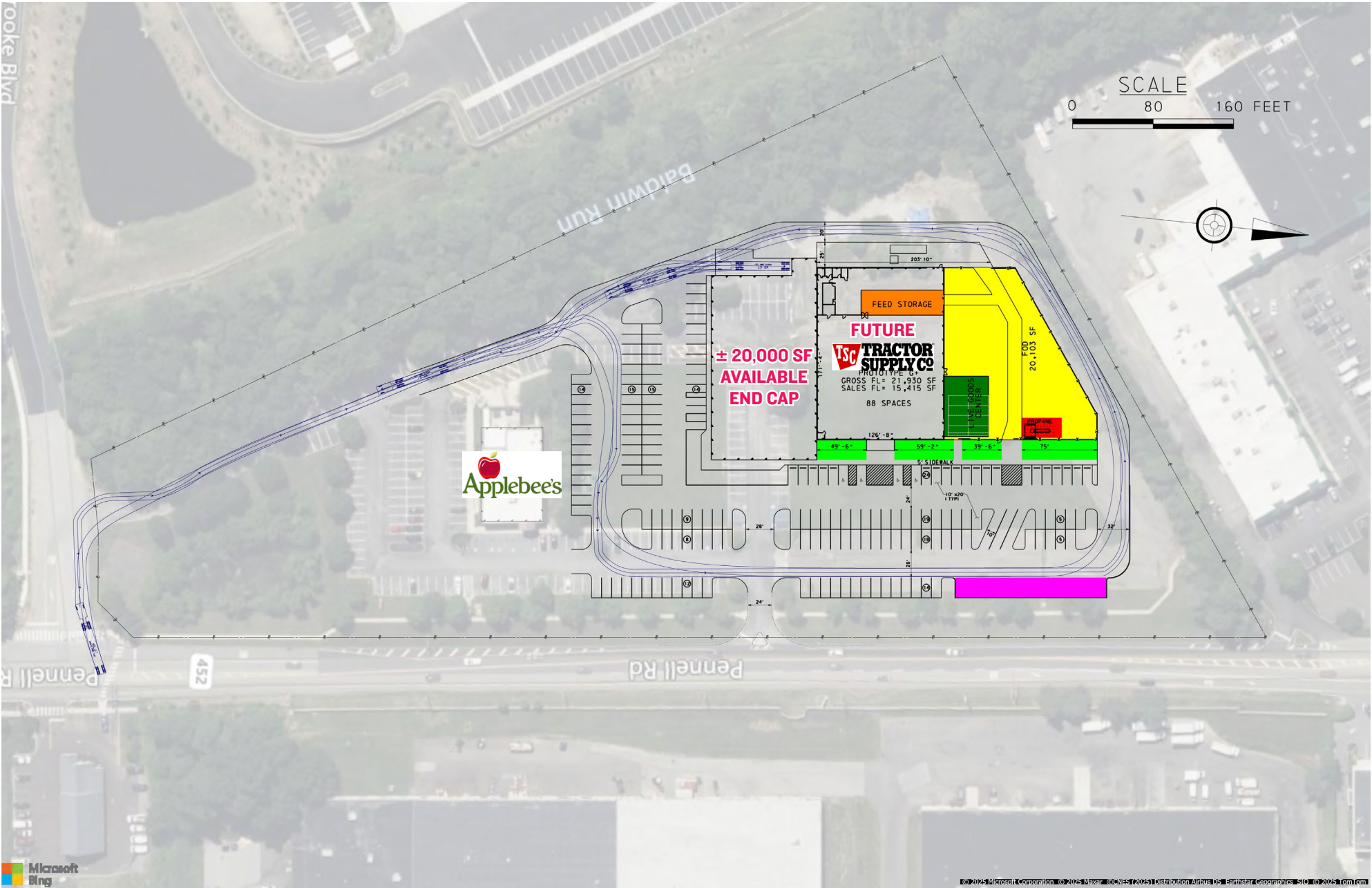
PROPERTY DETAILS

- ▶ 1,000 SF–20,000 SF available in a new ground-up retail development with outstanding visibility along Route 425 (Pennell Road – 22,446 AADT).
- ▶ Join future co-tenant Tractor Supply Co., a top national retail anchor that drives consistent year-round traffic.
- ▶ Strong demographics — over 87,000 residents within 3 miles and 192,000 residents within 5 miles; median household income exceeding \$94,000 in the 5-mile radius.
- ▶ Located near IceWorks Skating Complex, attracting 730,000+ annual visitors, creating steady cross-shopping potential.
- ▶ Convenient access to I-95 (143,176 AADT) and positioned within a thriving retail corridor surrounded by established national tenants.

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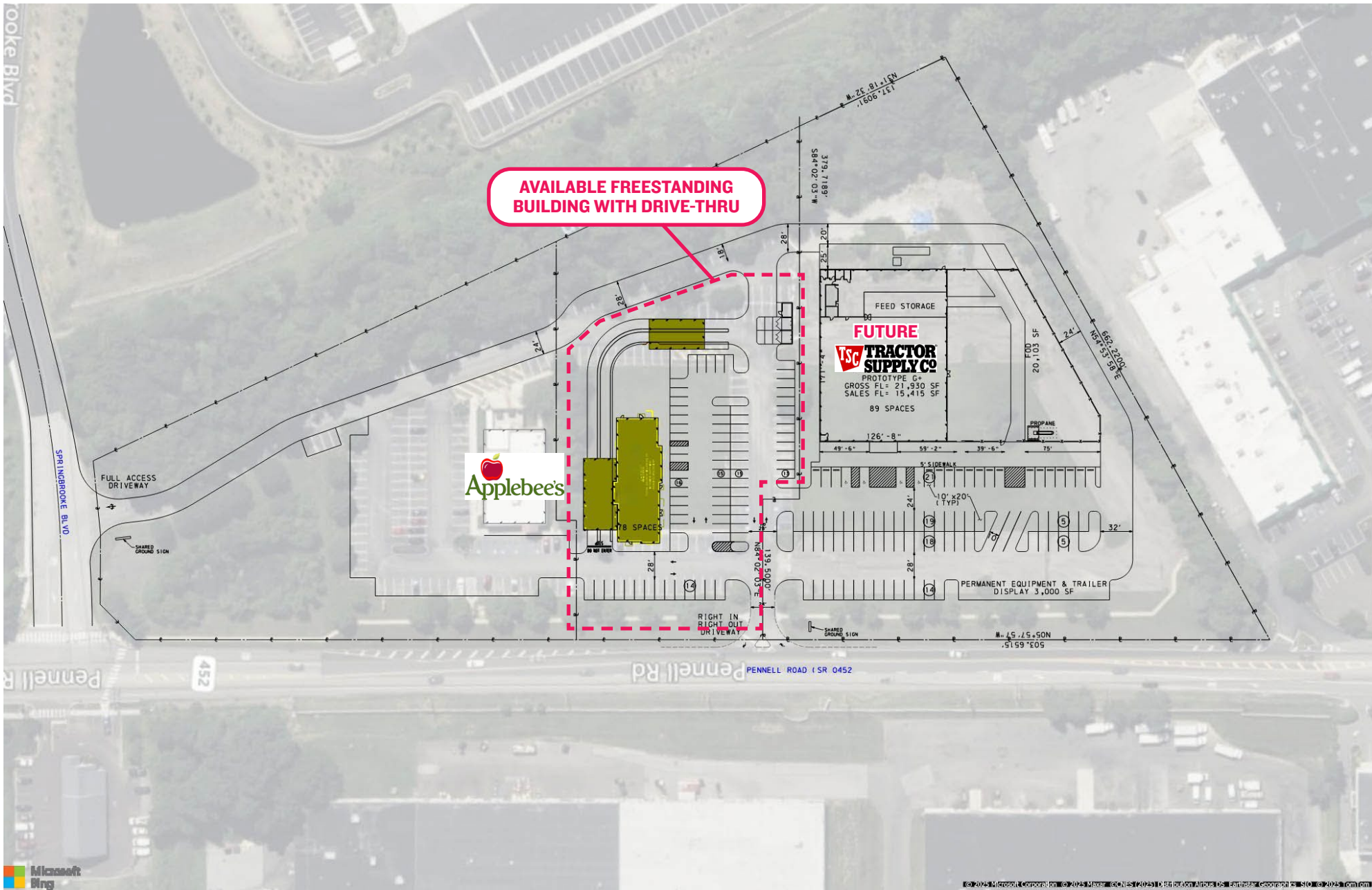
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EXAMPLE SITE PLAN: POTENTIAL **20.000** SF END CAP



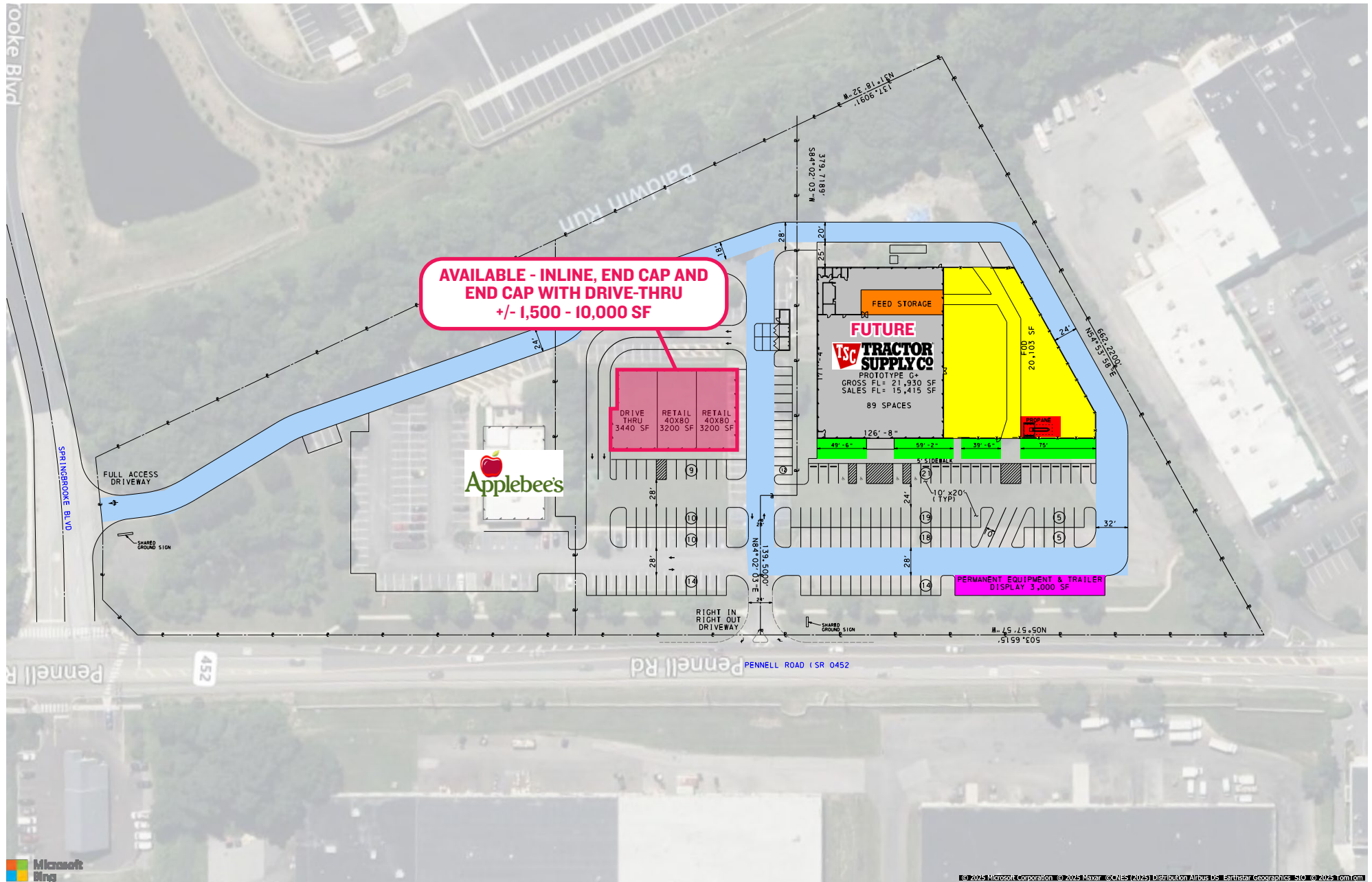
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EXAMPLE SITE PLAN: POTENTIAL FREESTANDING BUILDING WITH DRIVE-THRU



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EXAMPLE SITE PLAN: POTENTIAL RETAIL STRIP WITH END CAP DRIVE-THRU



TRAFFIC DRIVERS IN THE ASTON AREA



MARKET AERIAL



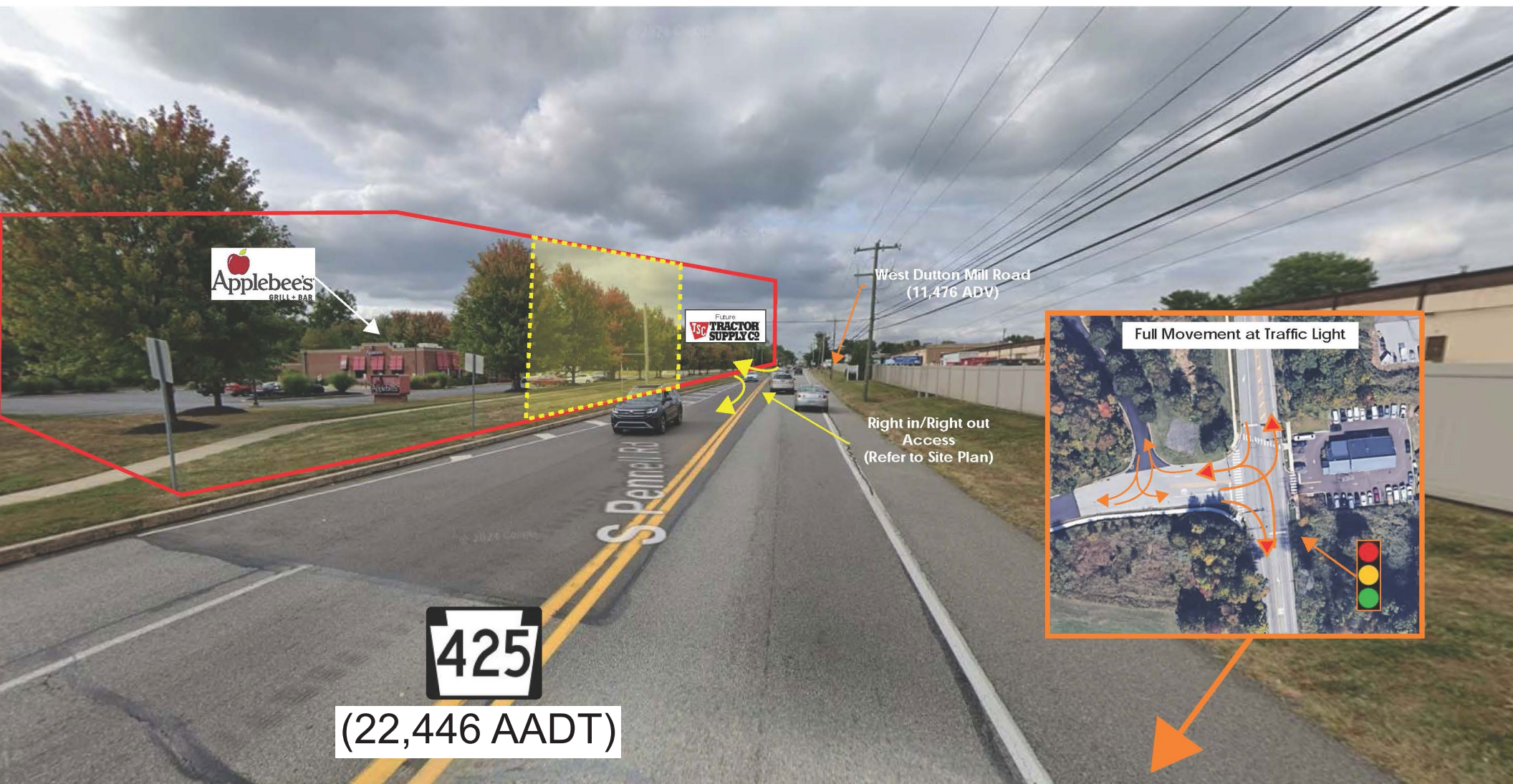
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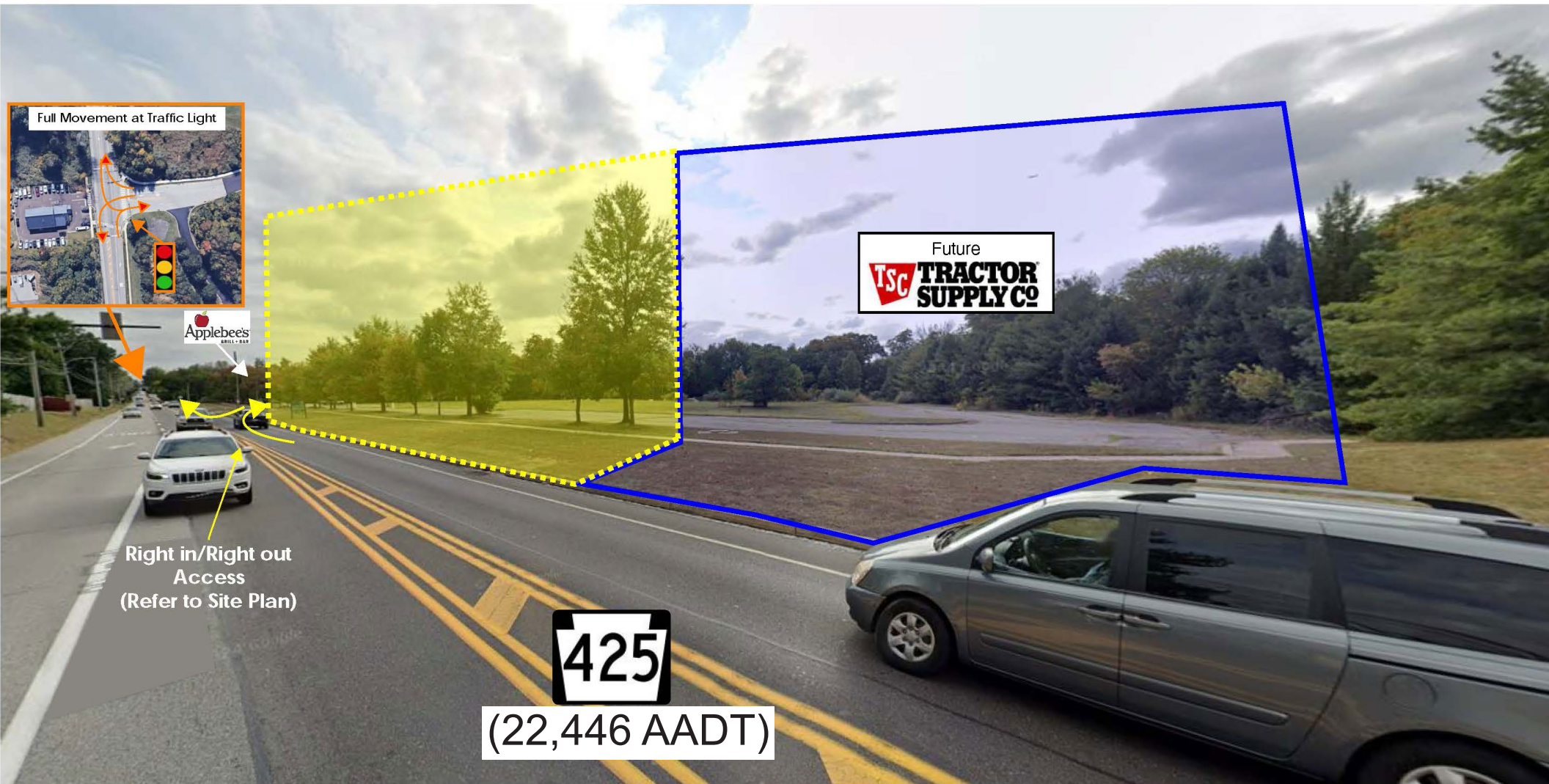
ZOOMED AERIAL



SITE VIEW (NORTH)



SITE VIEW (SOUTH)





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