

# 4301 PENNELL ROAD

ASTON TOWNSHIP, PA 19014



PENNELL ROAD (22,446 AADT)

**SITE**

**MSC**

1,500-10,000 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**

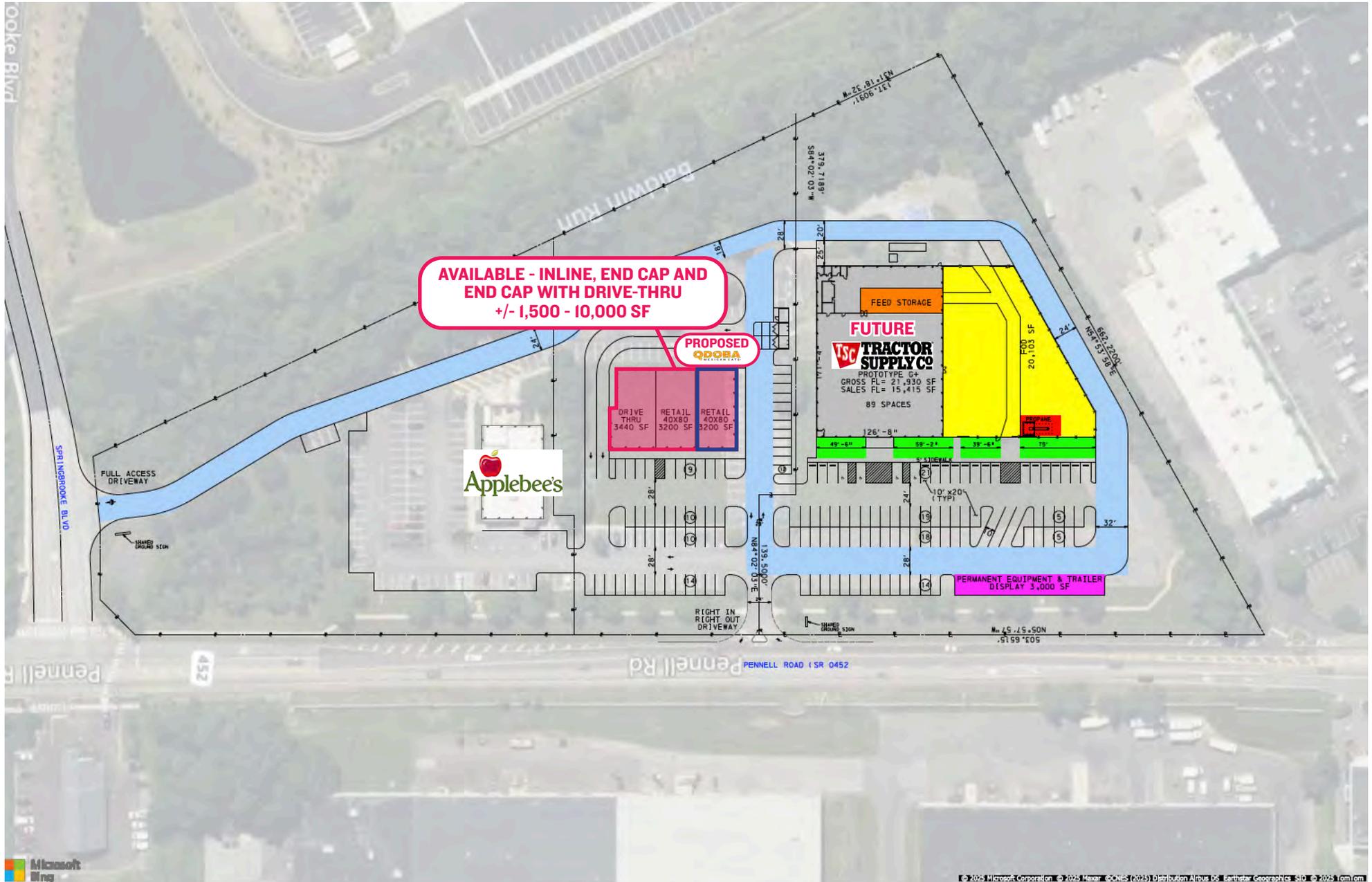
## PROPERTY DETAILS

- ▶ 1,500 SF–10,000 SF available in a new ground-up retail development with outstanding visibility along Route 452 (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.

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**

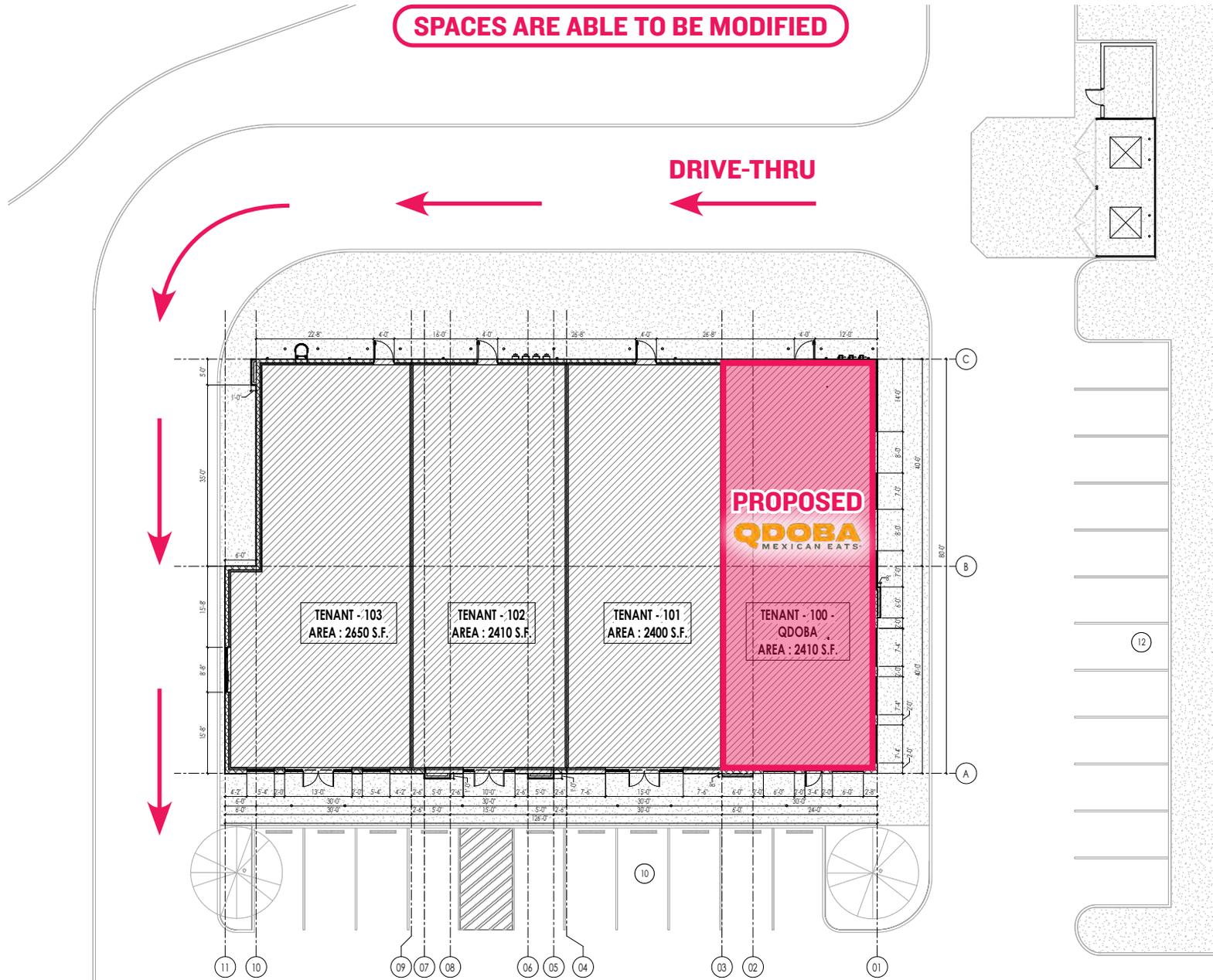
# EXAMPLE SITE PLAN: POTENTIAL RETAIL STRIP WITH END CAP DRIVE-THRU



# FLOOR PLAN

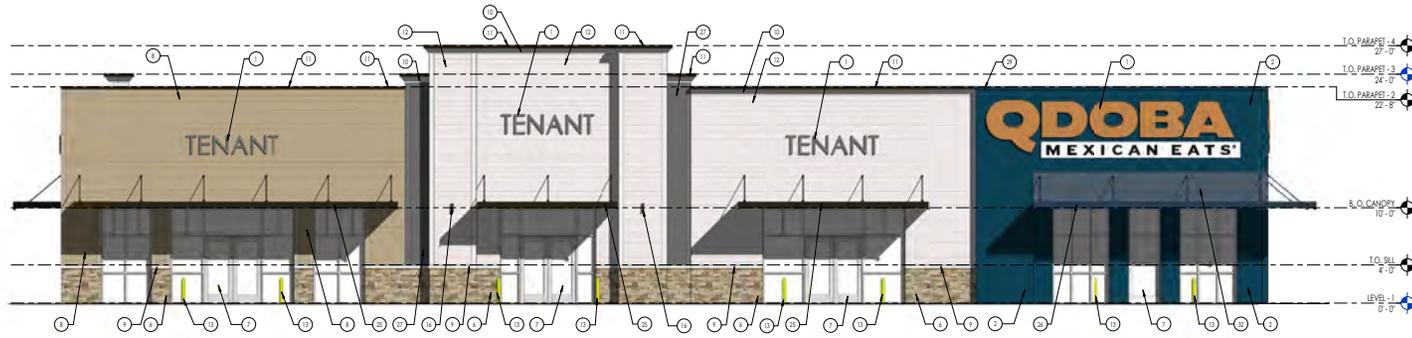
**SPACES ARE ABLE TO BE MODIFIED**

**DRIVE-THRU**

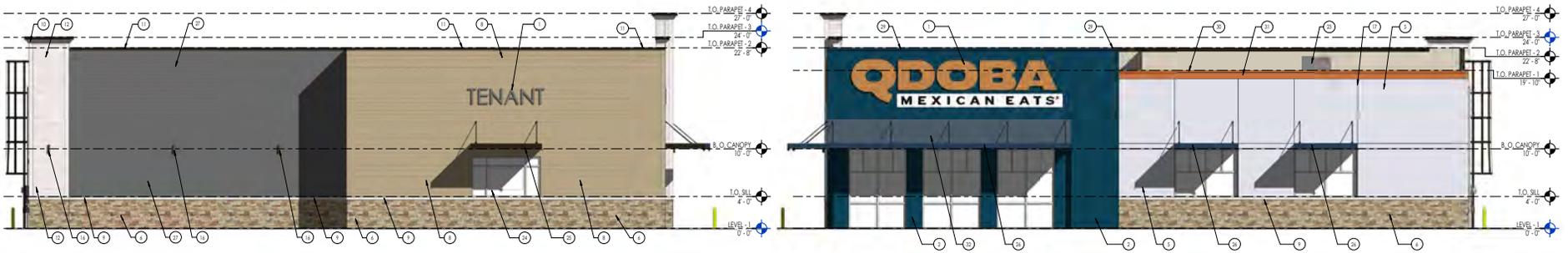


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# ELEVATION

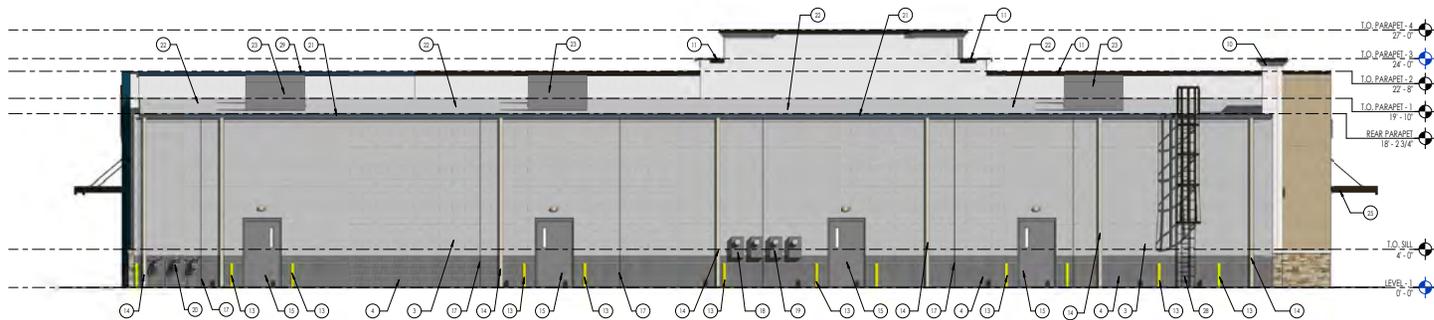


01 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



03 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

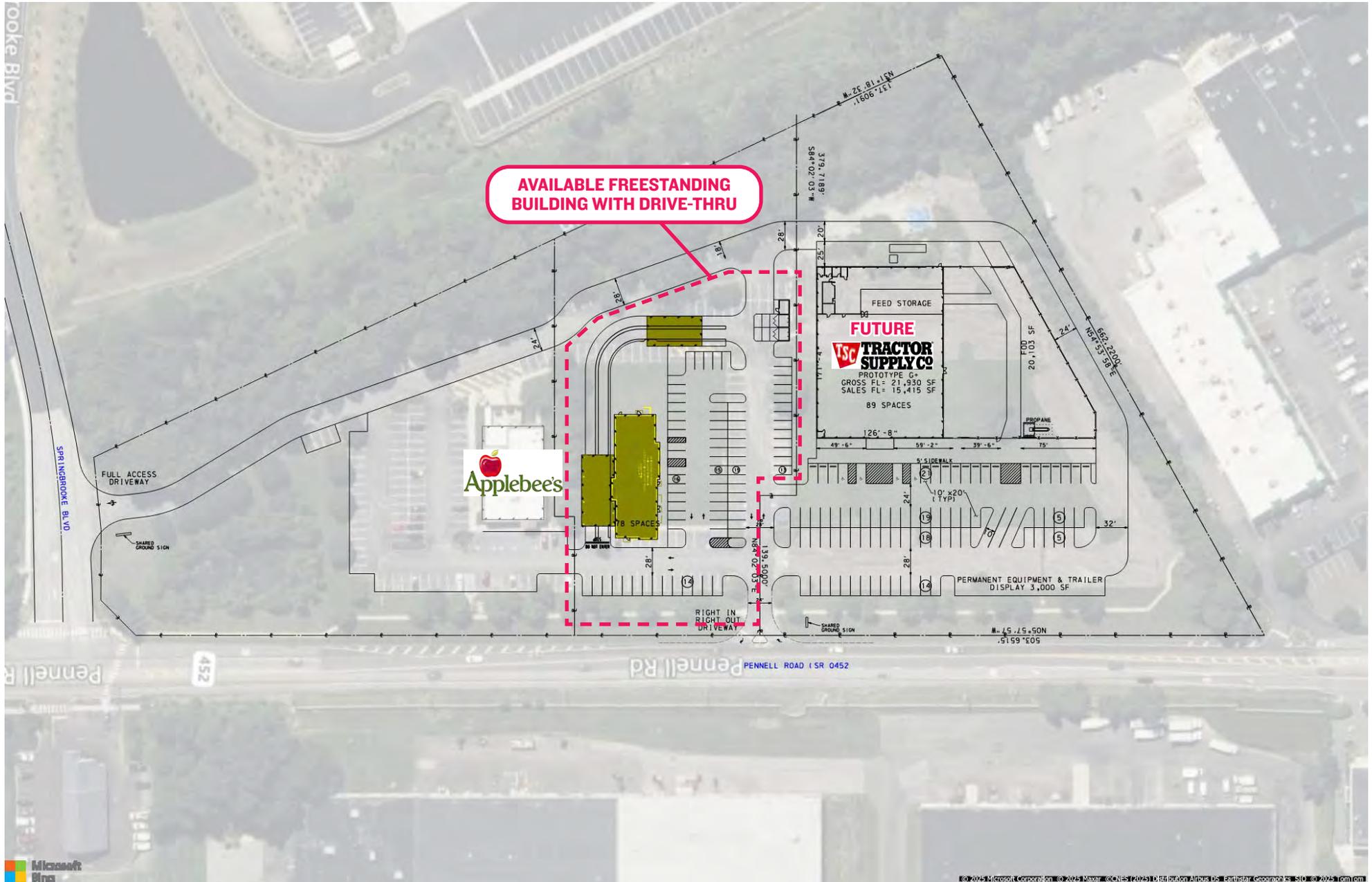
02 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



04 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



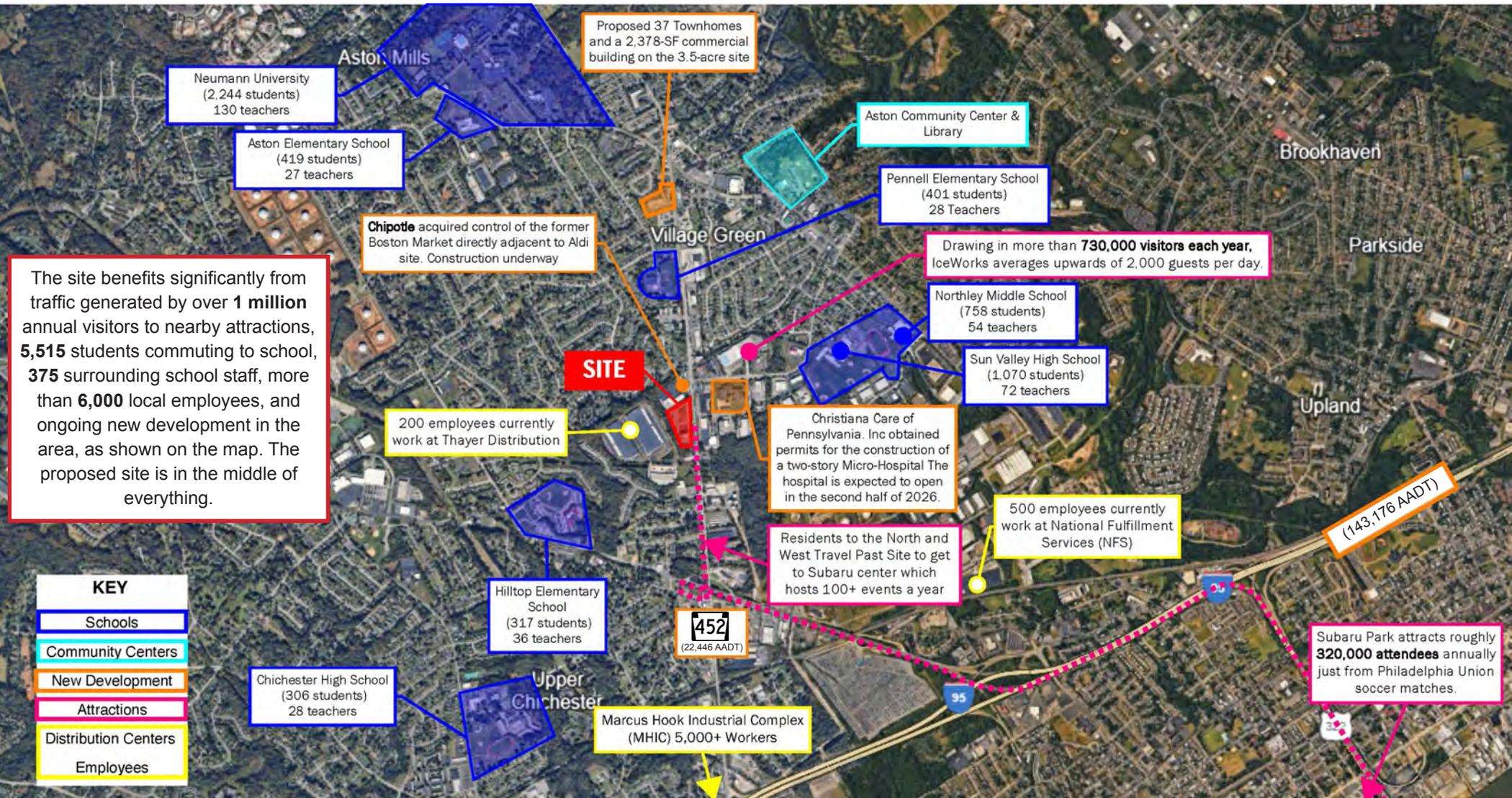
# EXAMPLE SITE PLAN: POTENTIAL FREESTANDING BUILDING WITH DRIVE-THRU



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# TRAFFIC DRIVERS IN THE ASTON AREA



The site benefits significantly from traffic generated by over **1 million** annual visitors to nearby attractions, **5,515** students commuting to school, **375** surrounding school staff, more than **6,000** local employees, and ongoing new development in the area, as shown on the map. The proposed site is in the middle of everything.

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ZOOMED AERIAL



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SITE VIEW (NORTH)



SITE VIEW (SOUTH)





**MSC**

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