

# 702 CHESTER PIKE

SHARON HILL, PA



**MSC**

10,125 SF FORMER CVS  
AVAILABLE FOR SUBLEASE





**702**  
**CHESTER**  
**PIKE**

JOIN NEARBY TENANTS

**GROCERYOUTLET**  
*bargain market*

**DUNKIN'** **HARBOR FREIGHT**

PROPERTY DETAILS

- ▶ 10,125 SF former CVS available for sublease
- ▶ Located at the signalized intersection of Chester Pike and Calcon Hook Rd
- ▶ Nearby tenants include Grocery Outlet, Harbor Freight Tools, Dunkin
- ▶ Population of 30,565 in a 1 mile radius
- ▶ 60 dedicated parking spaces

DEMOGRAPHICS

<i>EST. POPULATION</i>		<i>EST. AVG HH INCOME</i>	
1 mi	<b>30,565</b>	1 mi	<b>\$70,465</b>
2 mi	<b>218,762</b>	2 mi	<b>\$83,394</b>
3 mi	<b>556,421</b>	3 mi	<b>\$92,053</b>
<i>EST. EMPLOYEES</i>		<i>EST. HOUSEHOLDS</i>	
1 mi	<b>10,189</b>	1 mi	<b>10,920</b>
2 mi	<b>54,079</b>	2 mi	<b>83,850</b>
3 mi	<b>158,164</b>	3 mi	<b>217,686</b>

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# SITE PLAN

## SHARON HILL BOROUGH ZONING DATA

### LOT 1 ZONED 'C' - COMMERCIAL DETACHED STRUCTURE

ITEM	REQUIRED	PROPOSED
LOT AREA (EXCL. RDV)	7,000 SF	147 ACRES 78,890 SF
BUILDING AREA	45% MAX	3,543 SF
IMPERVIOUS SURFACE (EXCLUSIVE OF RDV)	75% MAX	70% 54,510 SF
LOT WIDTH	75 FT. MIN.	418'-2"
FRONT YARD SETBACK	30 FT. MIN.	88'-2"
SIDE YARD SETBACK	15 FT. EACH	10'-0" AND 20'-0" FT. LFD
REAR YARD SETBACK	25 FT. MIN.	25 FEET
HEIGHT	45 FT. MAX.	25

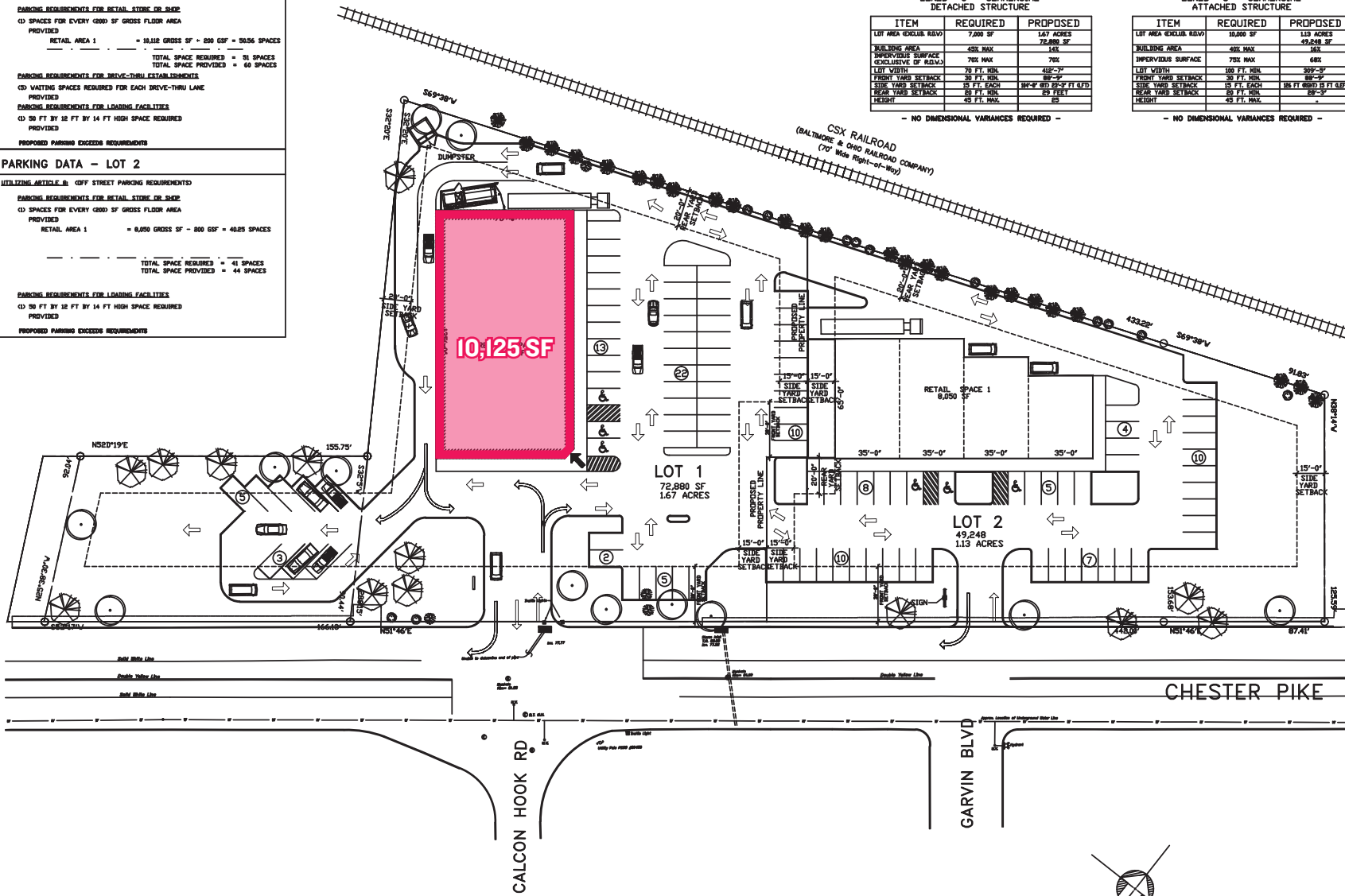
- NO DIMENSIONAL VARIANCES REQUIRED -

### LOT 2 ZONED 'C' - COMMERCIAL ATTACHED STRUCTURE

ITEM	REQUIRED	PROPOSED
LOT AREA (EXCL. RDV)	10,000 SF	113 ACRES 49,248 SF
BUILDING AREA	45% MAX	4,513 SF
IMPERVIOUS SURFACE	75% MAX	68%
LOT WIDTH	100 FT. MIN.	309'-5"
FRONT YARD SETBACK	30 FT. MIN.	88'-2"
SIDE YARD SETBACK	15 FT. EACH	15 FT. EACH 15 FT. @ 60 FT. FT. LFD
REAR YARD SETBACK	25 FT. MIN.	25'-0"
HEIGHT	45 FT. MAX.	25

- NO DIMENSIONAL VARIANCES REQUIRED -

PARKING DATA - LOT 1	
UTILIZING ARTICLE 8. OFF STREET PARKING REQUIREMENTS	
PARKING REQUIREMENTS FOR RETAIL STORE OR SHOP	
(1) SPACES FOR EVERY 6000 SF GROSS FLOOR AREA PROVIDED	
RETAIL AREA 1	= 10,125 GROSS SF = 200 GSF = 5036 SPACES
TOTAL SPACE REQUIRED	= 51 SPACES
TOTAL SPACE PROVIDED	= 60 SPACES
PARKING REQUIREMENTS FOR DRIVE-THRU RESTAURANTS	
(2) WAITING SPACES REQUIRED FOR EACH DRIVE-THRU LINE PROVIDED	
PARKING REQUIREMENTS FOR LOADING FACILITIES	
(3) 50 FT BY 12 FT BY 14 FT HIGH SPACE REQUIRED PROVIDED	
PROPOSED PARKING EXCESS REQUIREMENTS	
PARKING DATA - LOT 2	
UTILIZING ARTICLE 8. OFF STREET PARKING REQUIREMENTS	
PARKING REQUIREMENTS FOR RETAIL STORE OR SHOP	
(1) SPACES FOR EVERY 6000 SF GROSS FLOOR AREA PROVIDED	
RETAIL AREA 1	= 6,250 GROSS SF = 800 GSF = 4025 SPACES
TOTAL SPACE REQUIRED	= 41 SPACES
TOTAL SPACE PROVIDED	= 44 SPACES
PARKING REQUIREMENTS FOR LOADING FACILITIES	
(3) 50 FT BY 12 FT BY 14 FT HIGH SPACE REQUIRED PROVIDED	
PROPOSED PARKING EXCESS REQUIREMENTS	



ROBERT H. LINN REGISTERED ARCHITECT  
 11140 N. PROVIDENCE RD., MEDIA, PA. 19063  
 (610) 566-7044 FAX (610) 566-3258  
 PENNSYLVANIA REG. NO. 47880-R HARTLAND  
 NEW JERSEY REG. NO. 832750 ARCHITECT NEW JERSEY  
 NEW YORK REG. NO. 1254210-1 NEW YORK

CONCEPTUAL SITE PLAN  
 PROPOSED RETAIL CENTER  
 CHESTER PIKE  
 SHARON HILL, PA

NO.	REVISIONS	DATE

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 26 SEPT 97  
 SCALE: 1"=20'-0"  
 PROJ. NO.: 9712B

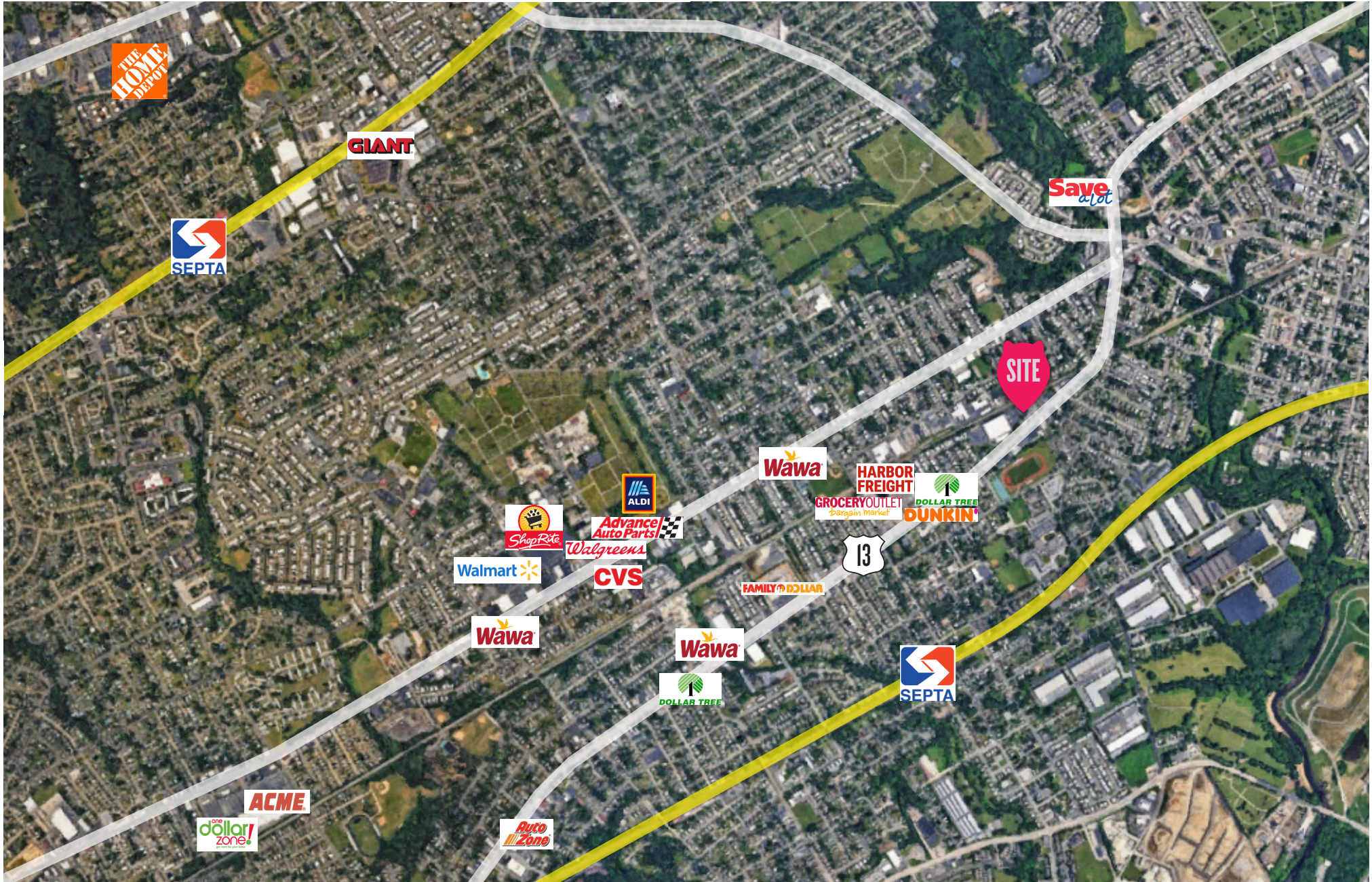
**SP-1**  
 SHEET OF

1 CONCEPTUAL SITEPLAN "A"  
 SCALE: 1"=20'-0"

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# AERIAL



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# MSC



**CVS/pharmacy**

**JON KIESERMAN**

[jkieserman@hellomsc.com](mailto:jkieserman@hellomsc.com)

215.883.7377

**CVS/pharmacy**

