



Dutton Mill Shopping Village

**FOR
SALE**

4401-4445 Pennell Rd | Aston, PA 19014



ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382
610.359.1100 | www.zmcre.com

KNOWLEDGE.
INTEGRITY.
RESULTS.

FOR MORE INFORMATION:

Scott McCabe, VP of Sales & Leasing

Email: smccabe@zmcre.com

Cell: 610.357.8564



KNOWLEDGE. INTEGRITY. RESULTS

Scott McCabe, VP of Sales & Leasing

smccabe@zmcre.com
610.357.8564

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382

610.359.1100
www.zmcre.com

Marketing strategy is a series of unified actions that lead to a competitive advantage.

Commercial real estate is one of the most important and expensive financial transactions your business will make. The results of this complex process will affect your profits and productivity for years. Successful decisions will depend on much more than location and price. To achieve your goals, you need a real estate firm with a deep understanding of the market, a dedication to detail and the ability to negotiate aggressively and effectively.

Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the area of Investments, Office, Retail and Industrial Real Estate.

Whether you are purchasing a commercial property for your business or as an investment, the ZMCRE Team provides a deep understanding of the market, a dedication to detail and the ability to negotiate aggressively and effectively.

TABLE OF CONTENTS

Executive Summary	4
Property Overview Photo	5
Property Photos	6
Site Location Aerial	7
Site Plan	8
Demographics & Traffic	9
Market Overview	10



EXECUTIVE SUMMARY

Boasting a NOI of \pm \$655,000, this \pm 67,208 SF retail shopping center is located off of busy Route 452 (Pennell Road) in Aston, PA, with an ADT of 21,150. The property consists of two separate buildings and \pm 16 retail spaces. Average household income of \$99,144 (1 Mile) and located minutes to Rt. 322, I-95, Rt. 1, Rt. 202 and Philadelphia International Airport.

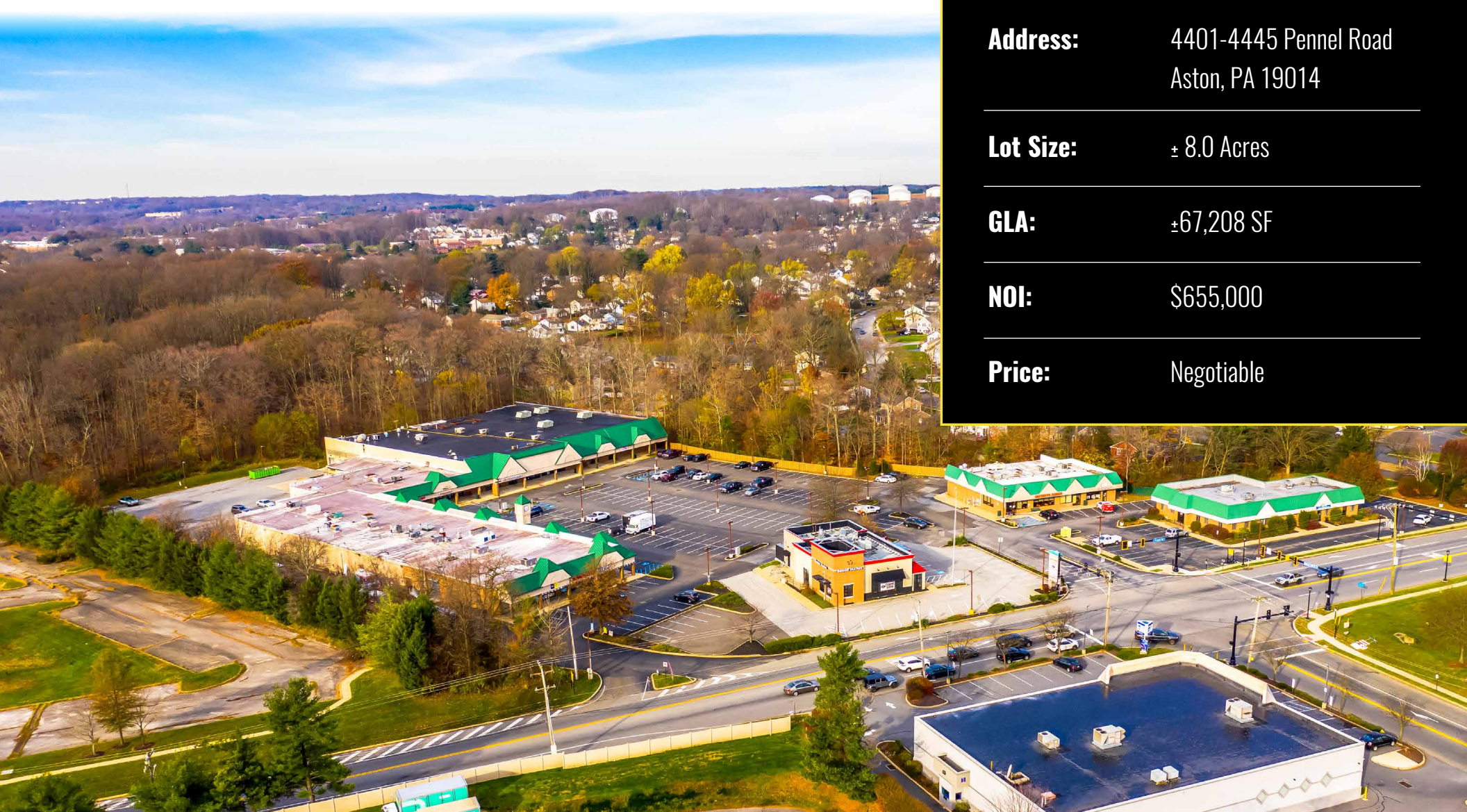
Address: 4401-4445 Pennell Road
Aston, PA 19014

Lot Size: \pm 8.0 Acres

GLA: \pm 67,208 SF

NOI: \$655,000

Price: Negotiable





SITE

Premier ORTHOPAEDICS
ICE WORKS

Sun East
Federal Credit Union

POPEYES

BOSTON
Home Style Meals
MARKET

Sun Valley
High School

RITE
AID

RESTAURANT
TECHNOLOGIES
SAFER. SMARTER. KITCHENS

Dutton Mill Road

Pennell Road ±21,557 ADT





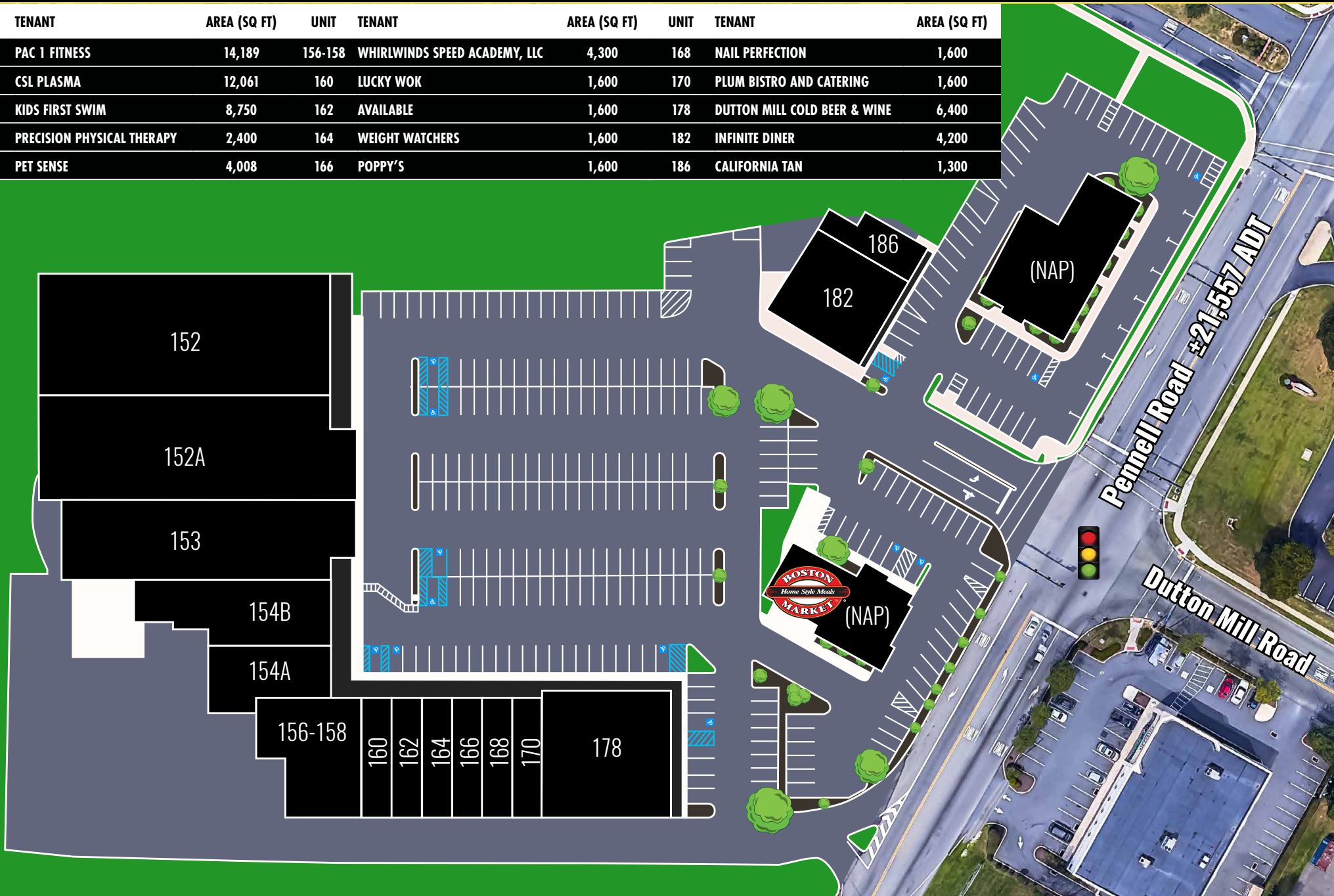
SITE LOCATION AERIAL





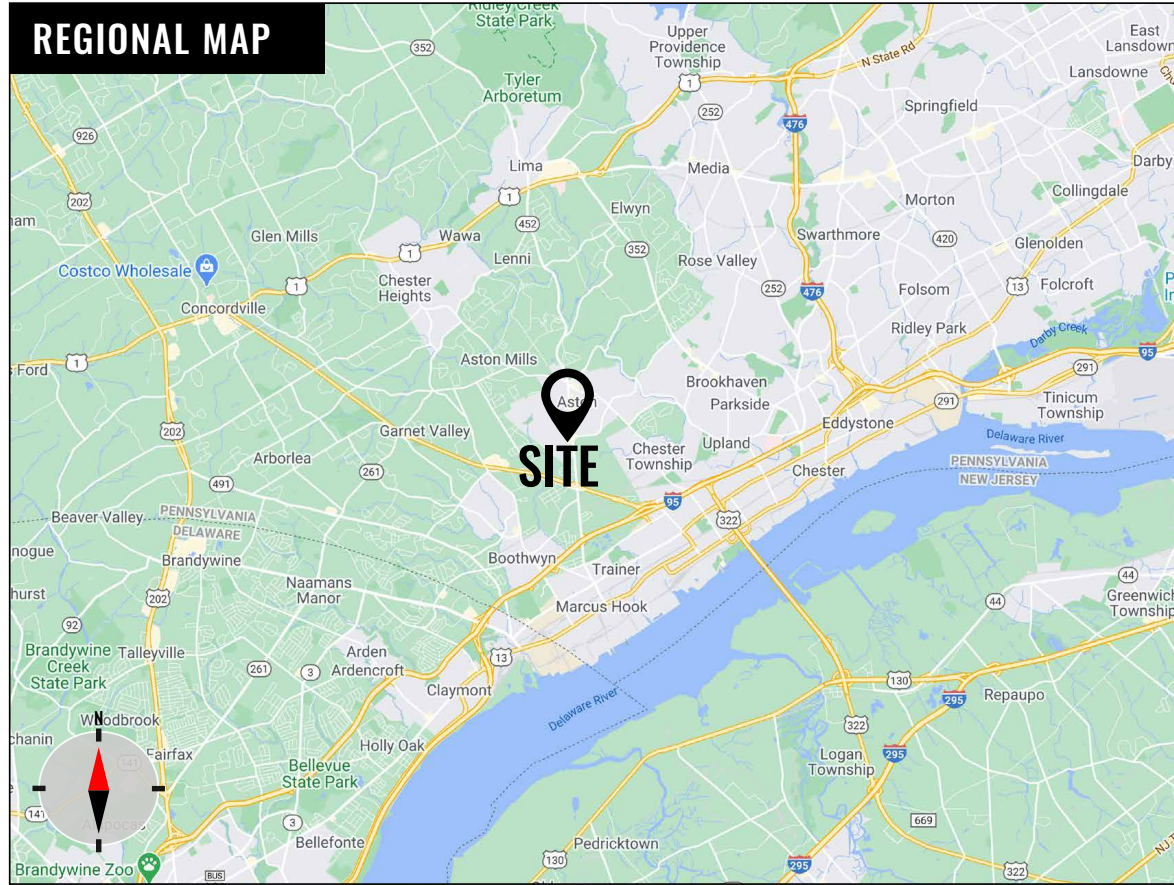
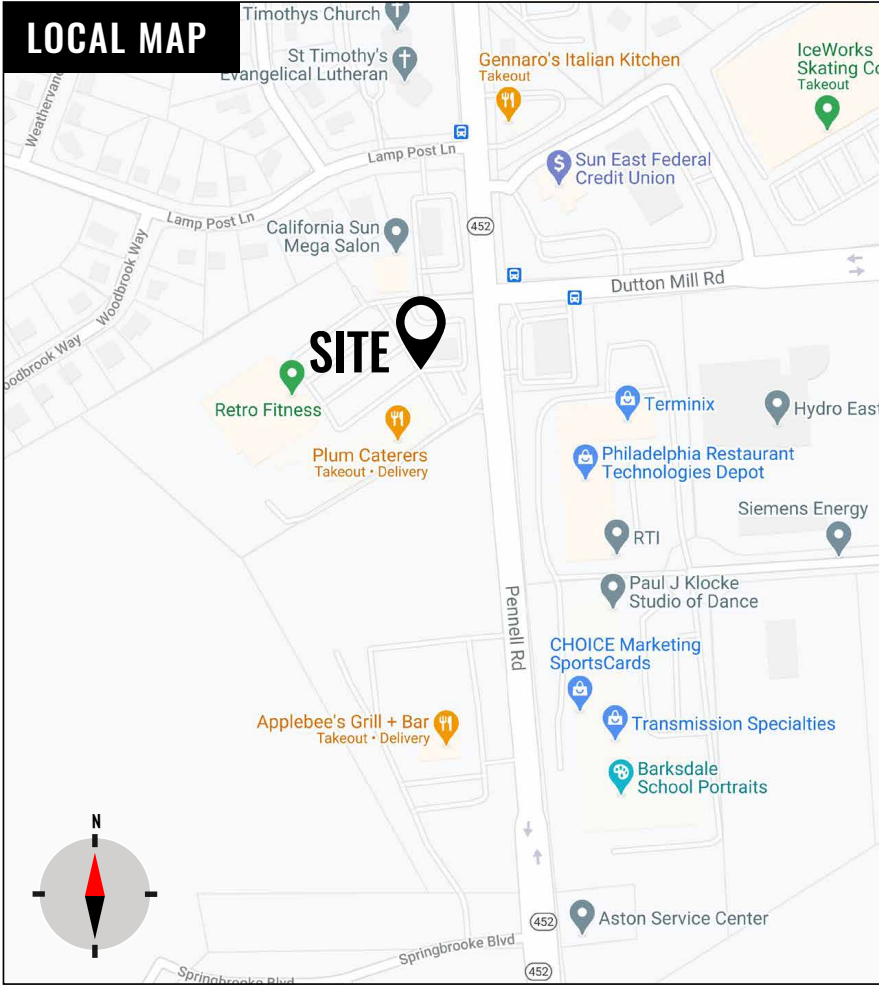
SITE PLAN

UNIT	TENANT	AREA (SQ FT)	UNIT	TENANT	AREA (SQ FT)	UNIT	TENANT	AREA (SQ FT)
152	PAC 1 FITNESS	14,189	156-158	WHIRLWINDS SPEED ACADEMY, LLC	4,300	168	NAIL PERFECTION	1,600
152A	CSL PLASMA	12,061	160	LUCKY WOK	1,600	170	PLUM BISTRO AND CATERING	1,600
153	KIDS FIRST SWIM	8,750	162	AVAILABLE	1,600	178	DUTTON MILL COLD BEER & WINE	6,400
154A	PRECISION PHYSICAL THERAPY	2,400	164	WEIGHT WATCHERS	1,600	182	INFINITE DINER	4,200
154B	PET SENSE	4,008	166	POPPY'S	1,600	186	CALIFORNIA TAN	1,300



DEMOGRAPHICS & TRAFFIC

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,956	83,101	185,977
AVERAGE HHI	\$77,452	\$62,701	\$64,718
TOTAL HOUSEHOLDS	3,445	31,704	71,038



DELAWARE COUNTY OVERVIEW

POPULATION	MEDIAN HHI	MEDIAN AGE	EMPLOYEES
564,554	\$74,477	39	278,643



- Covering 183.8 square miles, Delaware County is the 65th-largest county in Pennsylvania by area
- Bordered by Montgomery County, Chester County, New Castle County, Gloucester County & Philadelphia County.
- Delaware County is one of the most popular day trips from Philadelphia with its renowned historic sites, world-famous gardens, wine trails, sports centers, and some of the best dining and theater in the region.

ENTERTAINMENT & ATTRACTIONS

BRYN MAWR **FILM INSTITUTE**



TOP EMPLOYERS

1. The Boeing Company
2. United Parcel Service Inc
3. Prospect CCMC LLC
4. SAP of America Inc
5. Delaware County
6. Villanova University
7. AmeriHealth Mercy Systems LLC
8. Wawa Inc
9. Federal Government
10. Upper Darby School District





ZOMMICK MCMAHON

COMMERCIAL REAL ESTATE

KNOWLEDGE. INTEGRITY. RESULTS

Scott McCabe

VP of Sales & Leasing

smccabe@zmcre.com

610.357.8564

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382

610.359.1100

www.zmcre.com

OFFERING MEMORANDUM