

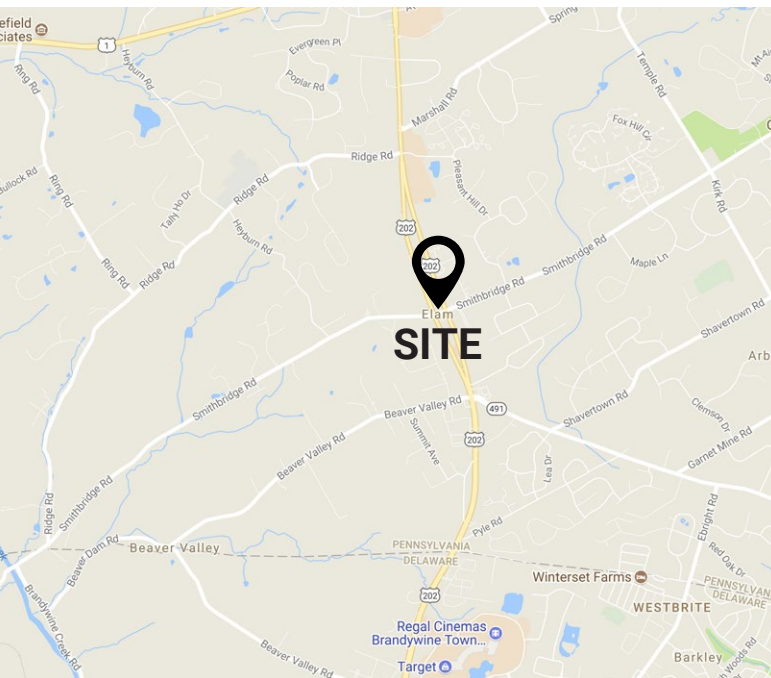
± 1.8 ACRE DEVELOPMENT OPPORTUNITY

Route 202 & Smithbridge Road | Glen Mills, PA 19342

**FOR LEASE:
PRICE NEGOTIABLE**

PROPERTY FEATURES

- ✓ ± 1.8 Acres Available For Lease
- ✓ Dual Traffic Light
- ✓ Access Zoned Commercial
- ✓ Combined Traffic Counts: 50,000 VPD
 - Route 202: 46,000 VPD
 - Smithbridge Road: 4,000 VPD



CONTACT US

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ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

GLEN MILLS SITE LOCATION AERIAL - ROUTE 202 & SMITHBRIDGE ROAD



SITE
± 1.8 ACRES
AVAILABLE
FOR LEASE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,127	31,930	104,987
AV HH INCOME	\$128,053	\$130,345	129,605
HOUSEHOLDS	2,576	12,945	42,224

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GLEN MILLS REGIONAL MARKET AERIAL - ROUTE 202 & SMITHBRIDGE ROAD



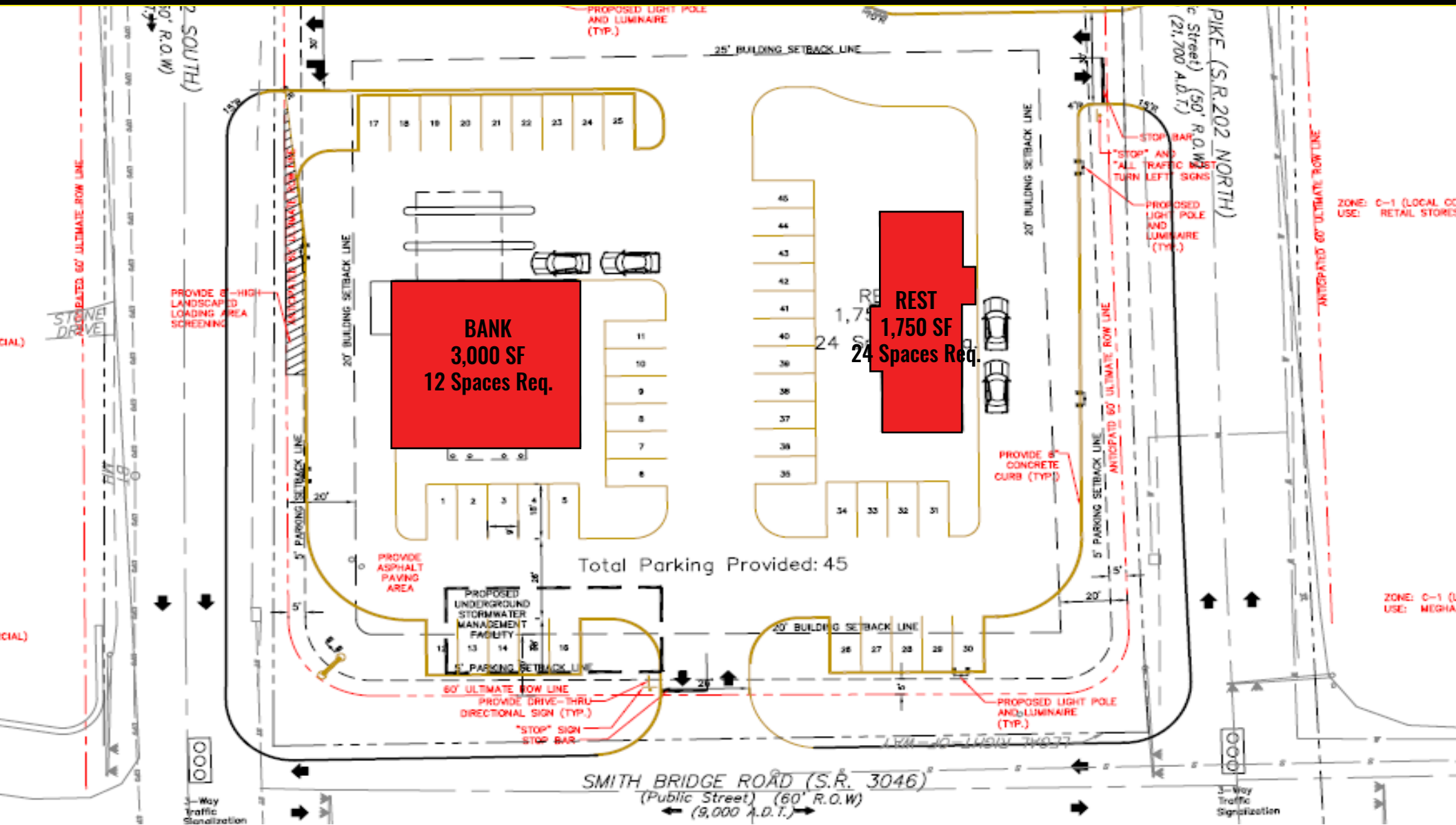
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GLEN MILLS CONCEPT PLAN 1 - ROUTE 202 & SMITHBRIDGE ROAD



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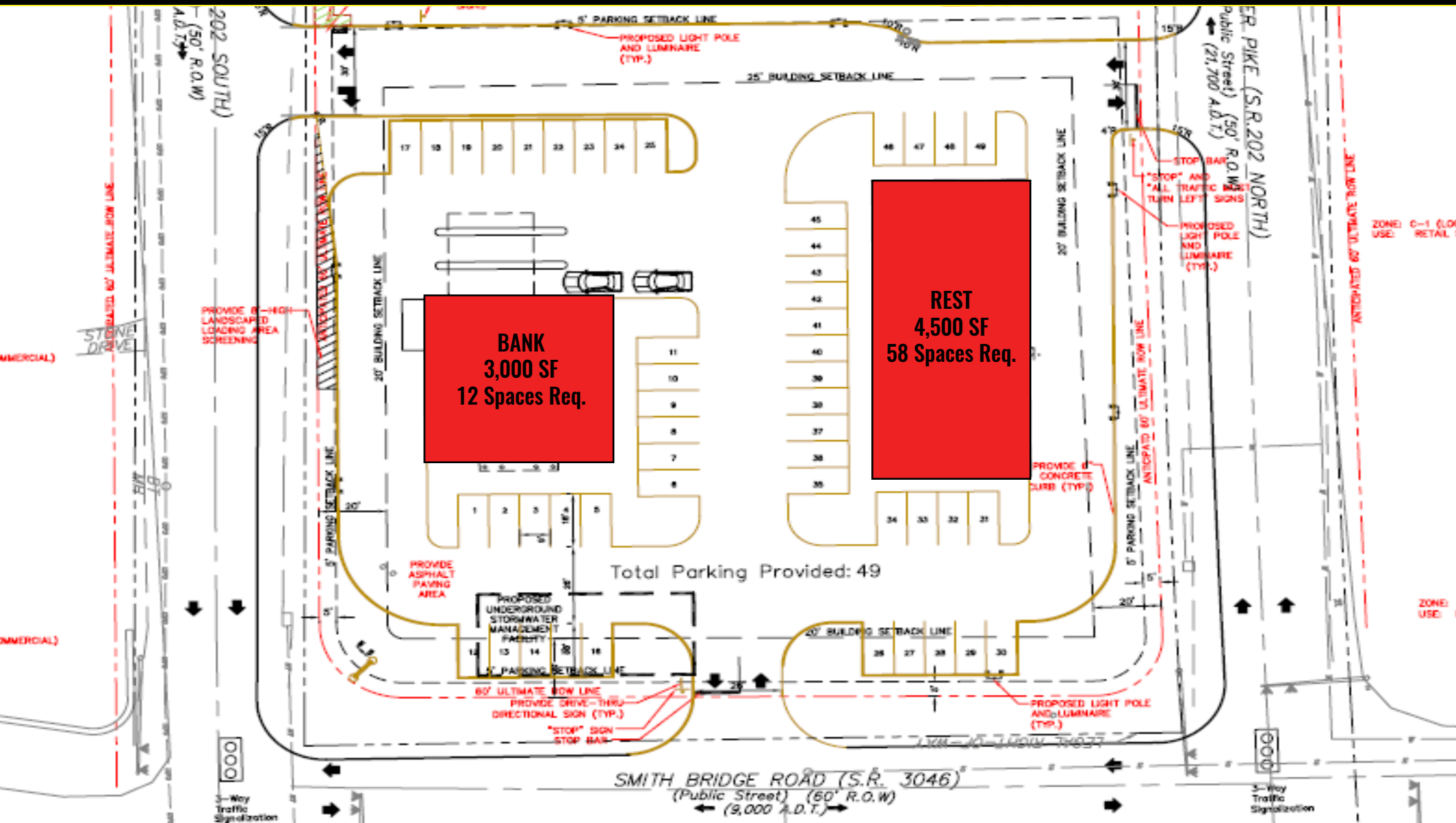
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GLEN MILLS CONCEPT PLAN 2 - ROUTE 202 & SMITHBRIDGE ROAD



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ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

SOME OF OUR SATISFIED CLIENTS:



**ROYAL
FARMS**



WSFS bank
We Stand For Service



IRON HILL
BREWERY & RESTAURANT



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