

## FOR SALE OR LEASE

### 14,479 SF FREESTANDING BUILDING ON 2.59 ACRES

3120 Chichester Ave, Boothwyn, Delaware County, PA 19061

EQUITY CRE



## PROPERTY FEATURES & DETAILS

- Former Rite Aid (with drive-thru) available for sale or lease
- Easy access and ample parking
- Pylon sign on busy Chichester Ave.
- Densely populated market just off I-95
- C-1 zoning allows for a variety of uses
- Located at the intersection of Bethel Rd & Rt 322 (a major Delaware County artery) with over 20,000 VPD
- Equidistant to both Garnet Valley & Brookhaven
- 1.6 miles from Larkins Corner (Walmart & Acme anchored center)



## CONTACT

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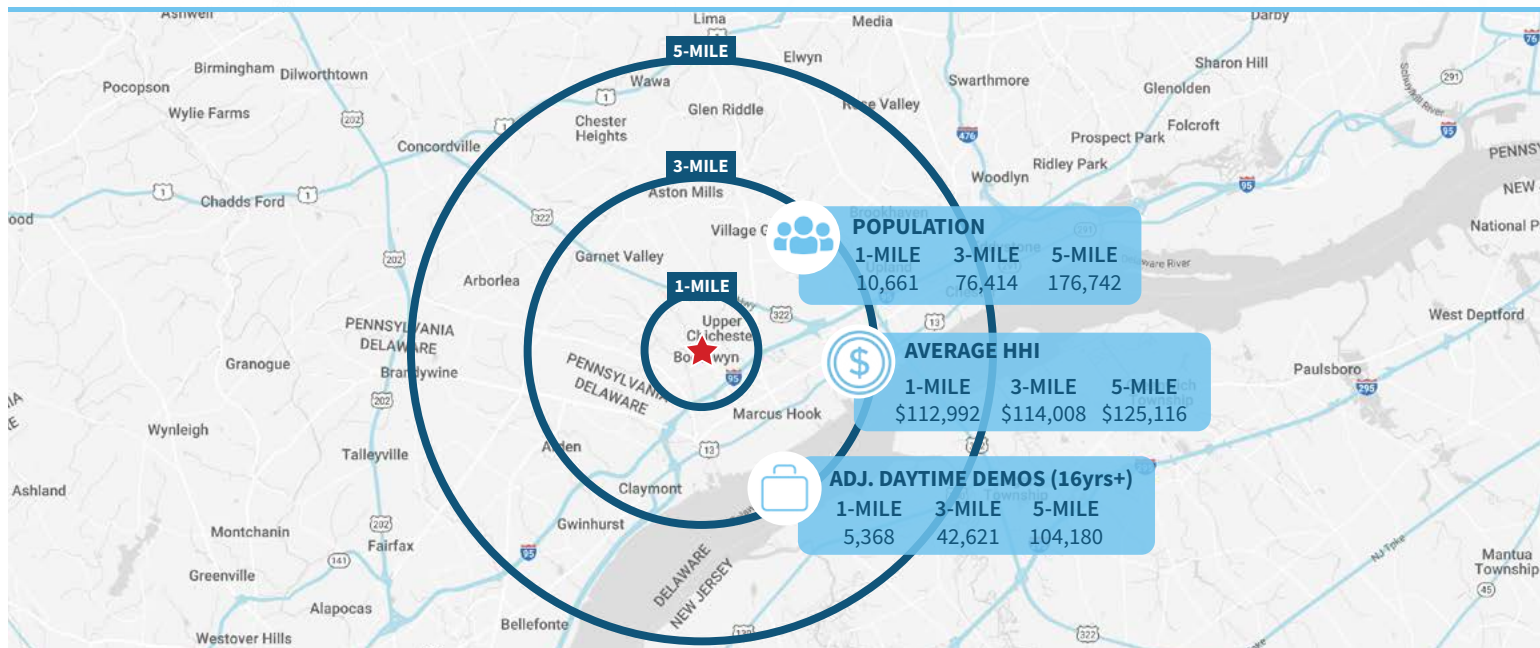
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**EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.**

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07/25



# MARKET AERIAL

3120 Chichester Ave, Boothwyn | Delaware County, PA

Larkins Corner



ICE WORKS



Wawa

Public Storage

DUNKIN'

AutoZone

ROYAL FARMS



CVS  
pharmacy



Twin Oaks  
Rail Yard

Chichester HS

DUNKIN'

SITE



Wendy's

PRODUCE JUNCTION



Wawa

DOLLAR GENERAL

Boothwyn



125,818 ADT



Wawa

Linwood

Trainer

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)