



FLEX PROPERTY FOR SALE

13,500 SF on 1.0 AC

1118 Edgemont Avenue

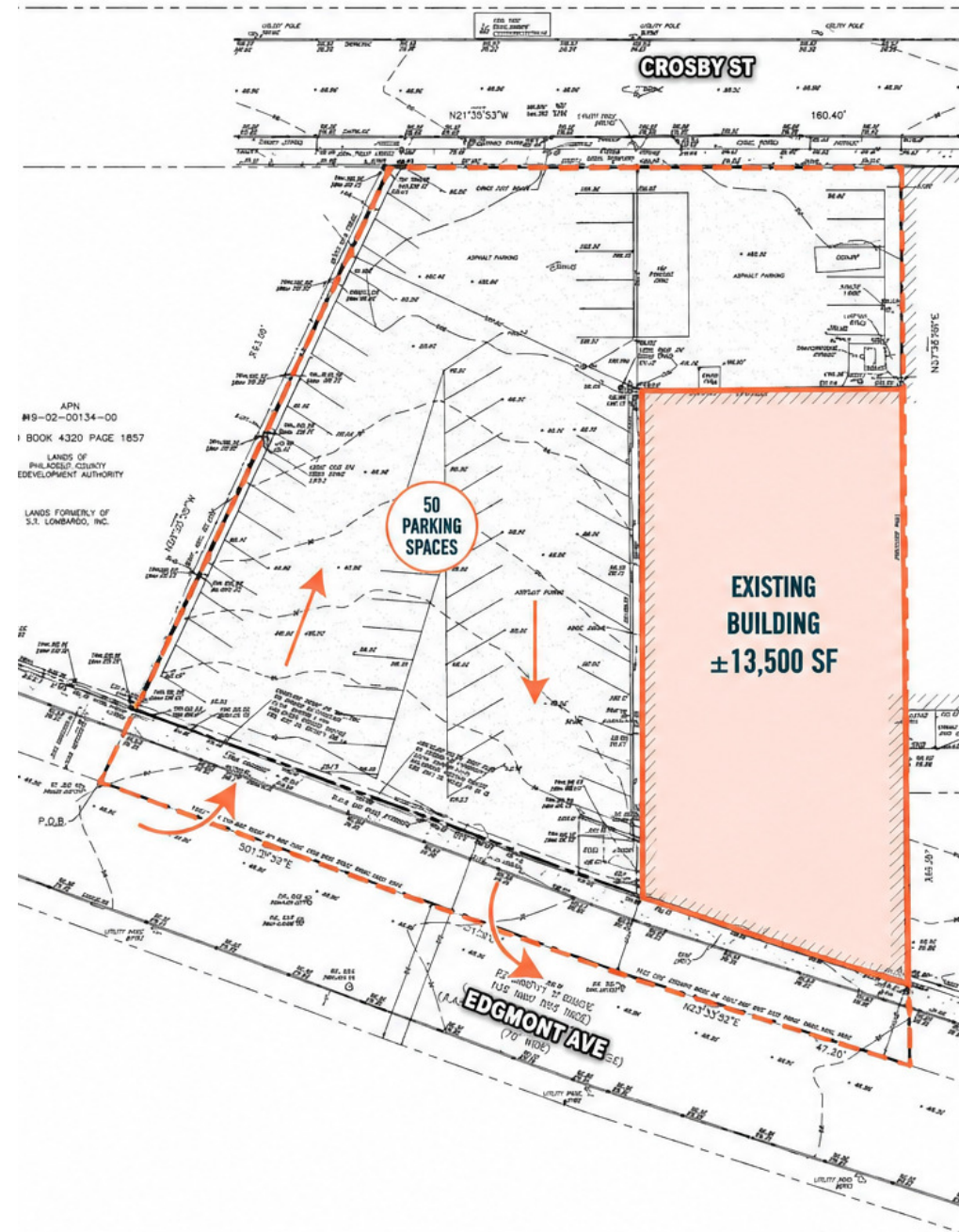
Chester, PA 19018



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

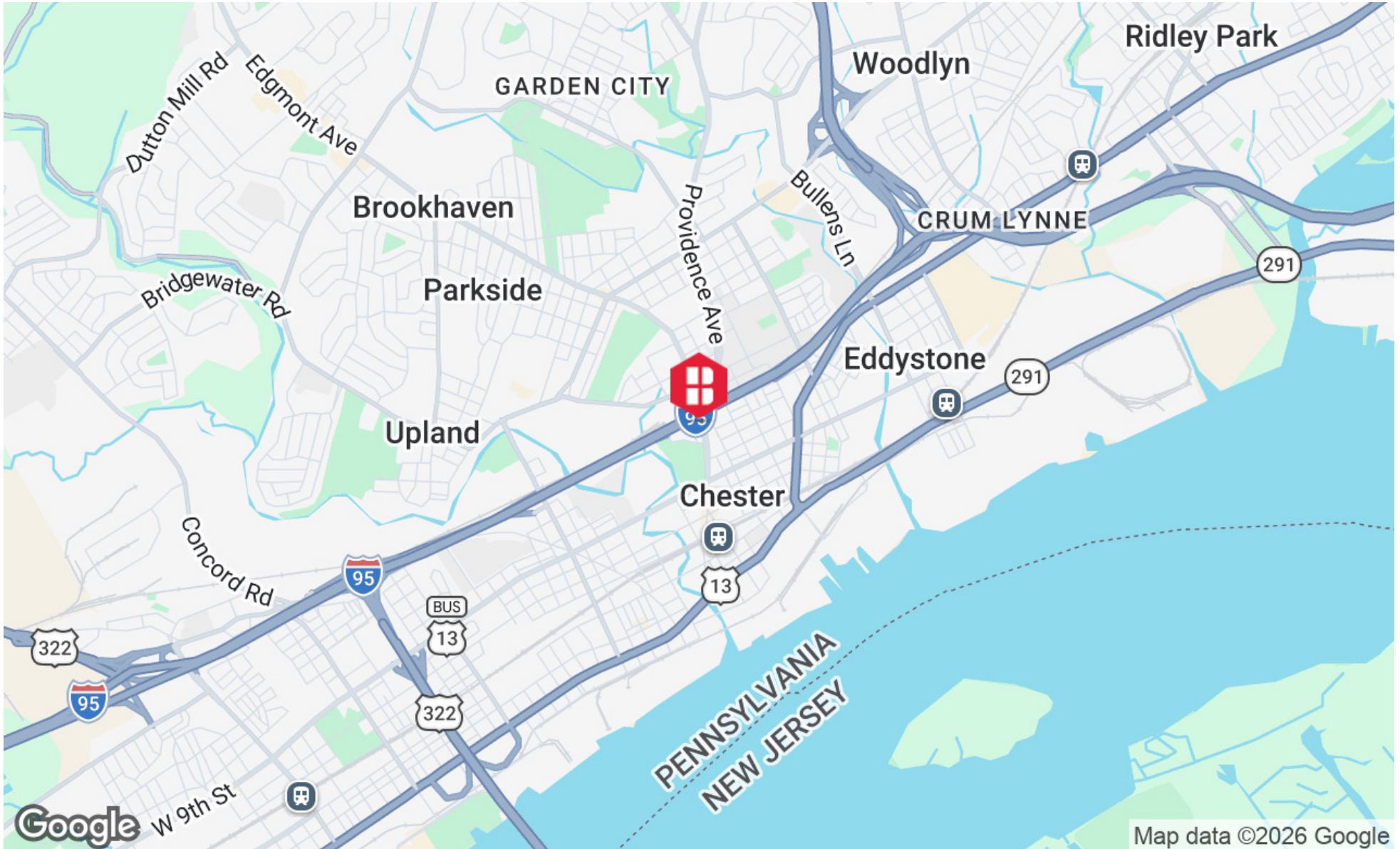
- **Location:**
 - Immediate access to I-95 providing strong regional connectivity throughout Delaware County, Philadelphia, South Jersey, and the greater Mid-Atlantic corridor.
 - Strong visibility and accessibility along Edgemont Avenue, making the property well-positioned for users that benefit from both industrial functionality and customer/client access.
- **Parking:**
 - Large on-site parking area offering flexibility for employee parking, fleet vehicles, truck parking, equipment storage, or outdoor yard use.
- **Use:**
 - Ideal for contractors, service companies, logistics users, and light industrial operators seeking a well-located property with both building space and functional exterior area.
 - A rare combination of building and yard potential allowing a user to operate out of the existing structure while utilizing the site's excess paved area for storage or vehicle movement.



ADDITIONAL PHOTOS



LOCATION MAP

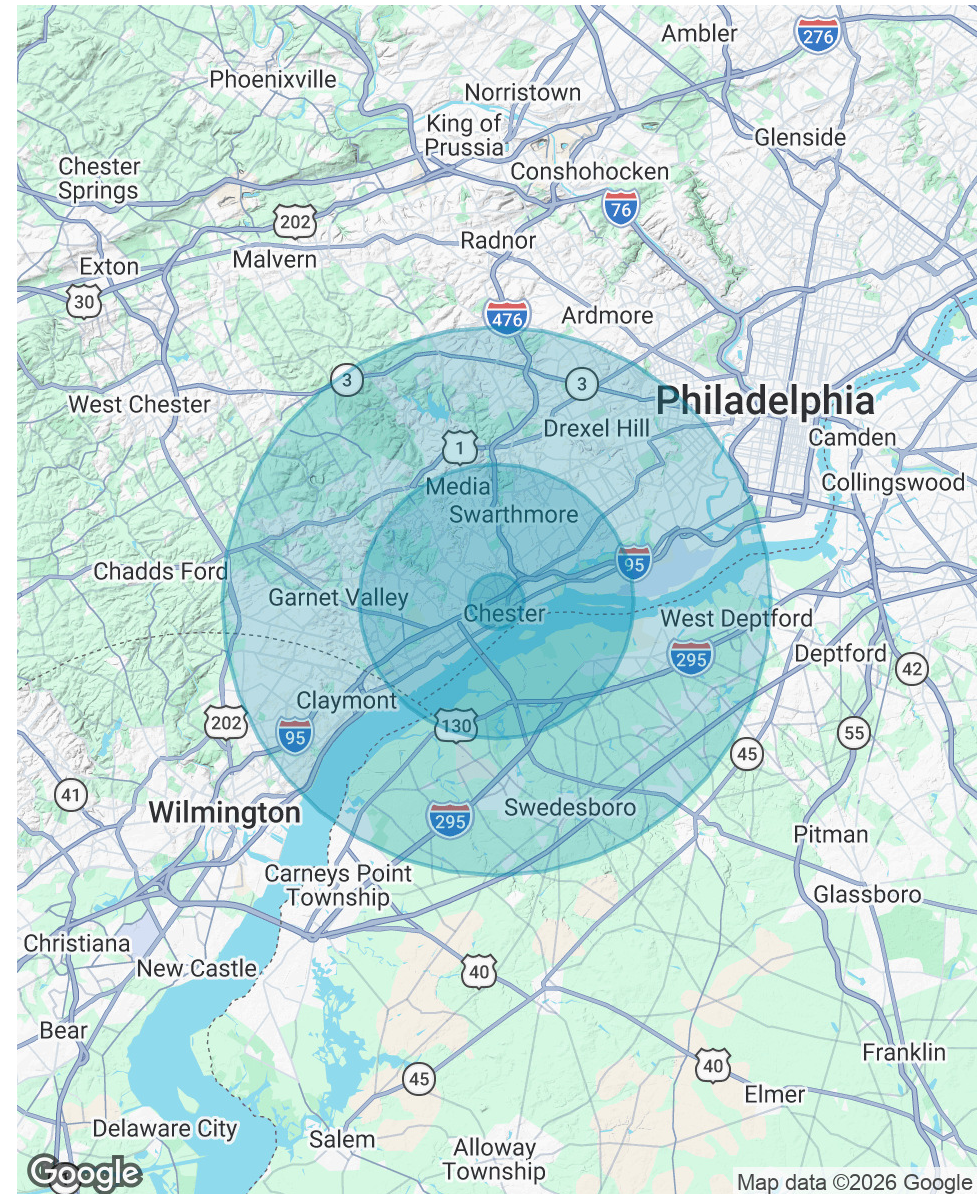


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,897	203,363	778,848
Average Age	31.7	39.3	39.7
Average Age (Male)	31.0	38.0	38.1
Average Age (Female)	33.1	40.7	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,326	79,415	302,997
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$61,523	\$107,251	\$109,245
Average House Value	\$118,190	\$286,200	\$317,319

2023 American Community Survey (ACS)





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