

# 0 HIGHLAND AVENUE @ TOWNSHIP LINE ROAD CHESTER, PA



## AVAILABLE FOR SALE

- 4.88 ACRES OF LAND
- ZONED LIC - LIGHT INDUSTRIAL / COMMERCIAL
- ~700' OF FRONTAGE ALONG TOWNSHIP LINE RD
- SIGNALIZED INTERSECTION AT HIGHLAND AVE & TOWNSHIP LINE RD



The  
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## PROPERTY HIGHLIGHTS

- 4.88 acres of land
- Zoned LIC - Light Industrial Commercial
- Multiple points of ingress and egress
- Immediate access to I-95 via Exit 3
- Close proximity to the Commodore Barry Bridge
- Visibility from I-95
- Income in place with short term tenants

## PERMITTED USES

\*Following are just some of the permitted uses

- Building Supplies and Materials
- Wholesale Industrial Equipment Sales
- Rental Service
- Outdoor Storage as Accessory to a Business

\*Special Exceptions Include:

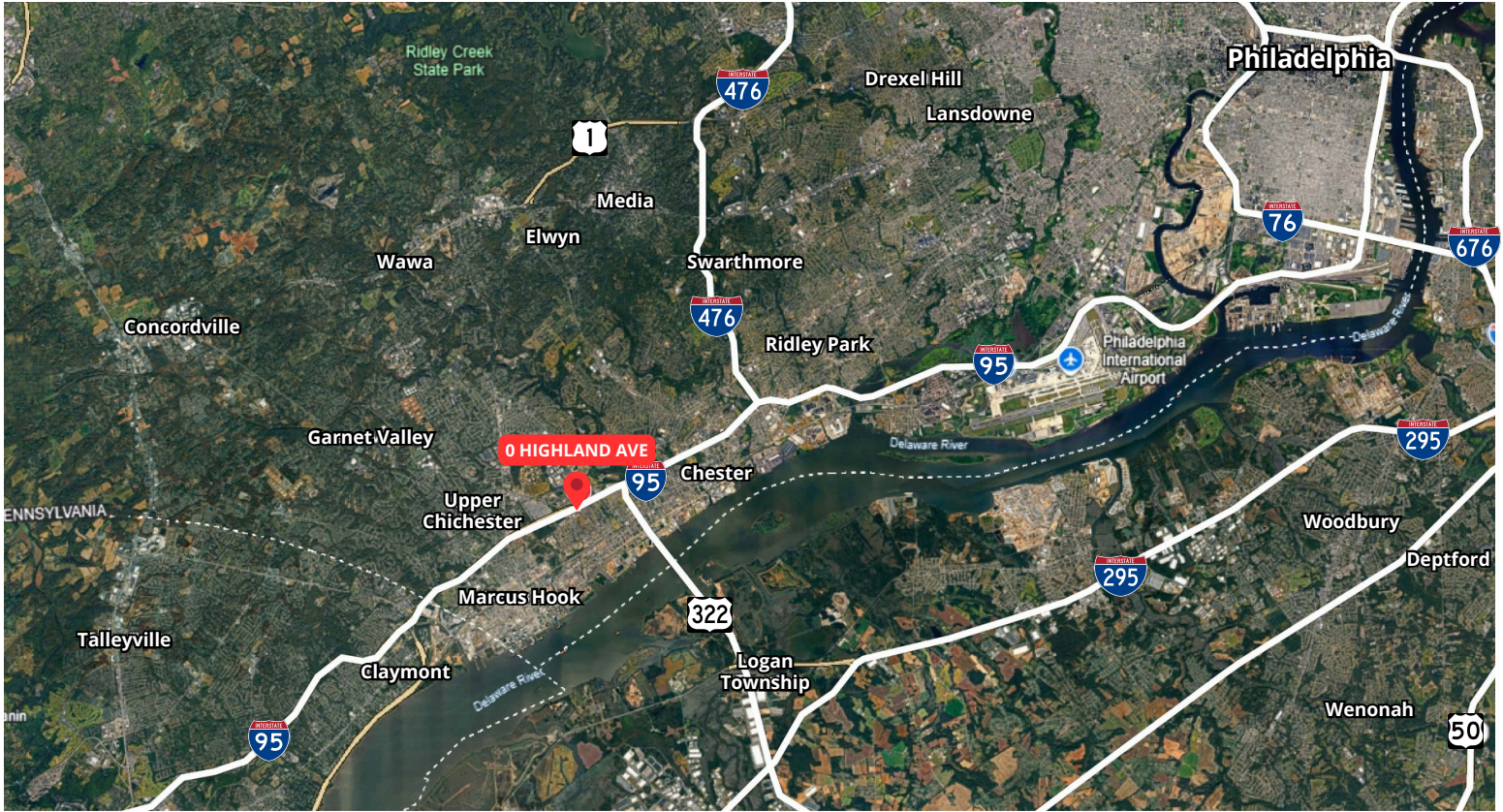
- Truck Stop
- Trucking Company Terminal
- Recycling Center
- Bulk Processing
- Outdoor Storage as Principle Use

## DEMOGRAPHICS

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Population	45,739	173,903	608,505
Total Households	17,593	66,305	235,355
Average HH Income	\$75,460	\$102,818	\$114,385



## LOCATION



## DRIVING DISTANCES

- Immediate access to I-95

<b>Penn Terminals</b>	4.4 miles
<b>PHL International Airport</b>	8.4 miles
<b>Port of Wilmington</b>	13.8 miles
<b>Packer Ave Marine Terminal</b>	17.7 miles
<b>Center City Philadelphia</b>	20.4 miles



### FOR MORE INFORMATION CONTACT:

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