



ATLAS
REALTY ADVISORS

PARKING LOT FOR LEASE WITH SMALL OFFICE OPTION

FENCE CAN BE ADDED



109 WILMINGTON W CHESTER PIKE | CHADDS FORD, PA 19317

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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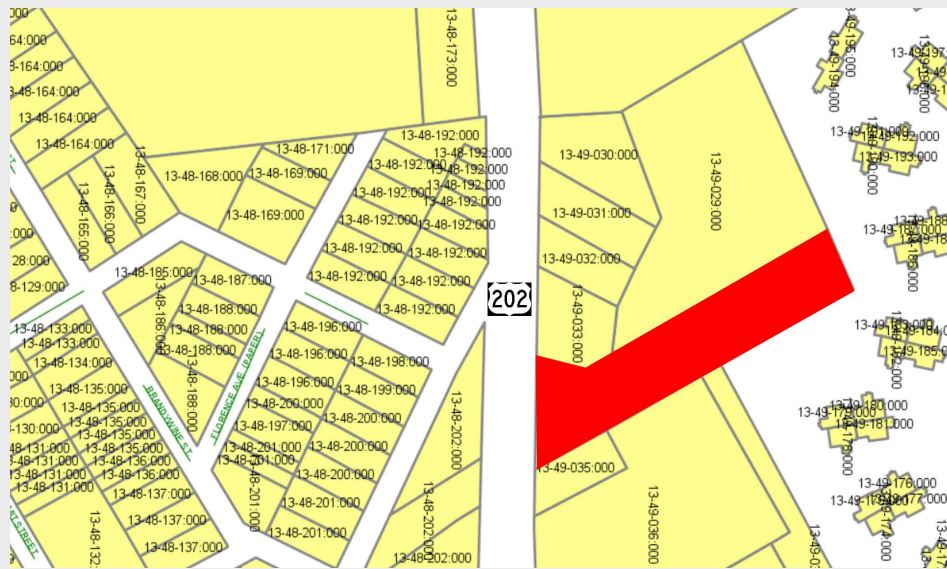
Maps

Demographics



PROPERTY INFORMATION

Tax Map



Pricing:

1.857 Acres

Negotiable

Property Address:

Address

109 Wilmington W Chester Pike
Chadds Ford, PA 19317

Site Information:

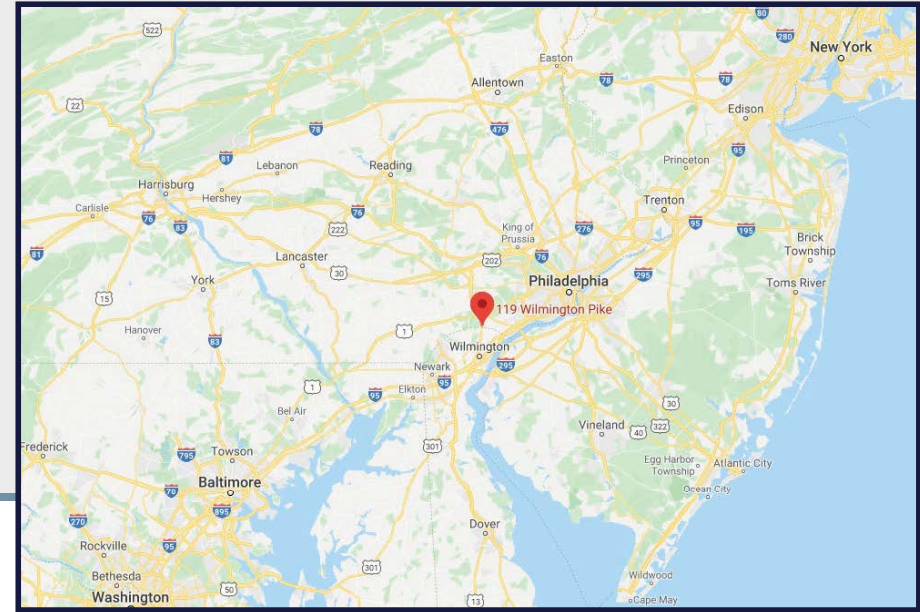
Total Lot Area	1.857 Acres
Municipality	Concord Township
Zoning	C-1
Type of Ownership	Fee Simple
Existing Structures	1
Utilities	Public Water, Sewer Available
Traffic	42,000 +/- ADT
Taxes	\$14,578/Year



LOCATION HIGHLIGHTS

Chadds Ford (Concord Township) PA

Chadds Ford is a town in Pennsylvania spanning Delaware and Chester Counties. This property is located in Delaware County. With a population of 75,000 +/- in a 5-mile radius, and an average income of \$148,000, this area has very strong demographics. Less than a mile from the border of Pennsylvania and Delaware, this property is ideally situated for any number of commercial uses.

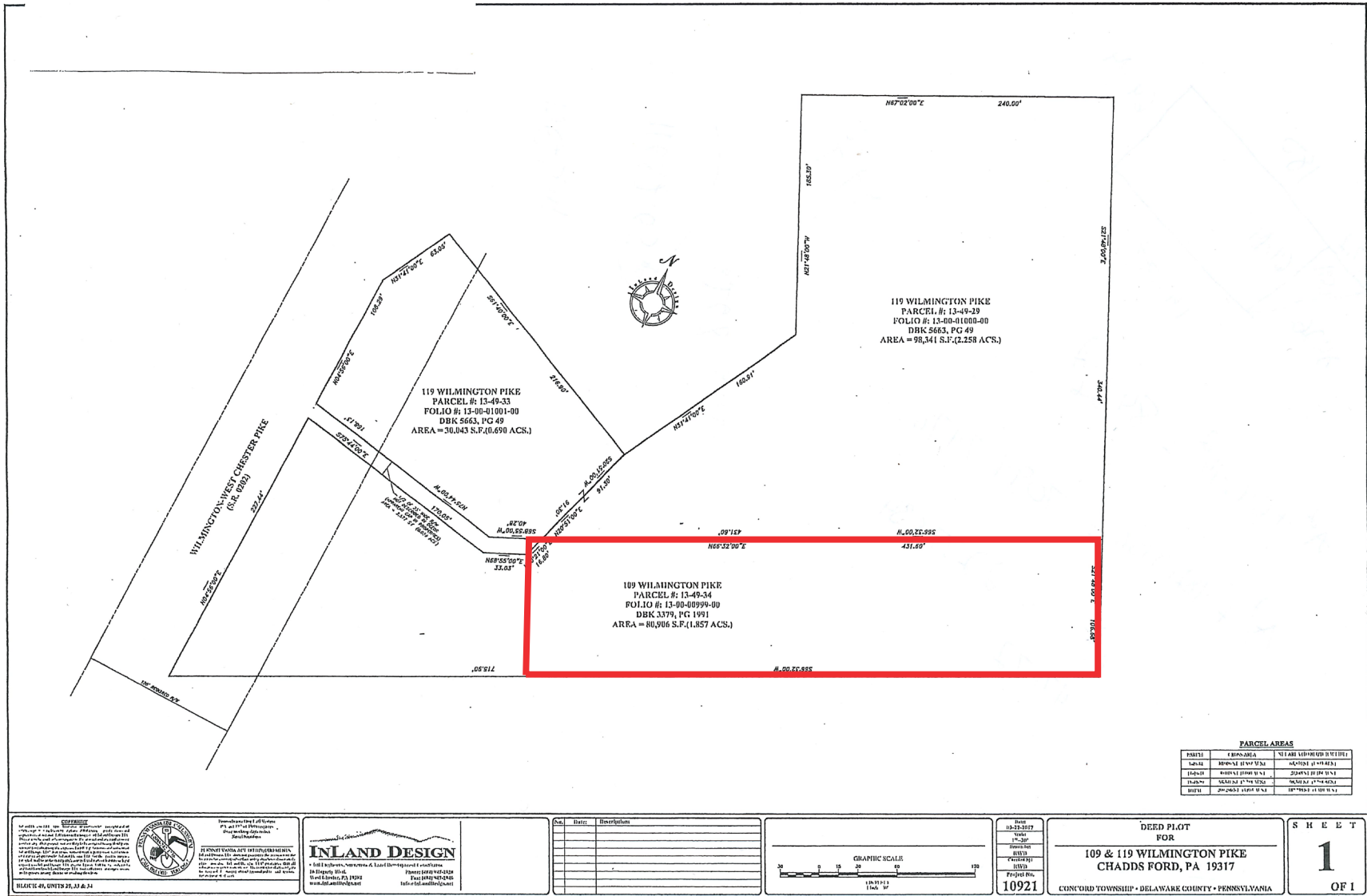


Property Highlights

- Situated directly on RT. 202 with excellent visibility and signage
- Average daily traffic of 42,000 +/- Cars
- Surrounded by high end retail, restaurants, office, medical, apartments, senior housing, hotels, and other amenities
- Zoning allows for multiple tenants and uses
- Cloes proximity to RT. 491, RT. 1, RT. 926, RT. 322, Rt. 92, and I-96



PLOT PLAN



PARCEL AREAS

PARCEL	AREA (S.F.)	AREA (ACRES)
13-49-29	98,341	2.258
13-49-33	30,043	0.690
13-49-34	80,916	1.857

NOTICE
 This plan was prepared by the undersigned on the basis of information furnished to him by the owner and other persons who are believed to be reliable. The undersigned is not responsible for the accuracy of the information furnished to him, nor for the accuracy of the plan as shown hereon. The undersigned is not a surveyor and does not hold himself out as such. He is not a party to the transaction and does not warrant the accuracy of the information furnished to him, nor the accuracy of the plan as shown hereon. He is not a party to the transaction and does not warrant the accuracy of the information furnished to him, nor the accuracy of the plan as shown hereon.

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NO.	DATE	REVISIONS

DEED PLOT FOR
109 & 119 WILMINGTON PIKE
CHADDS FORD, PA 19317

10921
 CONCORD TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
1
OF 1



ZONING MAP

