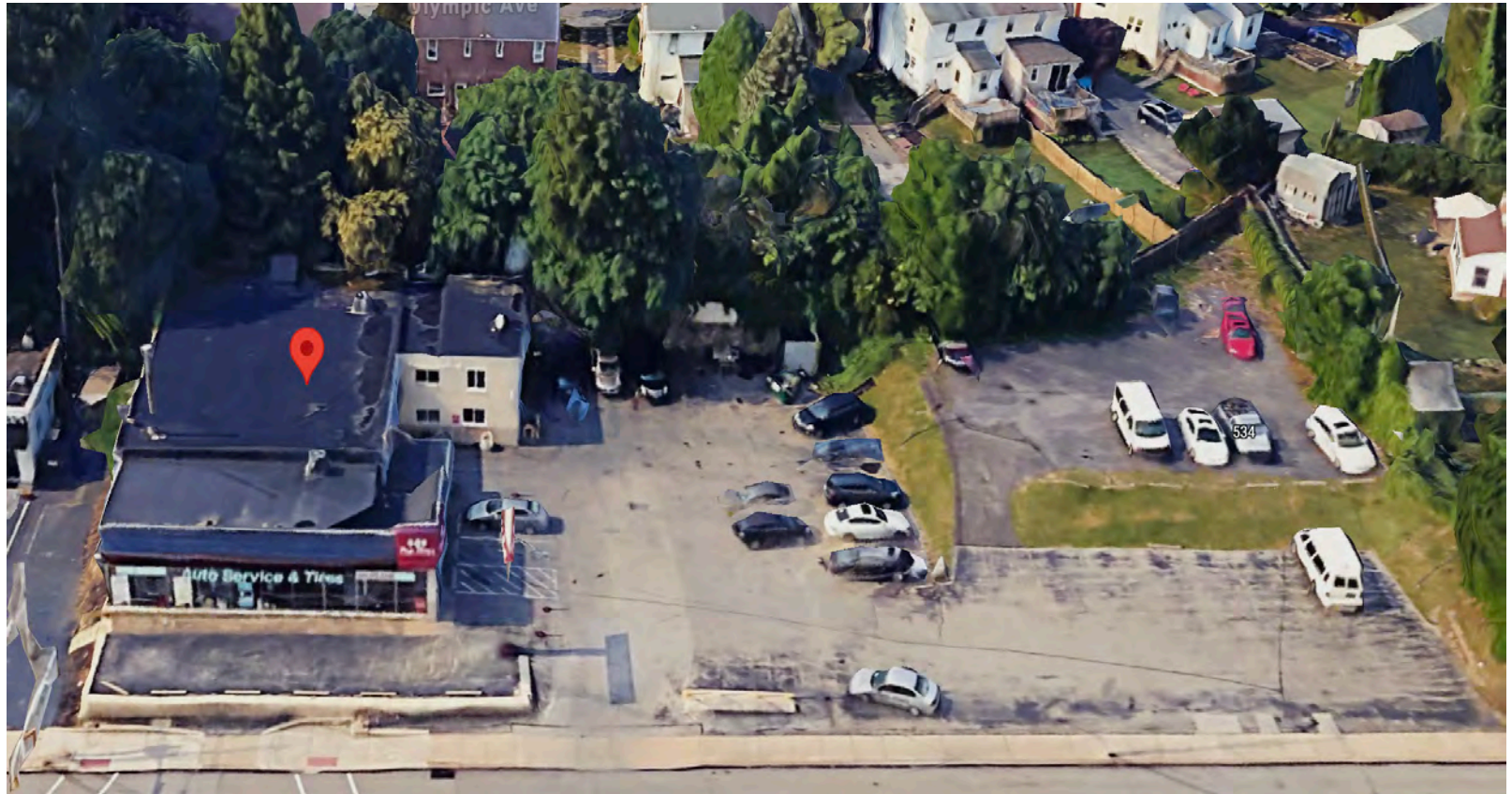




# OWNER/USER OPPORTUNITY

AVAILABLE  
FOR SALE

**\$1,400,000.00**



**LOCATION: 510 West Chester Pike, Havertown, PA 19083**

## PROPERTY HIGHLIGHTS:

- ◆ Located Directly on West Chester Pike With High Visibility
- ◆ 7,000+ SF Building on .90 AC
- ◆ Signalized Intersection
- ◆ ADT : West Chester Pike (Route 3) - 29,500+
- ◆ In Close Proximity to Route 1 and Pennsylvania Turnpike (I-476)
- ◆ Large Population Within 5-mile radius (530,827): Avg. HHI \$103,606

### Chris Yangello

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Office: 610-359-9700  
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### Ryan Betz

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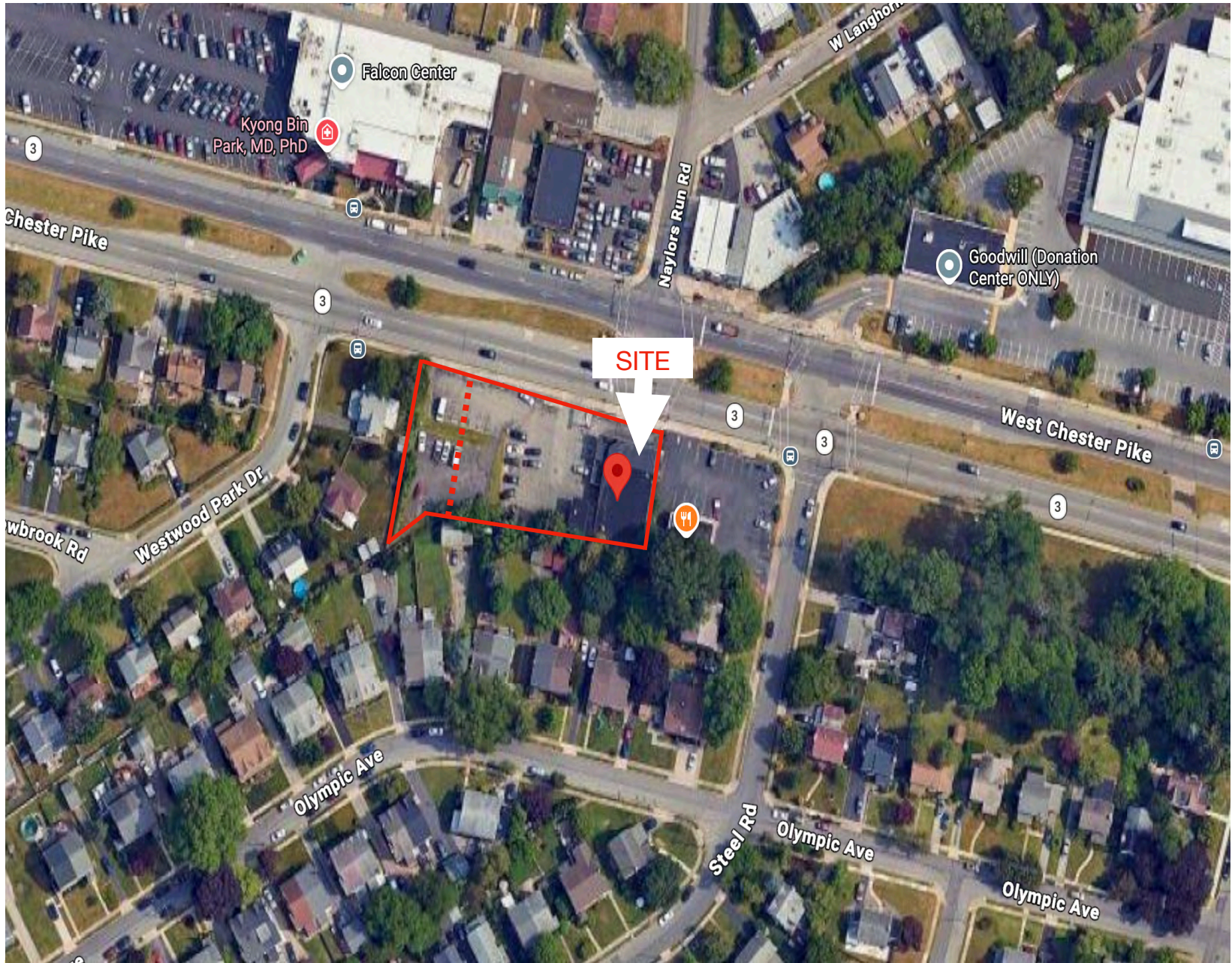
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