

ELEMENTS CHESTERBROOK

# WAYNE, PA

12 WEST ANTHONY WAYNE DRIVE

±1,337 SF AVAILABLE FOR LEASE OR SALE

JOIN



**STRONG SMALL SHOP OPPORTUNITY FOR TRADITIONAL RETAIL, FINANCIAL SERVICES, MEDICAL AND MORE!**



**METRO**<sup>®</sup>  
COMMERCIAL  
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**get in touch.**

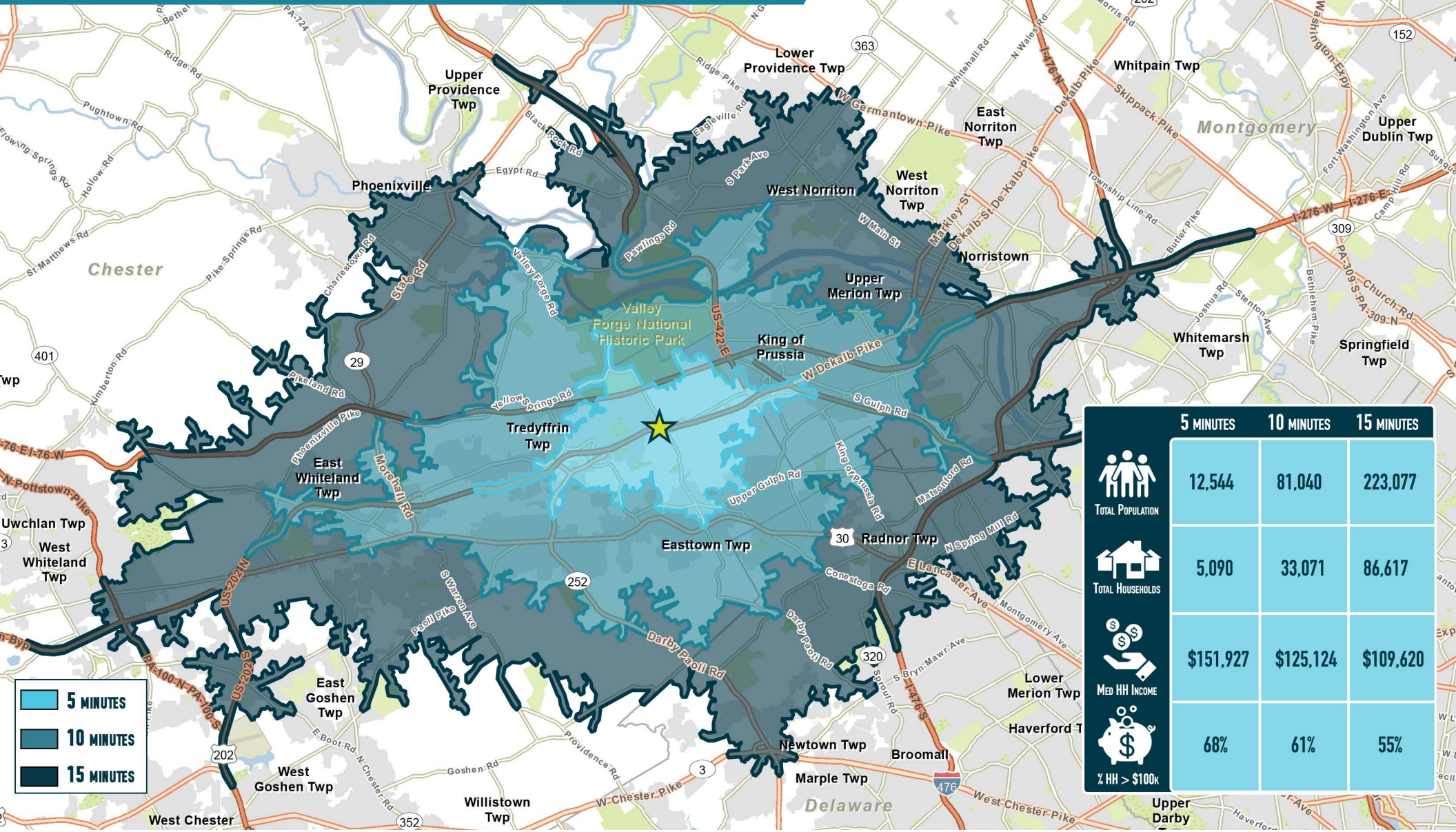
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# EXCEPTIONAL AVERAGE HOUSEHOLD INCOMES AND STRONG DAYTIME POPULATION WITHIN THE TRADE AREA



	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	12,544	81,040	223,077
TOTAL HOUSEHOLDS	5,090	33,071	86,617
MED HH INCOME	\$151,927	\$125,124	\$109,620
% HH > \$100k	68%	61%	55%

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# EASY ACCESS TO THE ROUTE 202



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LOCATED ACROSS FROM GATEWAY SHOPPING CENTER AT THE SIGNALIZED INTERSECTION OF ROUTE 252 AND W ANTHONY DRIVE

**SITE**  
**AVAILABLE**  
**±1,337 SF**

**ANTHONY WAYNE DRIVE**



**PYLON**

**BLACK POWDER TAVERN**



**SWEDESFORD ROAD 6,597 VPD**



**88,917 VPD**

**VALLEY FORGE ROAD 10,664 VPD**



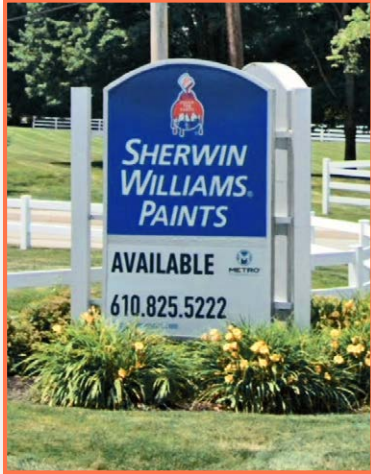
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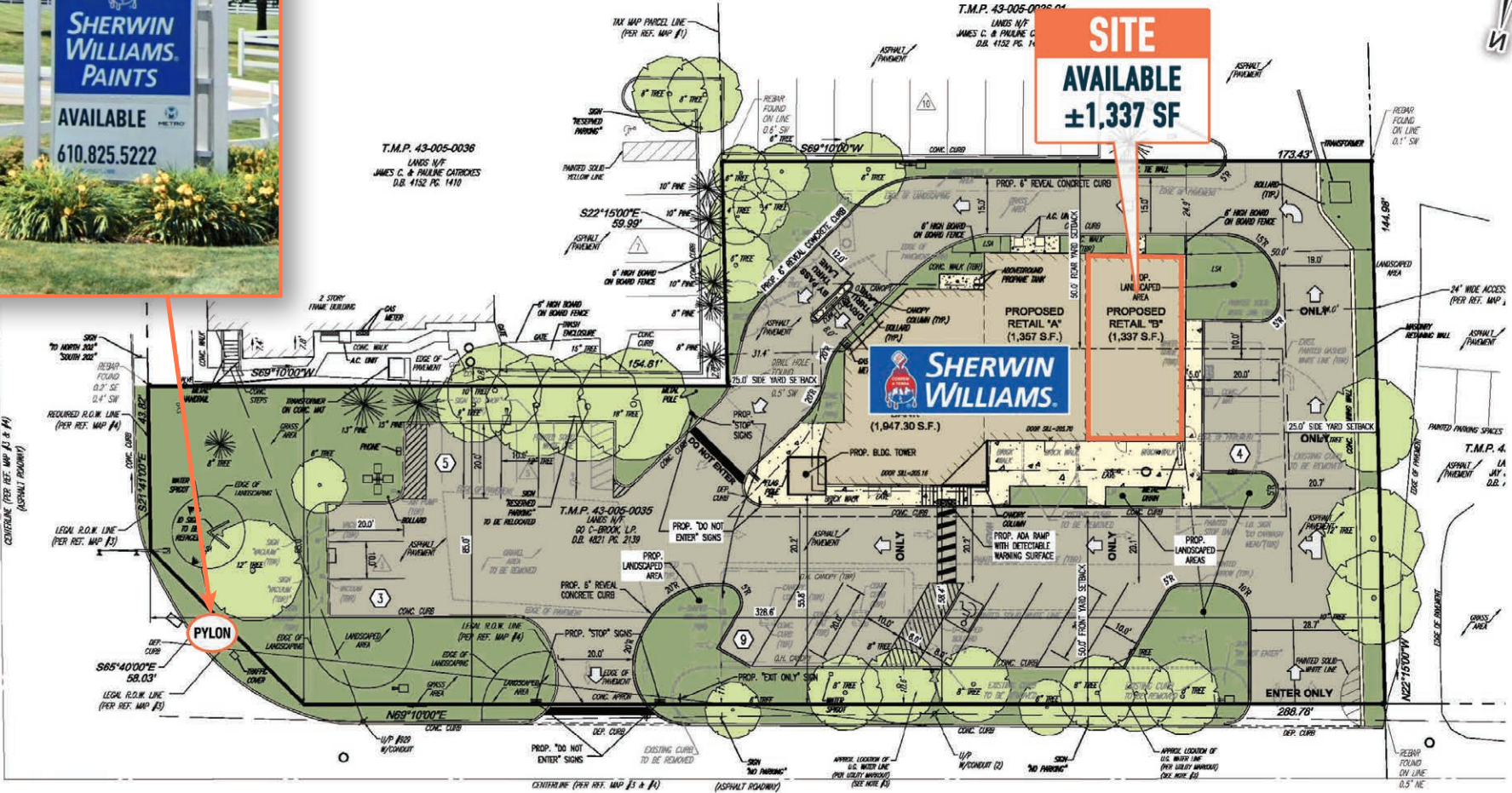


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# PRIME PYLON SIGNAGE AVAILABLE



**VALLEY FORGE ROAD**  
 (A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 282)  
 (A.K.A. L.R. 449 SPUR A)  
 (100' WIDE ROAD)



**WEST ANTHONY WAYNE DRIVE**  
 (A.K.A. RELOCATED T-583)  
 (40' WIDE LEGAL R.D.W.)

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# PROPERTY PHOTOS



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