

# 5040

## State Road

5040 State Road, Drexel Hill, Pennsylvania 19026



Delaware County's  
Last Pad Site Available  
(Office, Medical, Retail)

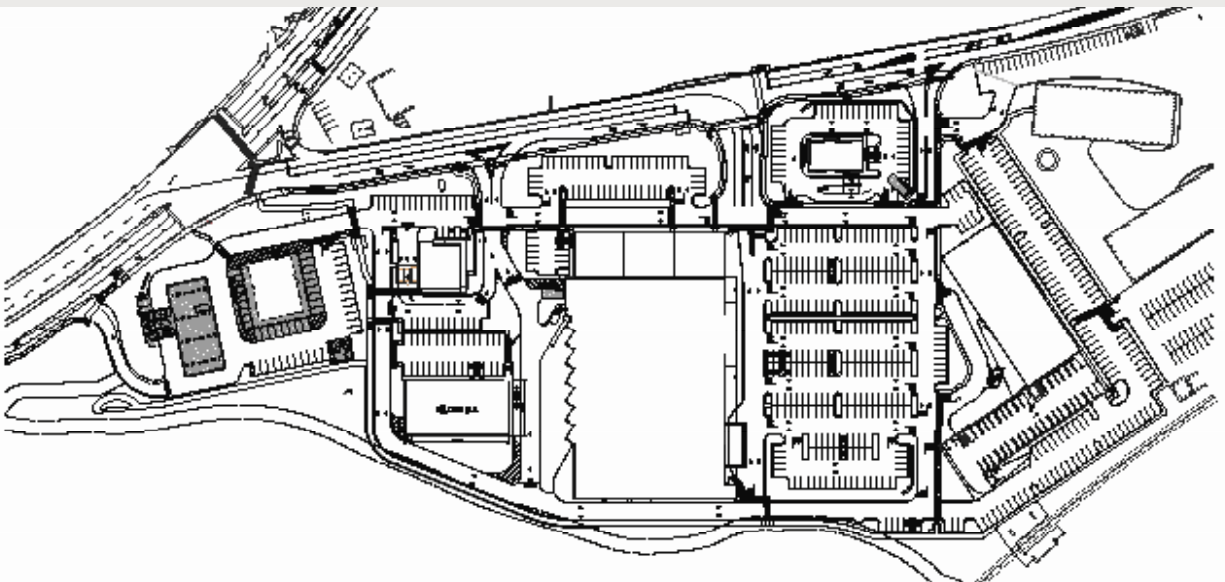


# Overview

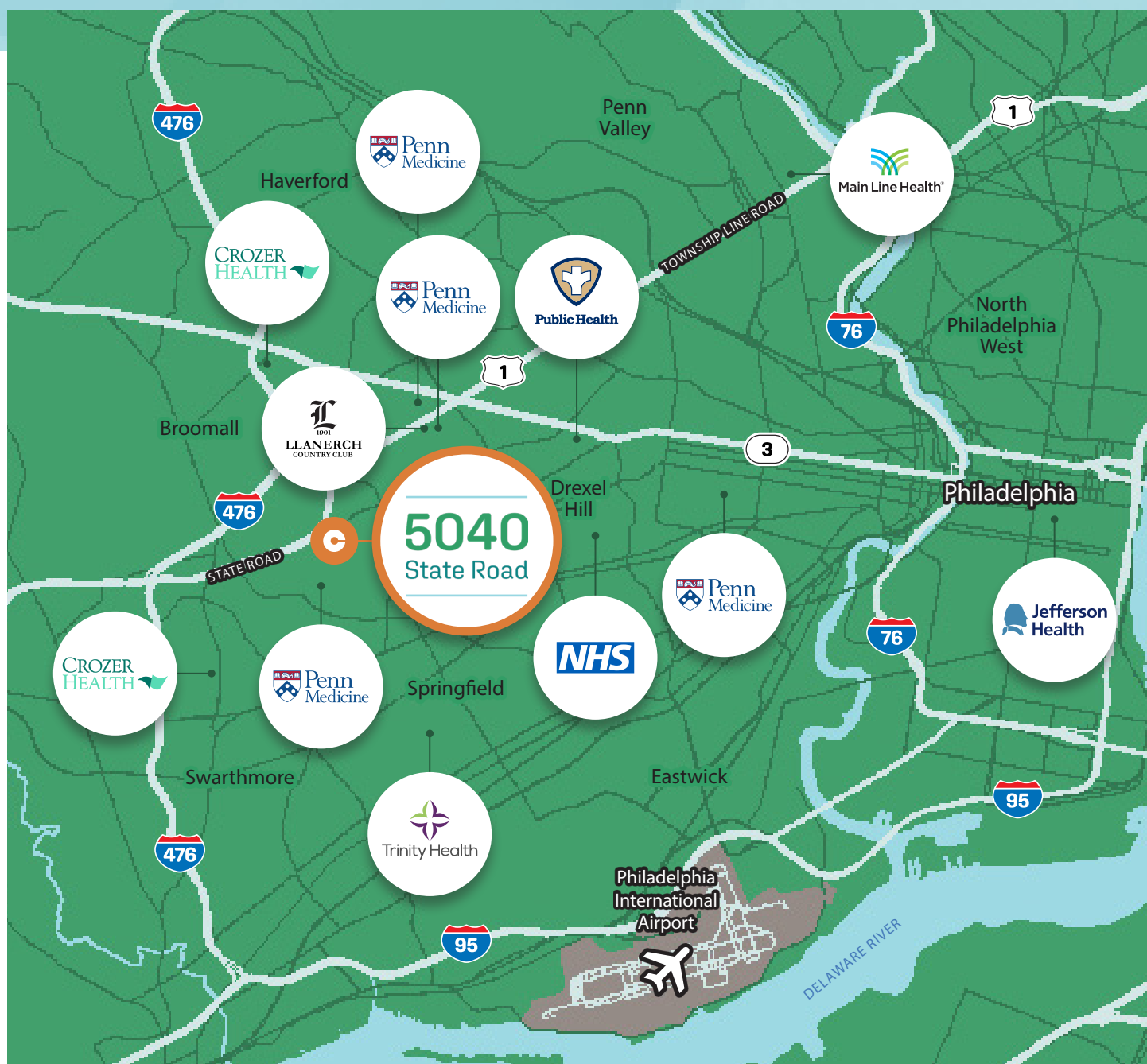
A healthcare destination located in the heart of Delaware County










- 10,000 SF-13,000 SF single story build to suit opportunity
- +/- \$75 M development project
- Join other businesses at Drexline Town Center including Shop Rite, The Children's Hospital of Pennsylvania, Wawa, PNC and Chase
- Minutes from I-476, I-76 & I-95 access points
- State road traffic count: +/- 41,500 VPD
- Signage opportunities available
- Can be delivered with 18' high ceilings, private parking and within 14 months



# Location



 Drive Time	 Population	 Daytime Population	 Households	 Average Household Income	 Median Household Income	 Per Capita Income
10 min	45,724	26,692	17,426	\$118,765	\$98,244	\$45,287
15 min	174,842	106,722	67,135	\$107,820	\$86,645	\$41,447



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