



# HIGH TRAFFIC RETAIL FOR LEASE

249 Glenside Ave, Holmes, PA 19043

**Brady Carroll**  
Cell: 610.291.9895  
brady@vra-commercial.com

**Rich DiPrimio**  
Cell: 484.947.8988  
rich@vra-commercial.com



High Traffic Retail for Lease

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## High Traffic Retail for Lease



### Property Description

VRA Realty is pleased to present this incredible retail space for lease located on MacDade Blvd in the heart of Delaware County, PA. There is 3,700 SF available which includes a retail floor, counter and register area, kitchenette, back offices, and storage space.

Take advantage of 67 feet of frontage on MacDade Blvd right across from Sonic and close to Wawa, Acme, and Chipotle. Come join these other national tenants where traffic counts are over 14,000 VPD onsite.

## Property Highlights

### Offering Summary

Lease Rate:	\$22/SF/YR (NNN)
Available SF:	
Building Size	3,700 SF

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	10,707	158,788	572,188
Total Population	25,628	385,988	1,287,009
Average HH Income	\$83,197	\$75,061	\$84,136

### Property Highlights

- 67 FT of frontage on MacDade Blvd
- 3,700 SF available
- Retail floor, counter and register area, kitchenette, back offices, and storage space
- Current tenant moves out at the end of April 2024

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# Location Map



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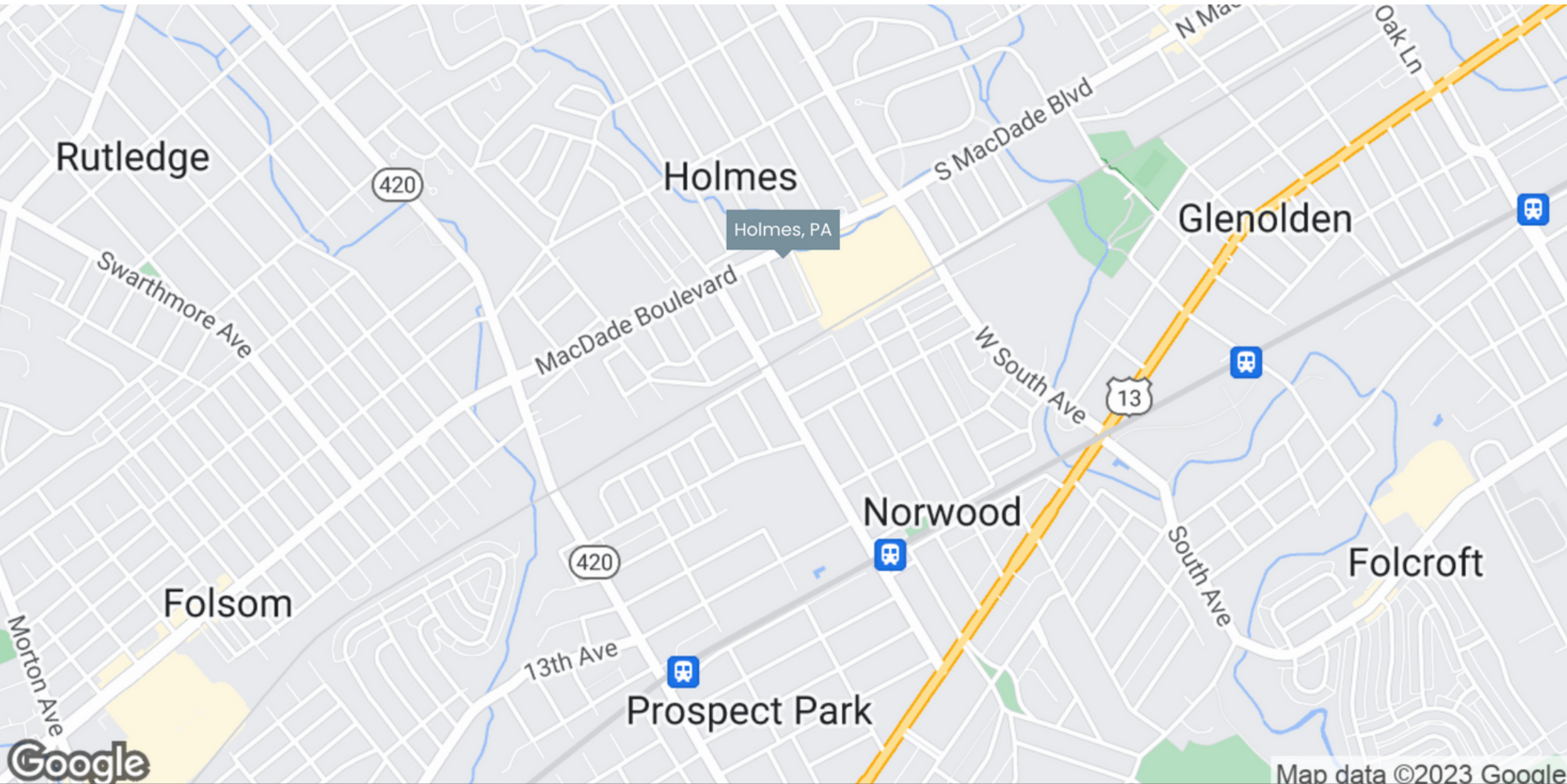
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# Aerial Map



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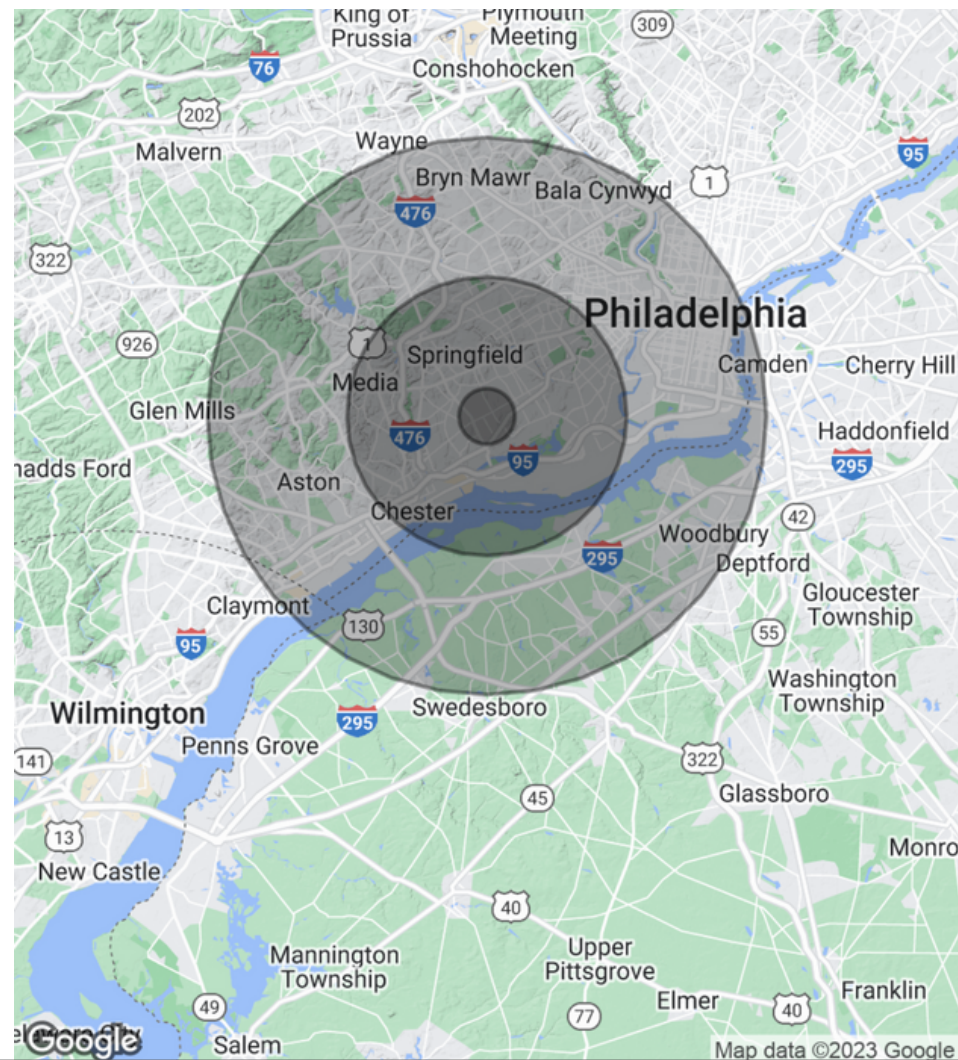


# Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	25,628	385,988	1,287,009
Average Age	41.2	38.0	37.7
Average Age (Male)	40.6	36.7	36.5
Average Age (Female)	43.5	39.4	39.1

Demographics & Income	1 Mile	5 Miles	10 Miles
Total Households	10,707	158,788	572,188
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$83,197	\$75,061	\$84,136
Average House Value	\$190,576	\$179,075	\$260,680

\* Demographic data derived from 2020 ACS - US Census



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