

# Former Family Dollar

1500 Edgemont Avenue - Chester, PA 19013

±9,600 SF Available For Lease



## Questions? Contact Us.

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## Highlights

- Across from Widener University and minutes from Crozer Hospital as well as Harrah's Casino!
- Direct access to the Delaware Expressway (I-95) with 155,551 AADT
- Ample shared parking space
- Uniquely situated between Philadelphia and Wilmington, DE

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Demographic	1 Mile	3 Miles	5 Miles
Population	25,278	99,548	217,474
Households	8,824	38,507	85,036
Avg HH Income	\$68,155	\$106,580	\$119,164
Daytime Employees	6,108	28,499	77,126

Map data ©2024 Google



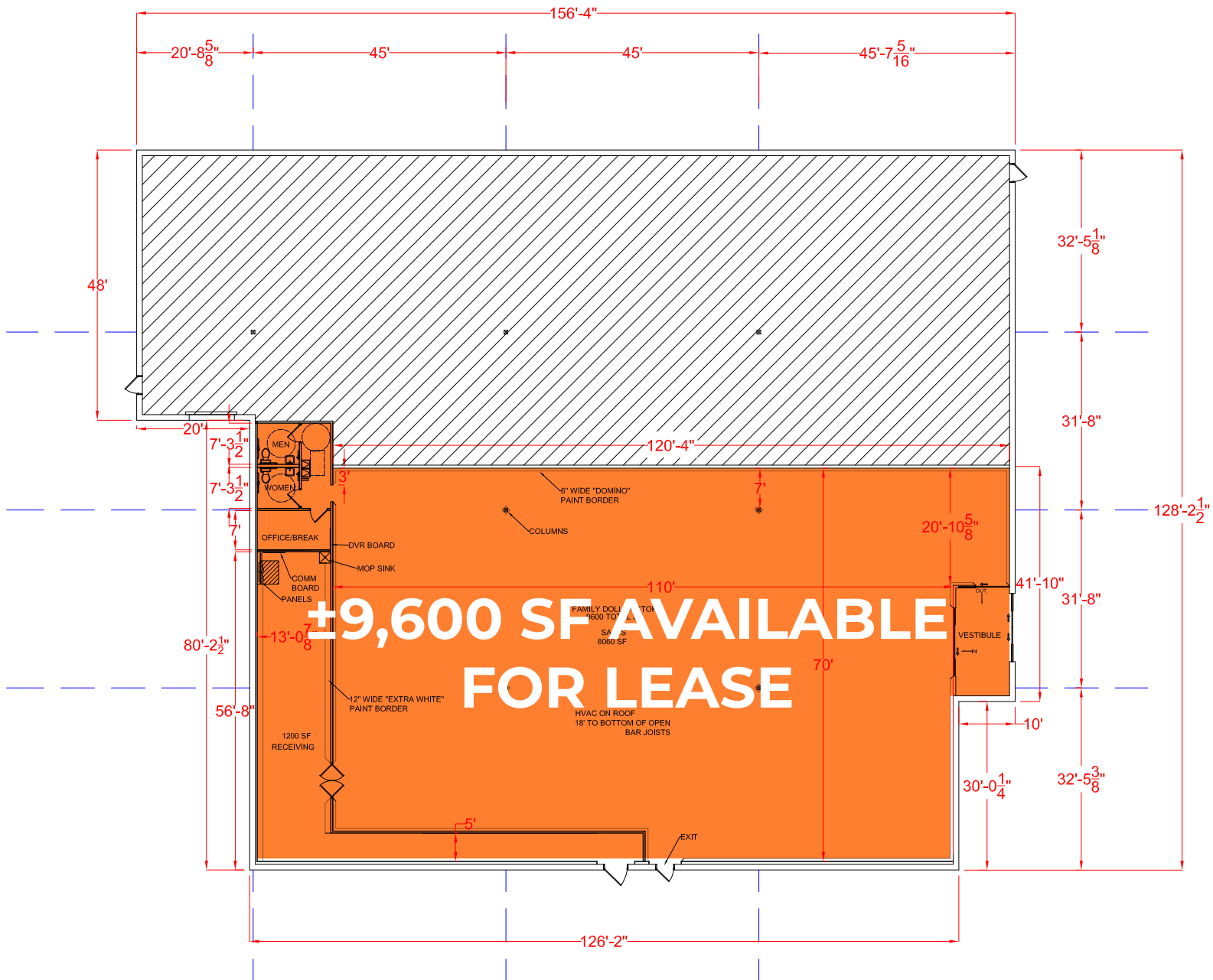
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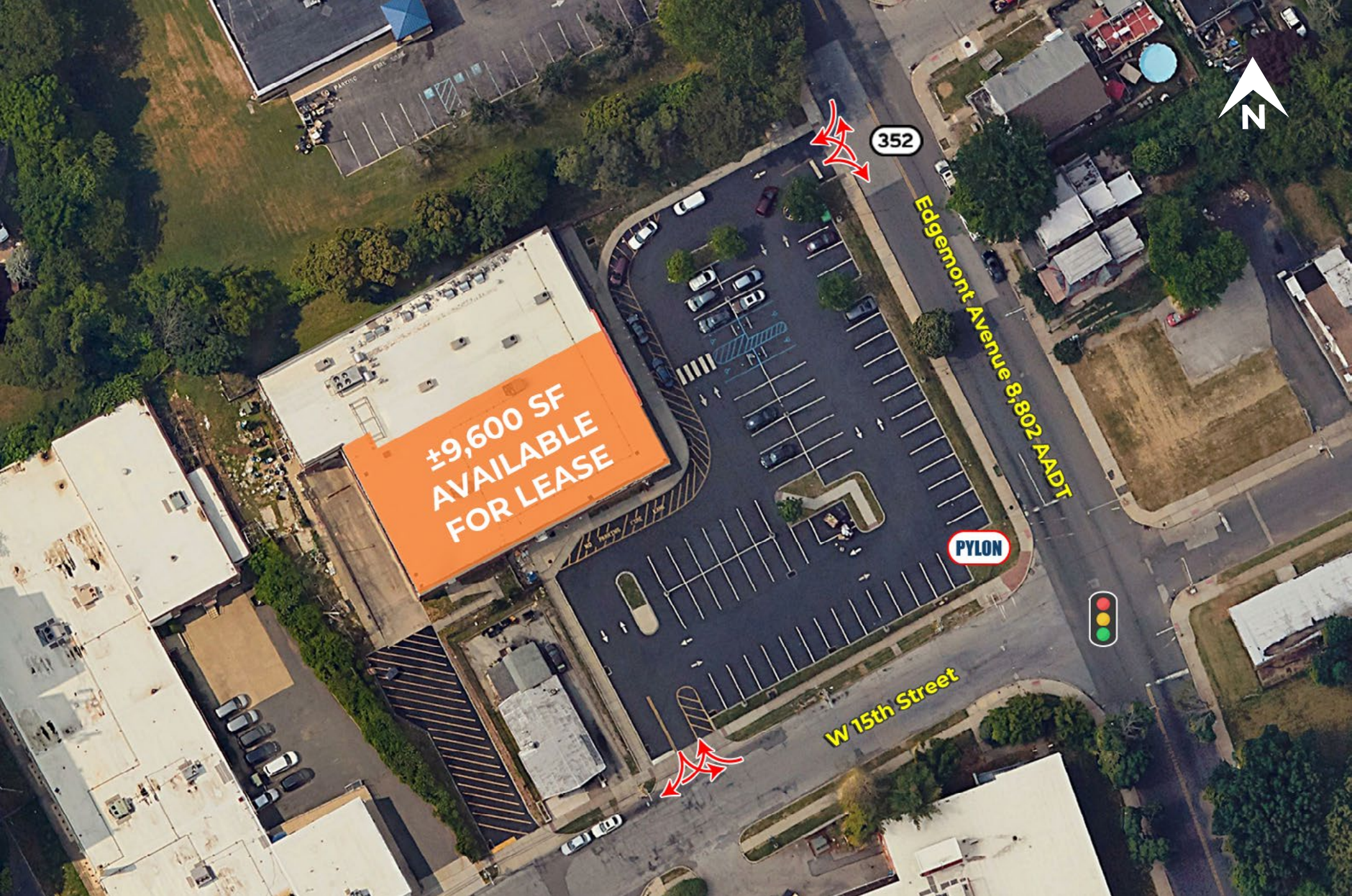
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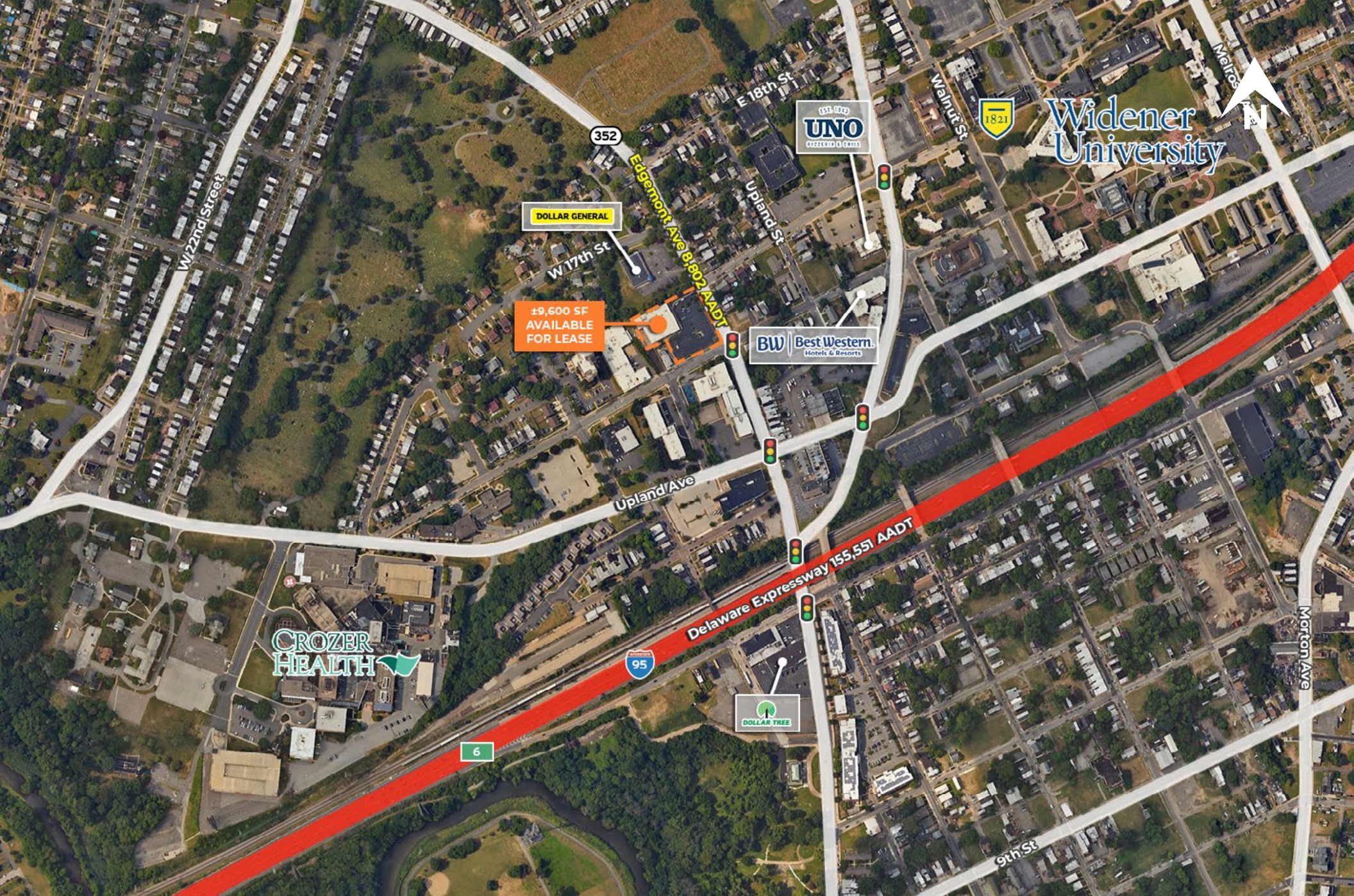


**FLOOR PLAN**

# Floor Plan



# Zoom Aerial



Widener University

DOLLAR GENERAL

±9,600 SF AVAILABLE FOR LEASE

BW Best Western Hotels & Resorts

DOLLAR TREE

CROZER HEALTH

6

Delaware Expressway 155,551 AADT

# Local Aerial

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# Market Aerial