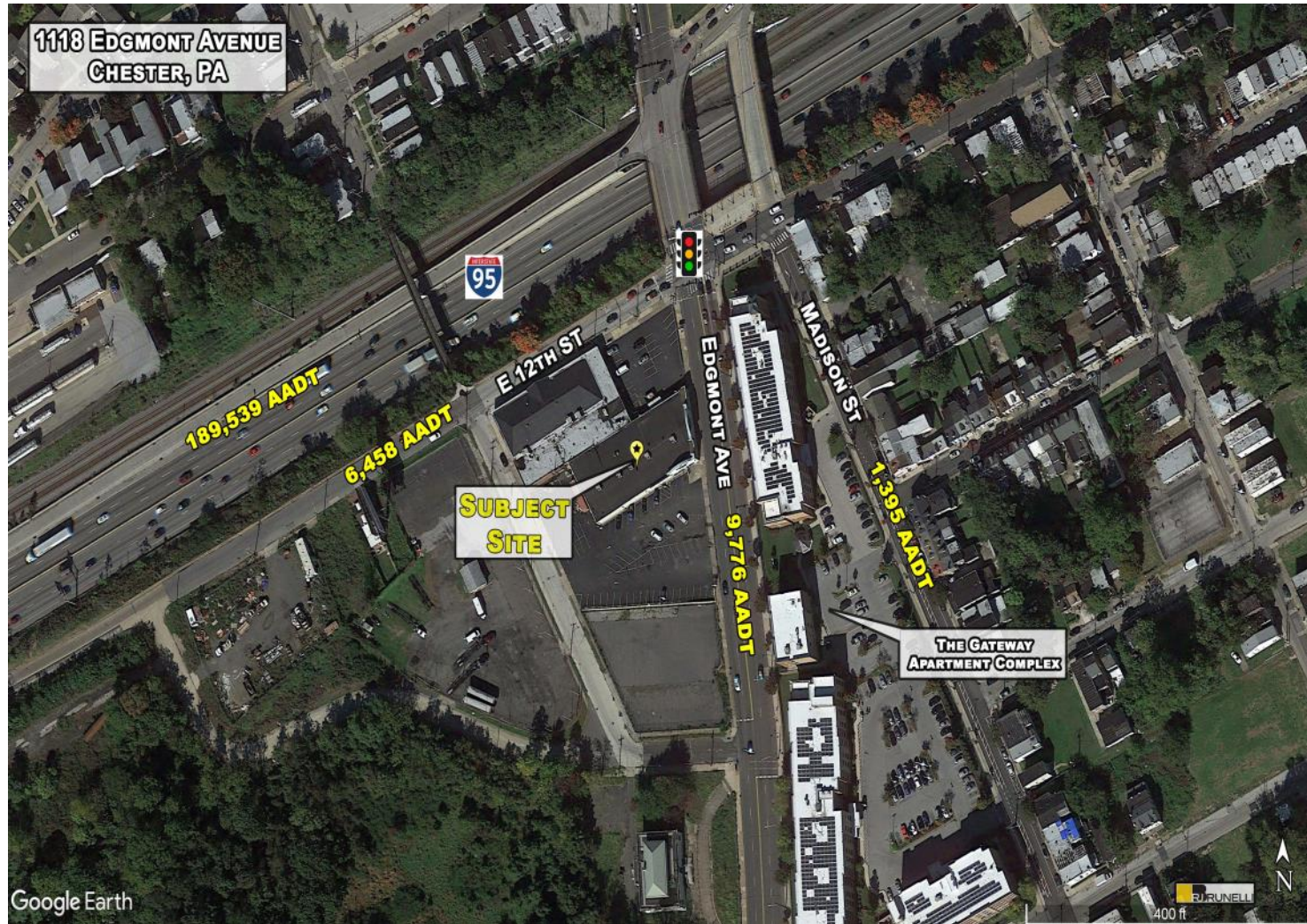


Dollar Tree
1118 Edgmont Ave
Chester, PA



Dollar Tree
1118 Edgmont Ave
Chester, PA

FOR SALE
13,500 SF



R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Total GLA = 13,500 SF
 Traffic Count on Edgmont Ave — 9,776 cars per day
 Traffic Count on Route 95 — 189,539 cars per day

For more information please contact:
EXCLUSIVE BROKER
Mario Brunelli
 VP OF INVESTMENT SALES & SITE ACQUISITIONS
 Email: mbrunelli@rjbrunelli.com
 R.J. Brunelli & Co., LLC
 400 Perrine Road, Suite 405
 Old Bridge, NJ 08857
 Office: 732-721-5800,
 Cell: 786-570-9723
 Visit our website: www.rjbrunelli.com

DEMOGRAPHICS 2021			
	1 mile	3 miles	5 miles
POPULATION	23,879	91,913	204,890
AVG. HOUSEHOLD INCOME	\$50,038	\$80,039	\$93,509
DAYTIME POPULATION	20,933	80,681	184,154

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

PROPERTY HIGHLIGHTS:

- 91,913 People within a 3-Mile Radius
- Customers Within Walking Distance
- Average HHI of \$80,039 within 3-Mile Radius
- Across Street from Gateway Apartments
- Easy Access with Multiple Ingress/Egress Points
- Close Proximity to I-95
- Large Lot and Building Size for Dollar Tree

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