

ELEMENTS CHESTERBROOK

# WAYNE, PA

12 WEST ANTHONY WAYNE DRIVE

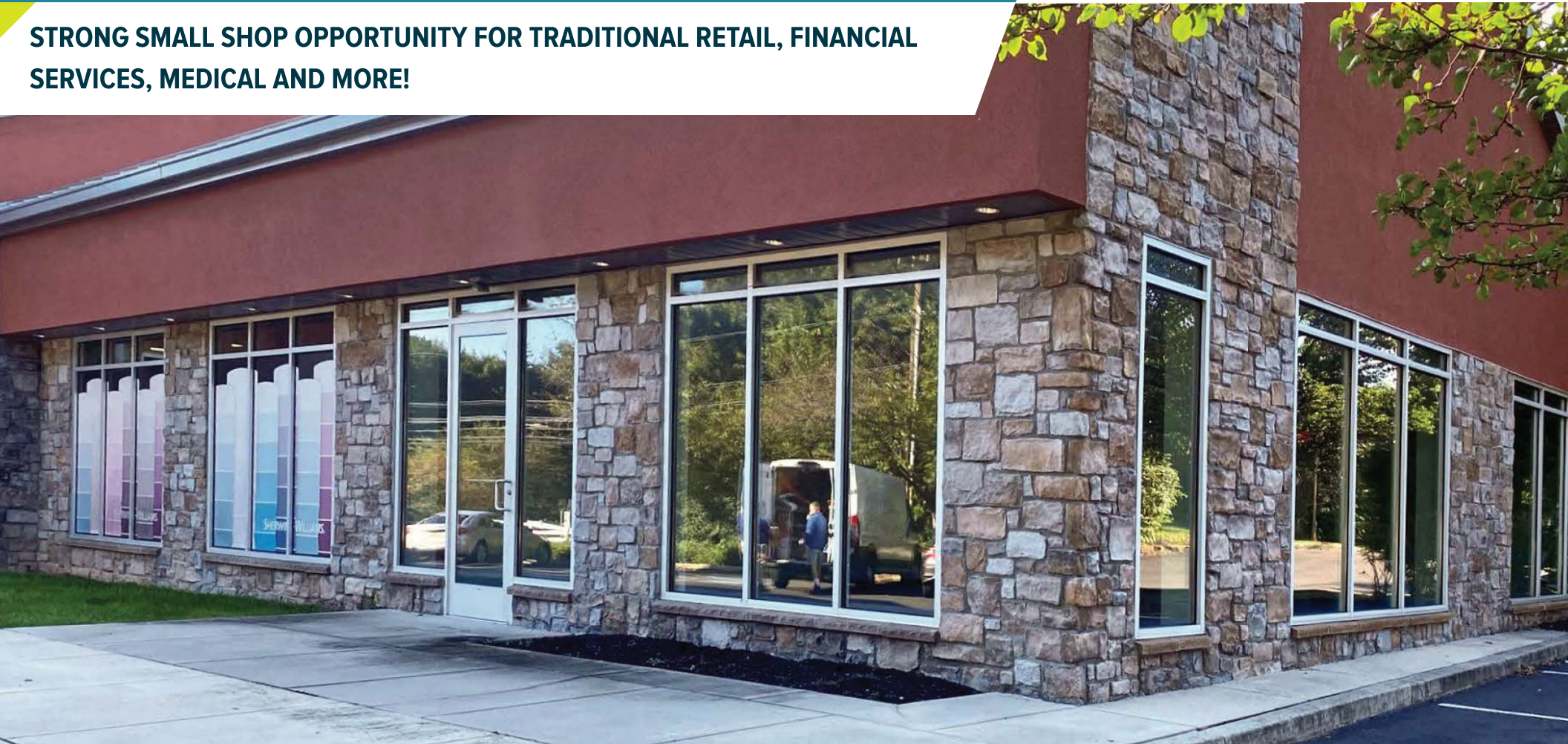
±1,337 SF AVAILABLE FOR LEASE OR SALE

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WILLIAMS

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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



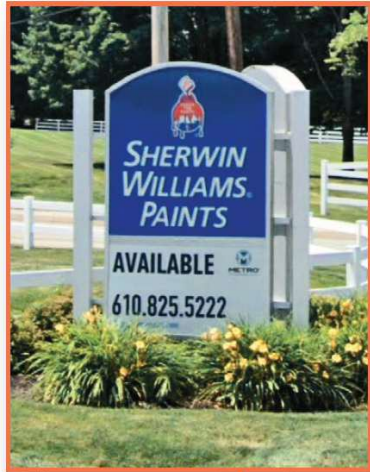
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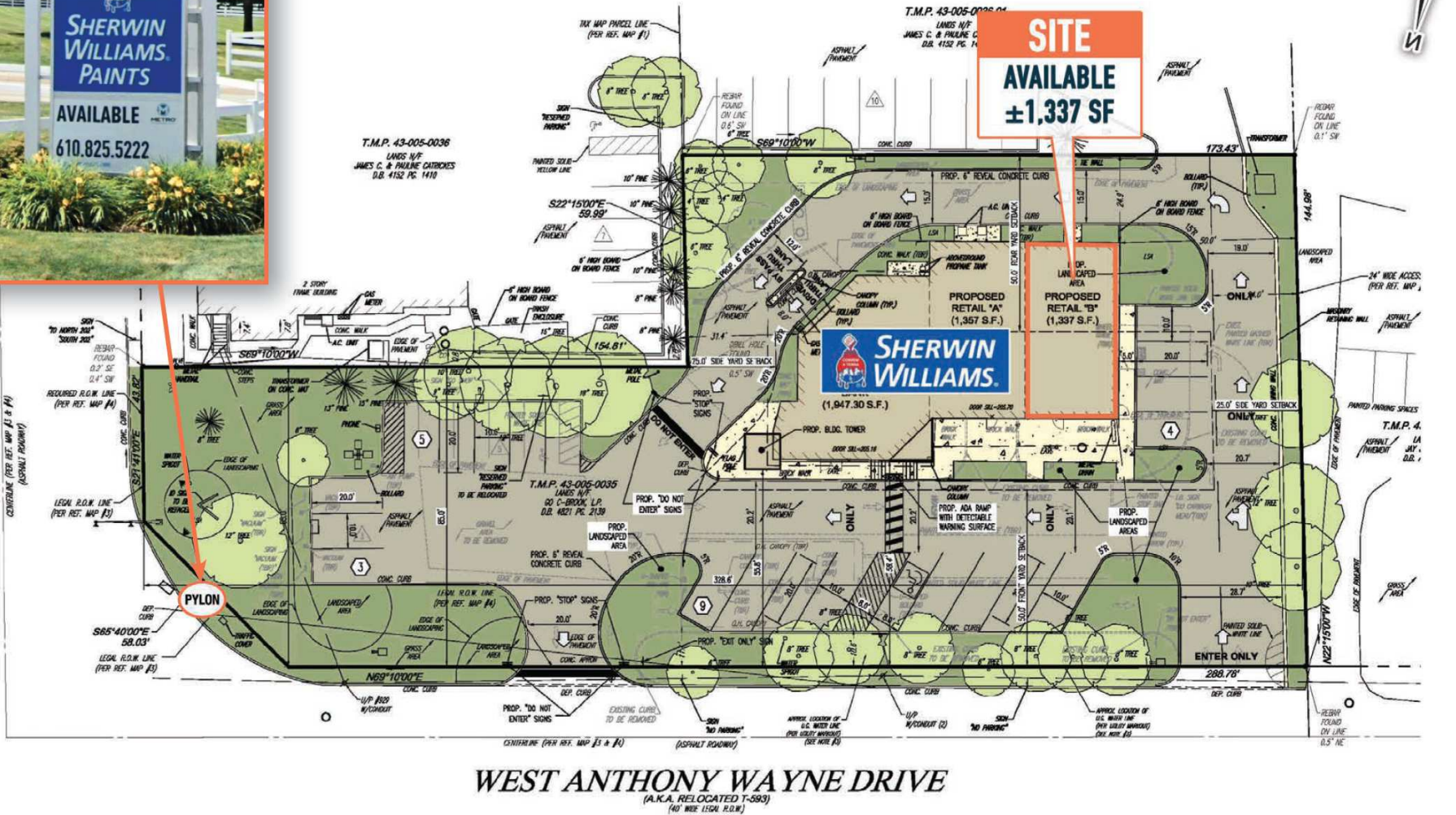


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# PRIME PYLON SIGNAGE AVAILABLE



VALLEY FORGE ROAD  
(A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 252)  
(A.K.A. S.R. 0352)  
(A.K.A. S.R. 0352)  
(A.K.A. S.R. 0352)  
(A.K.A. S.R. 0352)  
(A.K.A. S.R. 0352)



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## PROPERTY PHOTOS



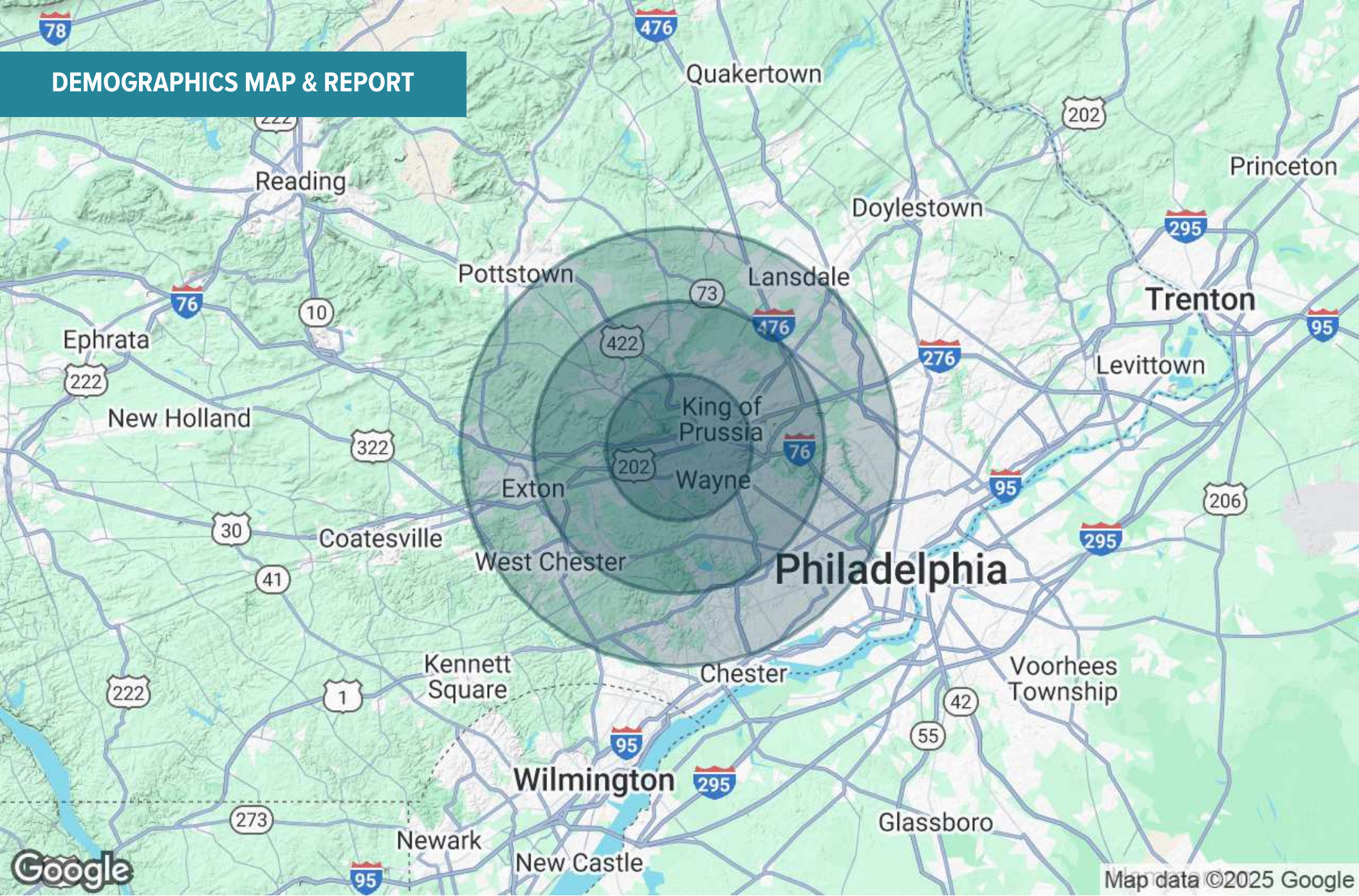
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# DEMOGRAPHICS MAP & REPORT



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# DEMOGRAPHICS MAP & REPORT

| <b>POPULATION</b>    | <b>5 MILES</b> | <b>10 MILES</b> | <b>15 MILES</b> |
|----------------------|----------------|-----------------|-----------------|
| Total Population     | 128,761        | 524,596         | 1,855,393       |
| Average Age          | 42             | 42              | 40              |
| Average Age (Male)   | 41             | 41              | 39              |
| Average Age (Female) | 43             | 43              | 41              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>5 MILES</b> | <b>10 MILES</b> | <b>15 MILES</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total Households               | 50,933         | 201,803         | 725,585         |
| # of Persons per HH            | 2.5            | 2.6             | 2.6             |
| Average HH Income              | \$193,365      | \$173,416       | \$132,749       |
| Average House Value            | \$708,912      | \$588,421       | \$442,945       |

*Demographics data derived from AlphaMap*

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