

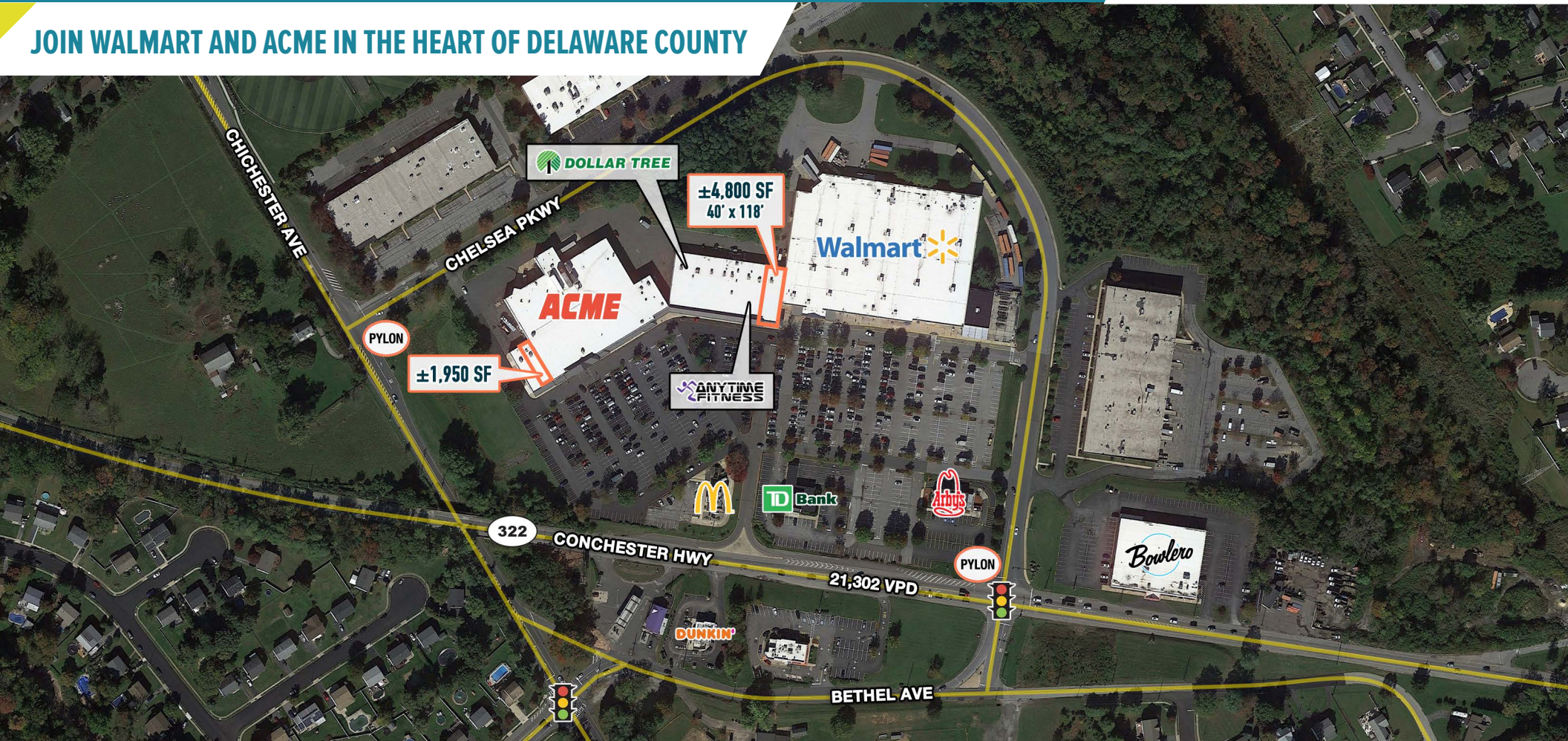
LARKIN'S CORNER
BOOTHWYN, PA

601-659 CONCHESTER HWY

±1,950-4,800 SF AVAILABLE FOR LEASE; GLA: ±225,214 SF



JOIN WALMART AND ACME IN THE HEART OF DELAWARE COUNTY



get in touch.



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

DAVID JUDD

office 856.866.1900
direct 856.222.3037
djudd@metrocommercial.com

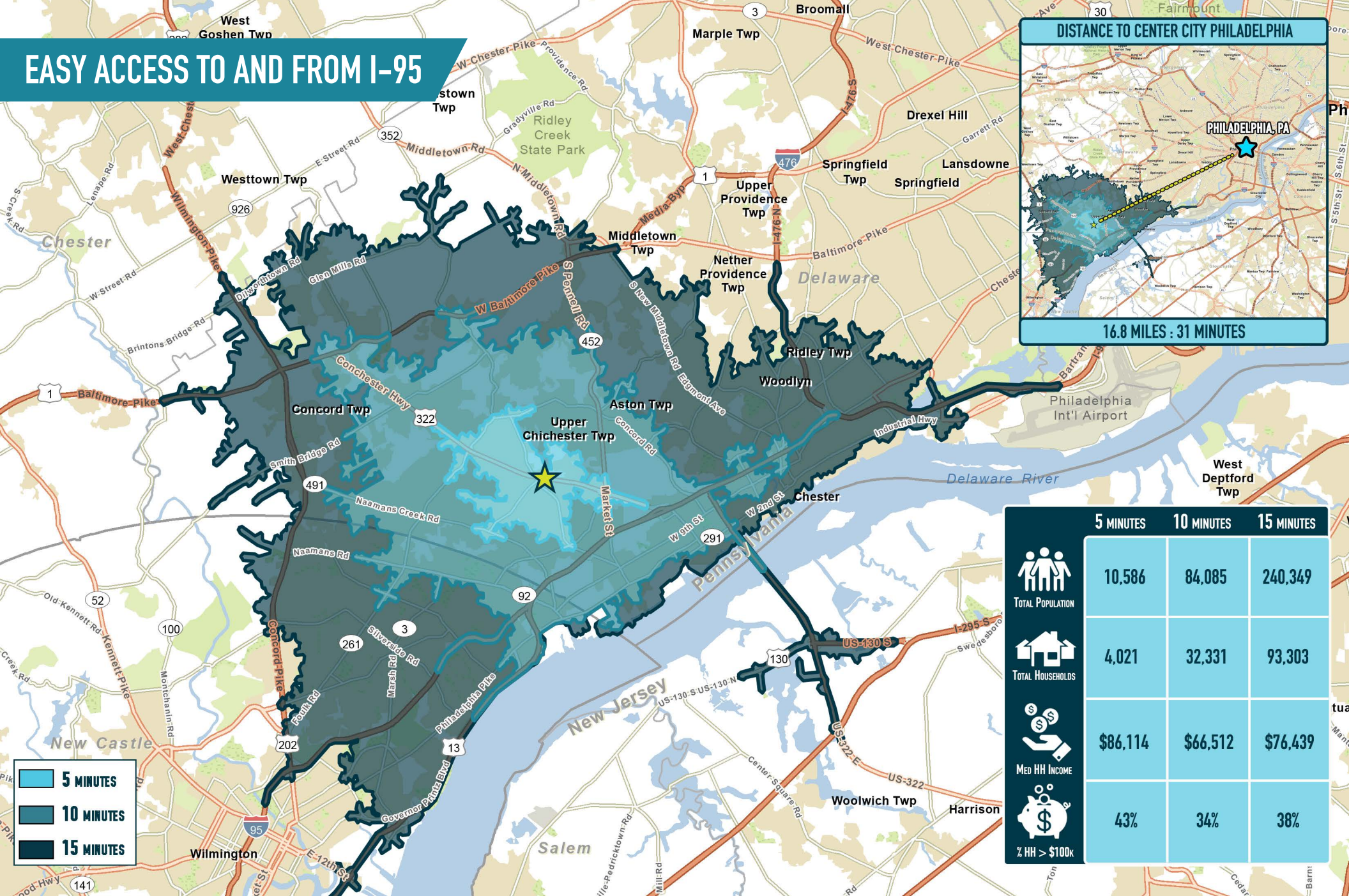
JOE DOUGHERTY

office 610.825.5222
direct 610.260.2670
jdougherty@metrocommercial.com

WYETH HACKETT

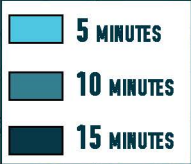
office 610.825.5222
direct 610.260.2662
whackett@metrocommercial.com

EASY ACCESS TO AND FROM I-95



DISTANCE TO CENTER CITY PHILADELPHIA

16.8 MILES : 31 MINUTES



	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	10,586	84,085	240,349
TOTAL HOUSEHOLDS	4,021	32,331	93,303
MED HH INCOME	\$86,114	\$66,512	\$76,439
% HH > \$100k	43%	34%	38%

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WELL-POSITIONED AMONG DENSE ROOFTOPS



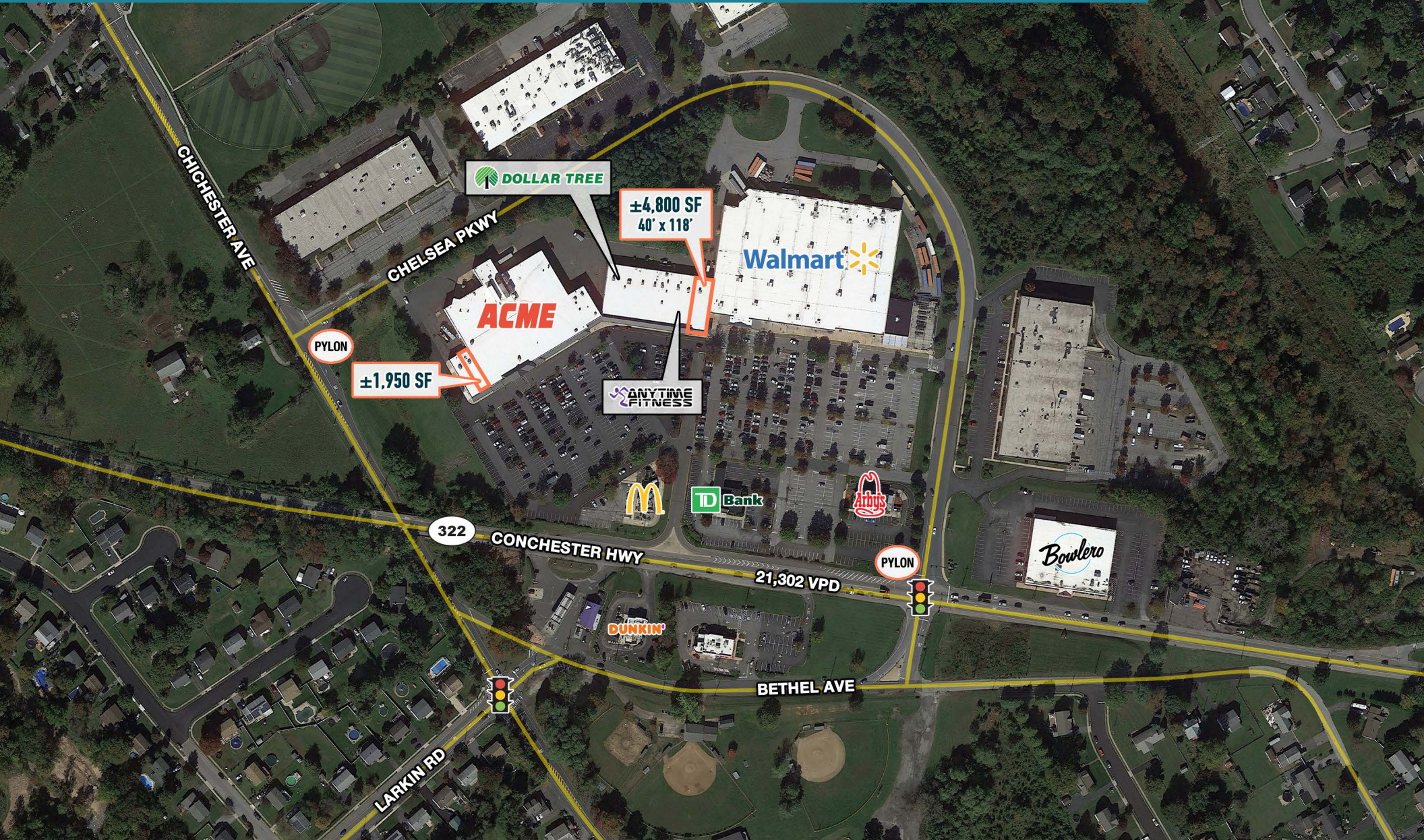
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LOCATED ON THE ROUTE 322 CORRIDOR – MAJOR LOCAL ARTERY OF DELAWARE COUNTY



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HIGHLY VISIBLE SPACE AVAILABLE NEXT TO ANCHOR TENANTS



SPACE	TENANT	SF
100	PRIME TOBACCO ZONE	3,000
105	AVAILABLE	1,950
110	ACME	54,257
120	T-MOBILE	1,600
125	HAIR CUTTERY	1,600
130	DOLLAR TREE	9,000
134	AMERICA'S BEST CONTACTS & EYEGLASSES	4,800
136	SEAFOOD HIBACHI GOURMET	2,880
138	ANYTIME FITNESS	7,060
140	AVAILABLE	4,800
150	WALMART	125,883
160	ARBY'S	2,940
170	TD BANK	3,500
180	MCDONALDS	1,944

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