

MacDade | Woodlyn, PA

For Sale | \$510,000



Offering Highlights

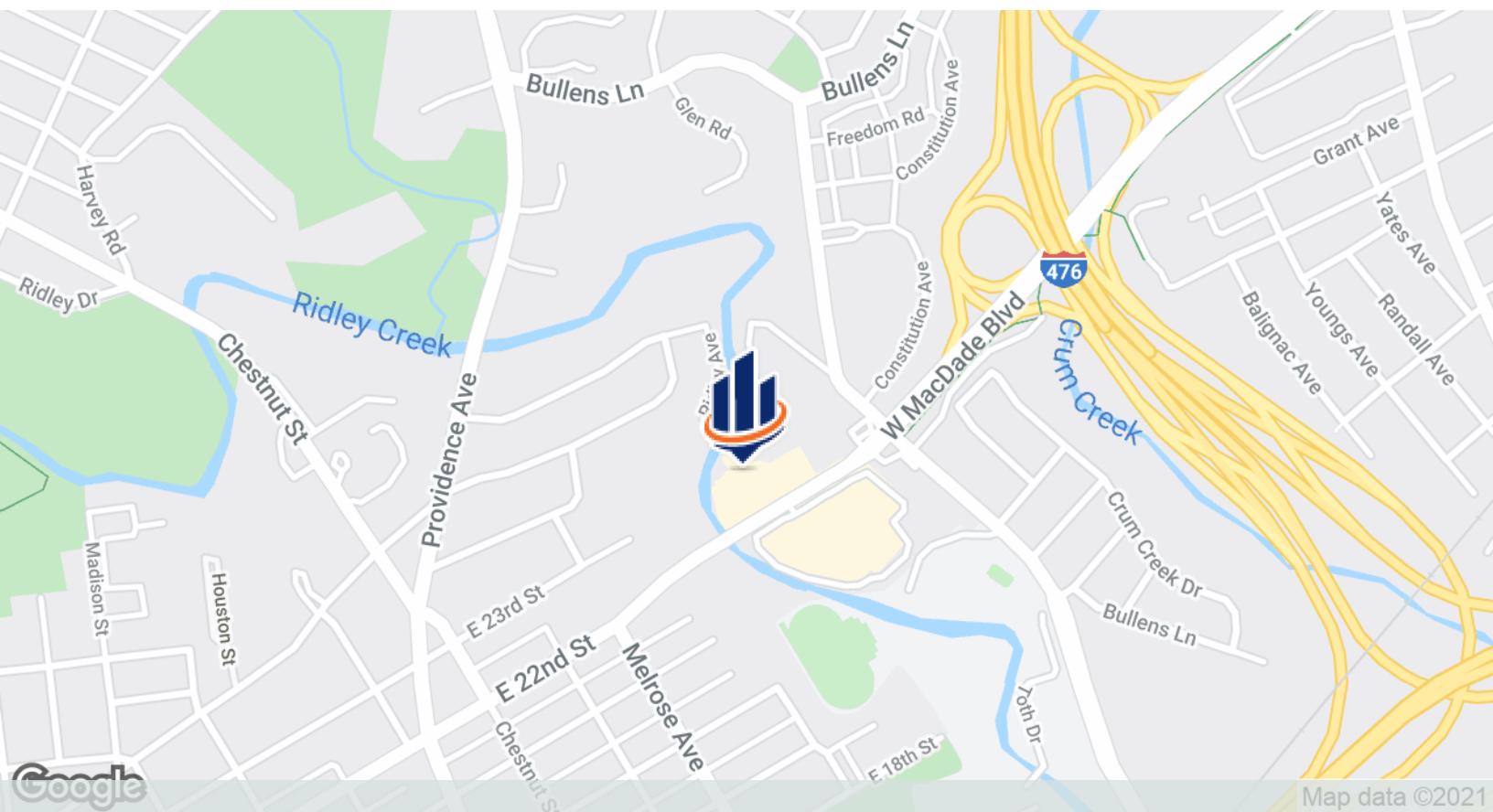
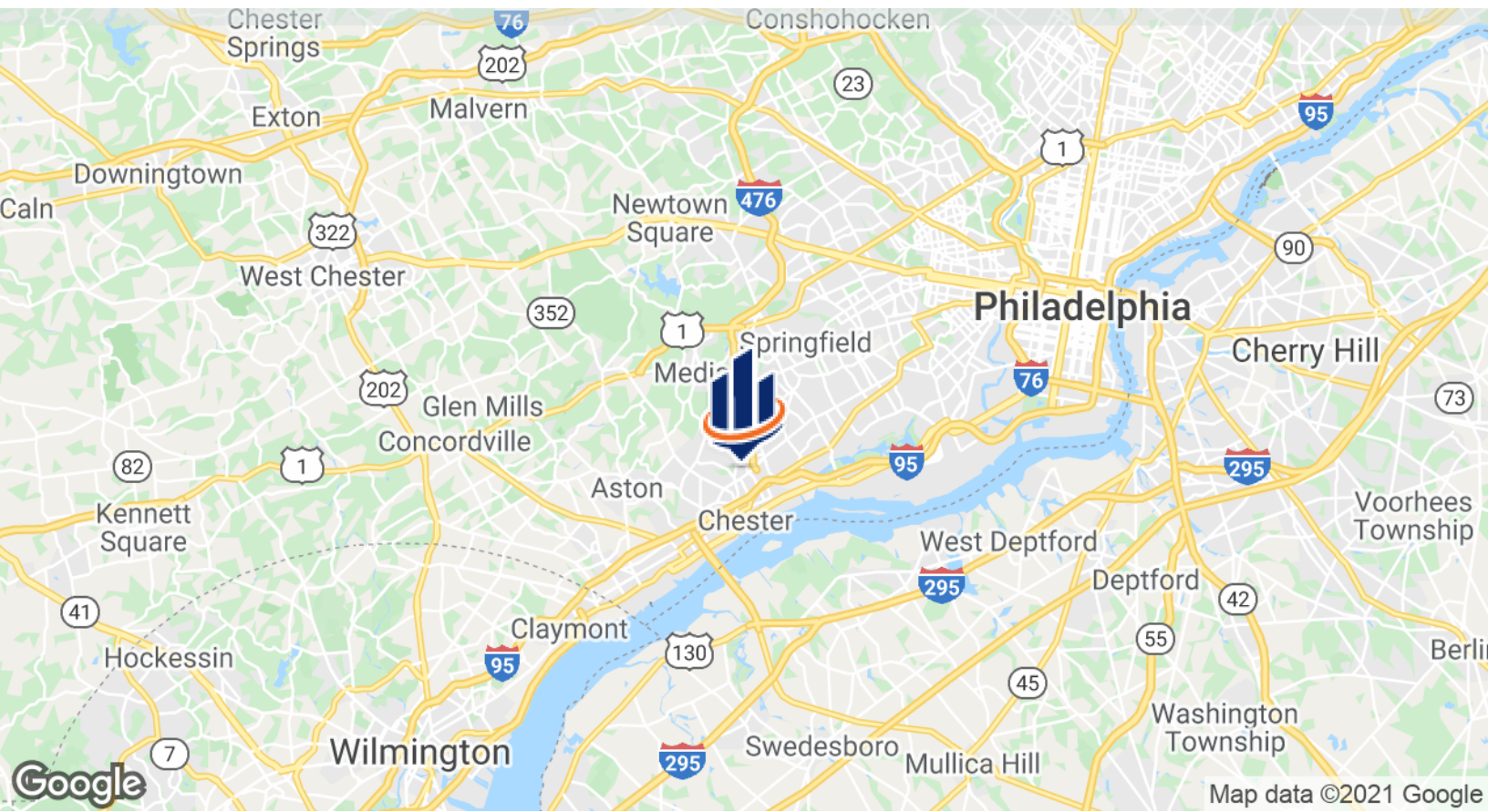
- * Opportunity for Re-Development
- * Potential for appx 2,800 sf building

Mark D. Berk
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Disclaimer | Confidentiality

1 Property Overview

2 Location Overview



1937 MacDade Boulevard | Woodlyn, PA 19094

 For Sale | \$510,000

Income Summary

GROSS INCOME	-
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Expenses Summary

GROSS EXPENSES	-
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Net Operating Income	-
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>>>>>> Enter Notes or Comments

3 Demographics Analysis

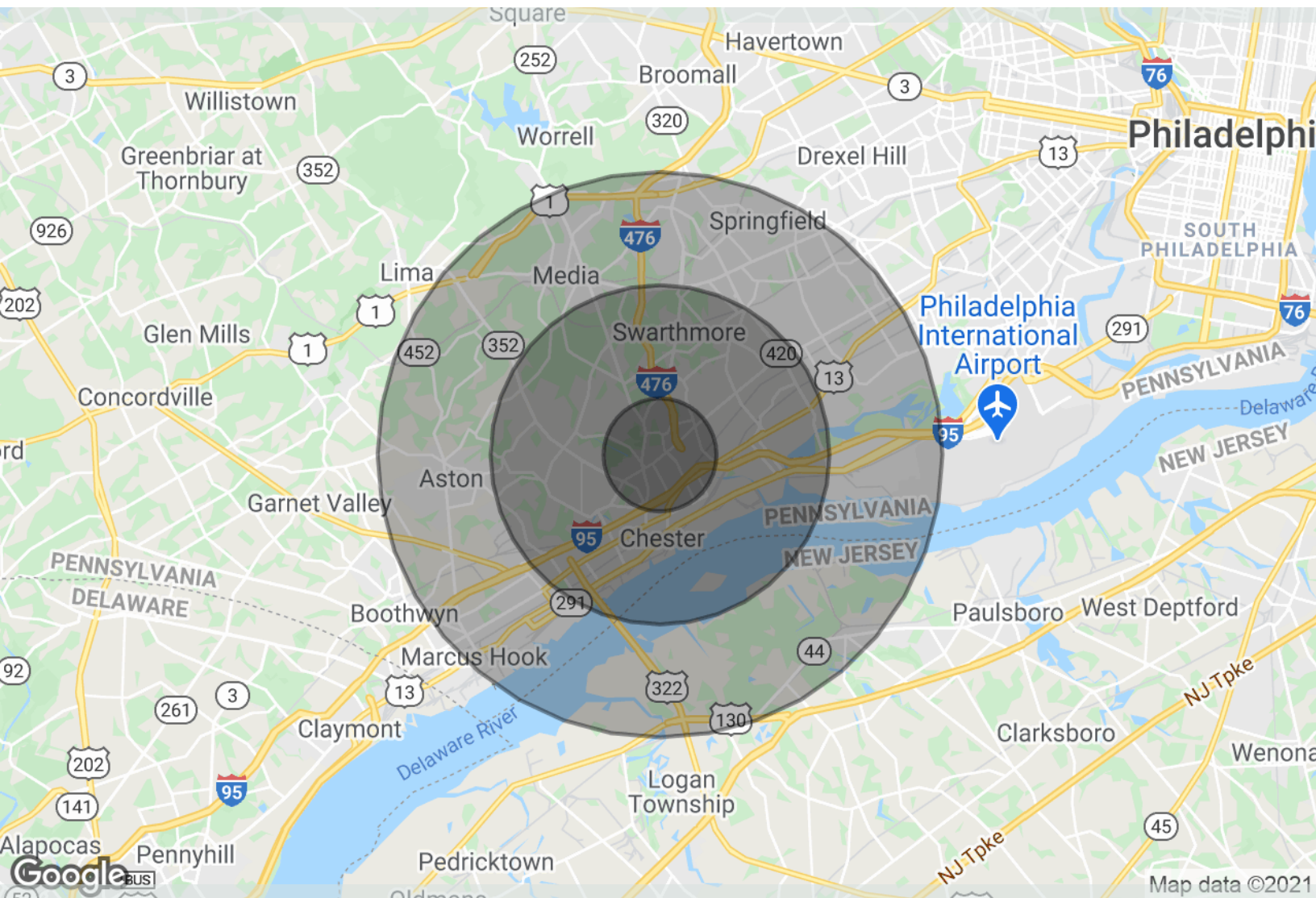
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Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	19,264	117,460	250,468
Total Number of Households	7,343	44,290	95,236
Total Number of Persons per Household	2.6	2.7	2.6
Average House Value	\$216,665	\$247,387	\$270,955
Average Household Income	\$53,220	\$69,218	\$73,306
Median Age	32.5	37.1	38.1
Median Age - Male	31.5	35.2	36.3
Median Age - Female	33.9	38.9	39.7
Total Population - White	9,342	76,200	186,739
Total Percent - White	48.5%	64.9%	74.6%
Total Population - Black	8,958	35,459	51,707
Total Percent - Black	46.5%	30.2%	20.6%
Total Population - Asian	233	2,512	5,723
Total Percent - Asian	1.2%	2.1%	2.3%
Total Population - Hawaiian	15	27	56
Total Percent - Hawaiian	0.1%	0.0%	0.0%
Total Population - Indian	0	33	63
Total Percent - Indian	0.0%	0.0%	0.0%
Total Population - Other	435	1,515	2,334
Total Percent - Other	2.3%	1.3%	0.9%
Total Population - Hispanic	1,132	4,331	7,842
Total Percent - Hispanic	5.9%	3.7%	3.1%

* Demographic information provided by BuildOut, LLC



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Radius Map

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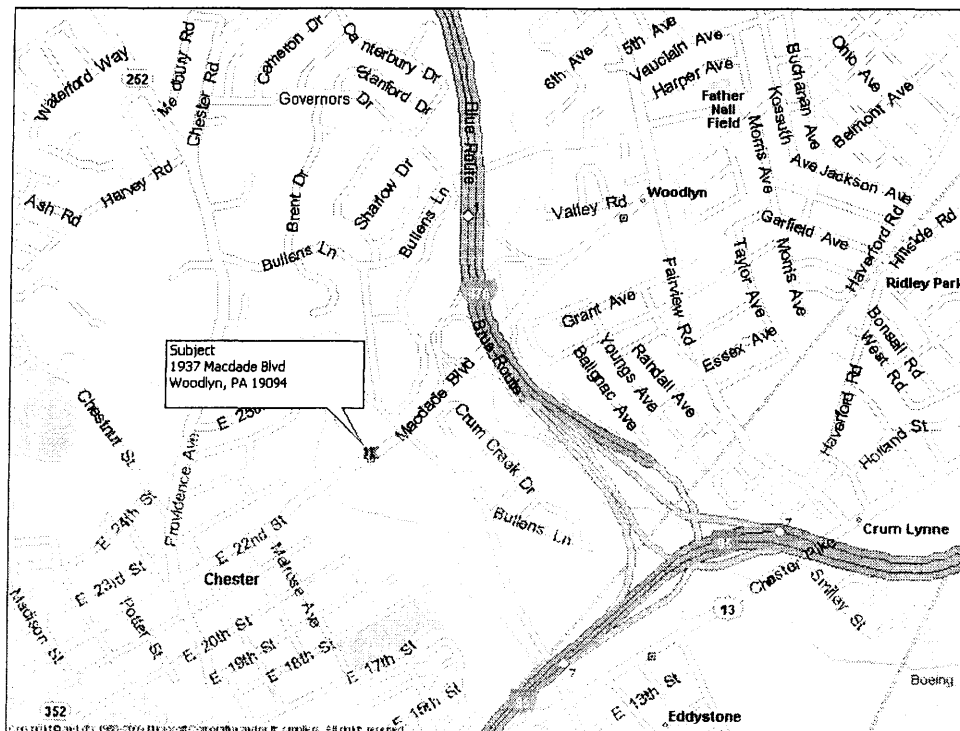
Delaware County

Delaware County is a county located in the U.S. state of Pennsylvania. As of 2010, the population was 558,979, making it Pennsylvania's fifth most populous county, behind Philadelphia, Allegheny, Montgomery, and Bucks counties. Delaware County was created on September 26, 1789, from part of Chester County and named for the Delaware River. Its county seat, since 1851, has been Media^[1]. Chester City, prior to 1851, was the county seat of both Delaware County and, before that, of Chester County. Delaware County consists of communities adjacent to the city of Philadelphia. Socioeconomically, Delaware County consists of mostly working class and middle-class communities and some upper-class neighborhoods. 2,600 acres (11 km²) of the county are occupied by the Ridley Creek State Park. The county, immediately adjacent to and west of Philadelphia, is part of the Delaware Valley area. Delaware County is the only county covered in its entirety by area code 610

NEIGHBORHOOD DATA

LOCATION

The subject's neighborhood is located on the West MacDade Boulevard commercial corridor and is bounded by Interstate 476 to the east and Interstate 95 to the south. The neighborhood is located on the westerly side of Philadelphia metropolitan area and is approximately 16 miles from the city center. The area is dominated by retail and service oriented commercial properties as well as single family residential.



LAND USE

As previously indicated the subject property is located on an interior tract along West MacDade Boulevard. Properties located adjacent to the subject to the west include an unnamed commercial office building followed by a small strip center containing Brewers Outlet, Delco Brazilian and Jackson Hewitt. Properties located adjacent to the subject to the east include a vacant pizzeria, Columbia Research Laboratory, and LukOil petroleum facility.

Woodlyn Shopping Center is located on the south side of West MacDade Boulevard across from the subject property and houses Rite Aid, Rent-A-Center, Grocery Outlet, Panda House, Atomic Wings, Rent-N-Roll, Dollar Land and Quick Stadium. Further east of Woodlyn Shopping Center is a new WaWa petroleum facility.

Development in the neighborhood is generally 10 to 20 years old, although the area is much older. The quality of the development is good. According to the 2009 Census Bureau, the median household income in Delaware County was \$61,848 compared to the median household income for the State at \$45,427. The subject neighborhood is in the stability stage of its life cycle.

COMPETITIVE PROPERTIES

The following is a summary of the subject and its primary competitors.

Primary Competitors			
Brand	Type	Distance (miles)	Price – Reg. Unleaded
Unbranded	conventional design c-store	Subject	N/A
WaWa	C-Store	½ mile east	\$3.21
LukOil	C-Store	½ mile east	\$3.21

The subject's market position is considered similar to the above noted competitors in terms of location. Based on the quality of construction the WaWa is superior in construction. In terms of age and condition the subject displays poor upkeep and maintenance as it has been closed for sometime and both competitors are superior. As mentioned above the subject is closed. Street prices varied as noted in the above chart.

ACCESS

Major streets and highways serving the neighborhood are summarized in the following table.

Major Neighborhood Streets and Highways		
Name	Direction	# of Lanes
West MacDade Boulevard	East/West	4
Interstate 476	Circumferential	Multi

OUTLOOK AND CONCLUSIONS

Based on our analysis of the preceding factors, the neighborhood appears to be in the stable stage of its life cycle. Recent development activity has been somewhat active. Given the history of the neighborhood and the growth trends noted in the area analysis, it is our opinion the outlook for the neighborhood is continued stability.

PHYSICAL FEATURES

Size	23,120 square feet, or approximately 0.53 acres
Shape	Basically Rectangular (see plat map in the addenda)
Corner/Interior	Interior
Topography	Level and at grade with surrounding streets
Drainage	Adequate.
Flood Plain	
Panel #	42045C0058D, effective September 30, 1993
Flood Zone	Zone X Unshaded, an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level
Flood Insurance	Not typically required within this zone.
Ground Stability	We were not provided a soil report to review. We assume the soil's load bearing capacity is sufficient.

STREETS, ACCESS, FRONTAGE

Street	West MacDade Boulevard
Type	Primary Arterial
Frontage	150 feet
Paving	Asphalt
Curbs/Gutters	Yes
Lanes	4
Direction of Traffic	East/West
Median	None
Condition	Good
Traffic Level	Heavy
Traffic Signals	None
Ingress/Egress	2 curb cuts
Access	Adequate and Competitive
Visibility	Good

LEGAL CHARACTERISTICS

Zoning	G-2, General Commercial District
Easements, Encumbrances, Moratoriums	We were not provided a current title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site's use. However, we recommend a title search be completed to determine whether any adverse conditions exist.
Encroachments	We were not provided with a survey. However, an inspection of the site revealed no apparent encroachments.

4 Advisor Bio & Contact



Mark D. Berk

Managing Director

SVN | Location 333 Realty

Mark D. Berk is a Managing Director at SVN Location333 Realty with over 45 years of experience. The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017,2018,2019 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN Location 333 Realty is located in Media, PA and provides sales, leasing, tenant representation, corporate real estate services. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self-storage, single family rental portfolios and single tenant investments.

Since joining SVN in his first year he earned the Achievers Award. He has been honored as a recipient of the coveted Partners Circle Award presented to the Top 5% Producers within SVN and Networking Award Winner Achiever Award Winner 2017, 2018

Berk is a licensed broker in Pennsylvania, Delaware, and New Jersey Berk earned a Bachelor of Science in food services/housing administration from Penn State University located in University Park, Pennsylvania; attended Florida State University for a Management program.

Memberships & Affiliations

International Council of Shopping Centers
National Association of Realtors

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Presented by |

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