

4990-5100 State Road, Drexel Hill, PA 19026



# ELEVATE YOUR BRAND IN SUBURBAN PHILADELPHIA'S PREMIER MIXED-U CENTER

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#### **PROPERTY HIGHLIGHTS**

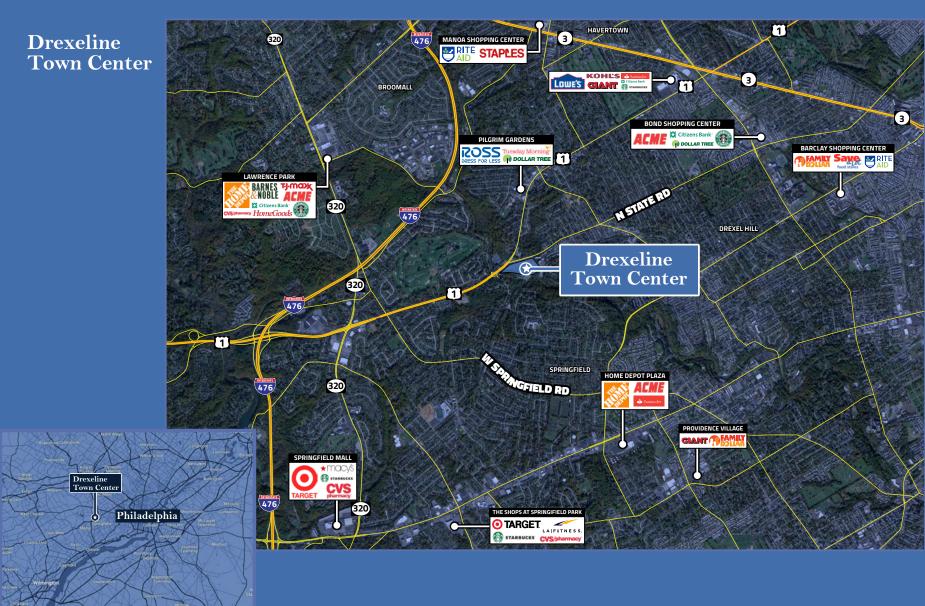
- Mixed-use development featuring 86,400 SF of retail space, anchored by a newly constructed 72,000 SF ShopRite, and a 58,451 SF Class-A medical office.
- Convenient access to the Drexeline light rail station onsite, providing a swift 30-minute commute to Center City Philadelphia.
- Strategic location just minutes away from access points to I-479, I-76, and I-95.
- High visibility with traffic counts of 25,700 AADT Route 1 and 16,000 on State Road.

#### DEMOGRAPHICS

Drive Time	Population	Households	Average Household Income	Median Household Income	Per Capita
10 min	45,724	17,426	\$118,765	\$98,244	\$45,287
15 min	174,842	67,135	\$107,820	\$86,645	\$41,447

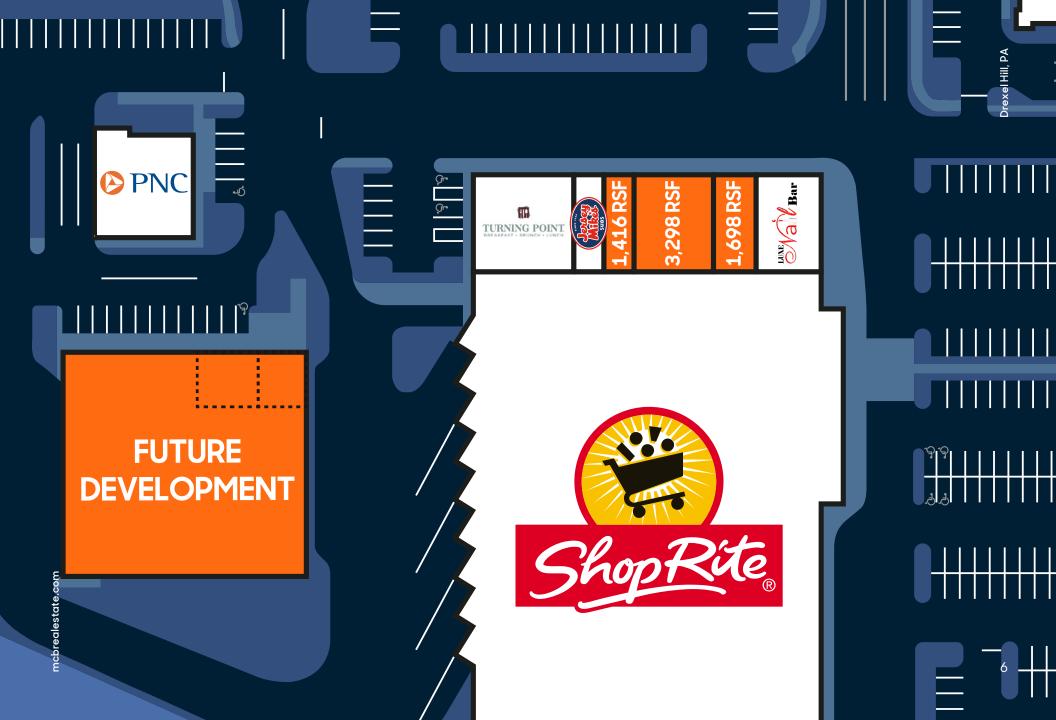


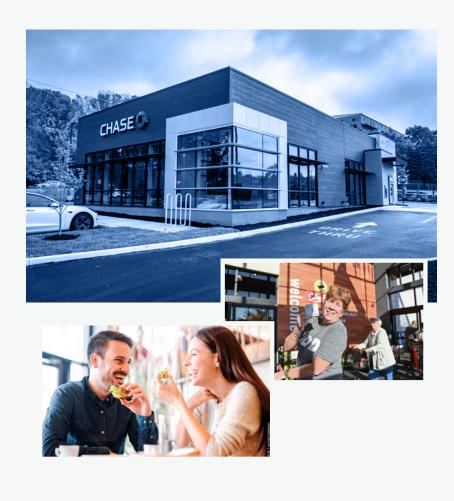
Drexel Hill, PA



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Conveniently situated just steps from the Drexeline light rail stop on the Southeastern Pennsylvania Transportation Authority (SEPTA), Drexeline Town Center boasts a prime location in Upper Darby Township.

With SEPTA serving 146.9 million consumers in 2022, this thriving center attracts residents and visitors alike, offering a perfect blend of suburban tranquility and easy access to toptier brands and services.

The in-line spaces are perfectly suited for quick-service restaurant and service-oriented businesses catering to this discerning audience.





#### CONTACT:

Julie Fox | Vice President, Retail Leasing 443.835.5862 jfox@mcbrealestate.com



www.mcbrealestate.com