

5100

State Road

5100 State Road, Drexel Hill, Pennsylvania 19026



Delaware County's State-of-the-Art Medical Hub

Delivering 2024



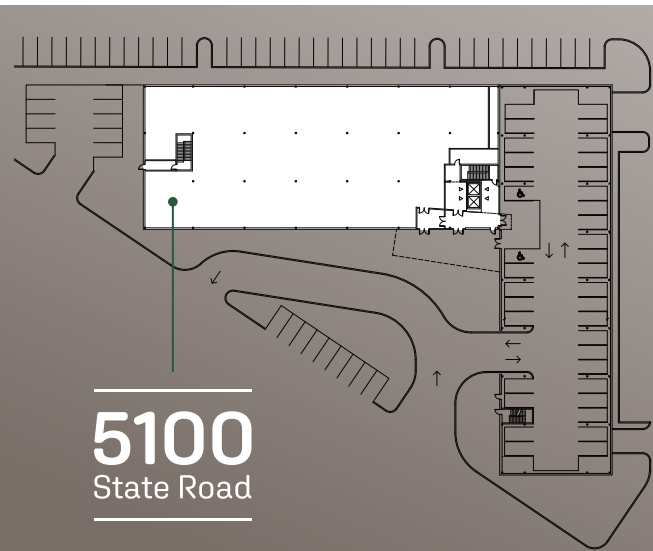
Overview

A healthcare destination located in the heart of Delaware County



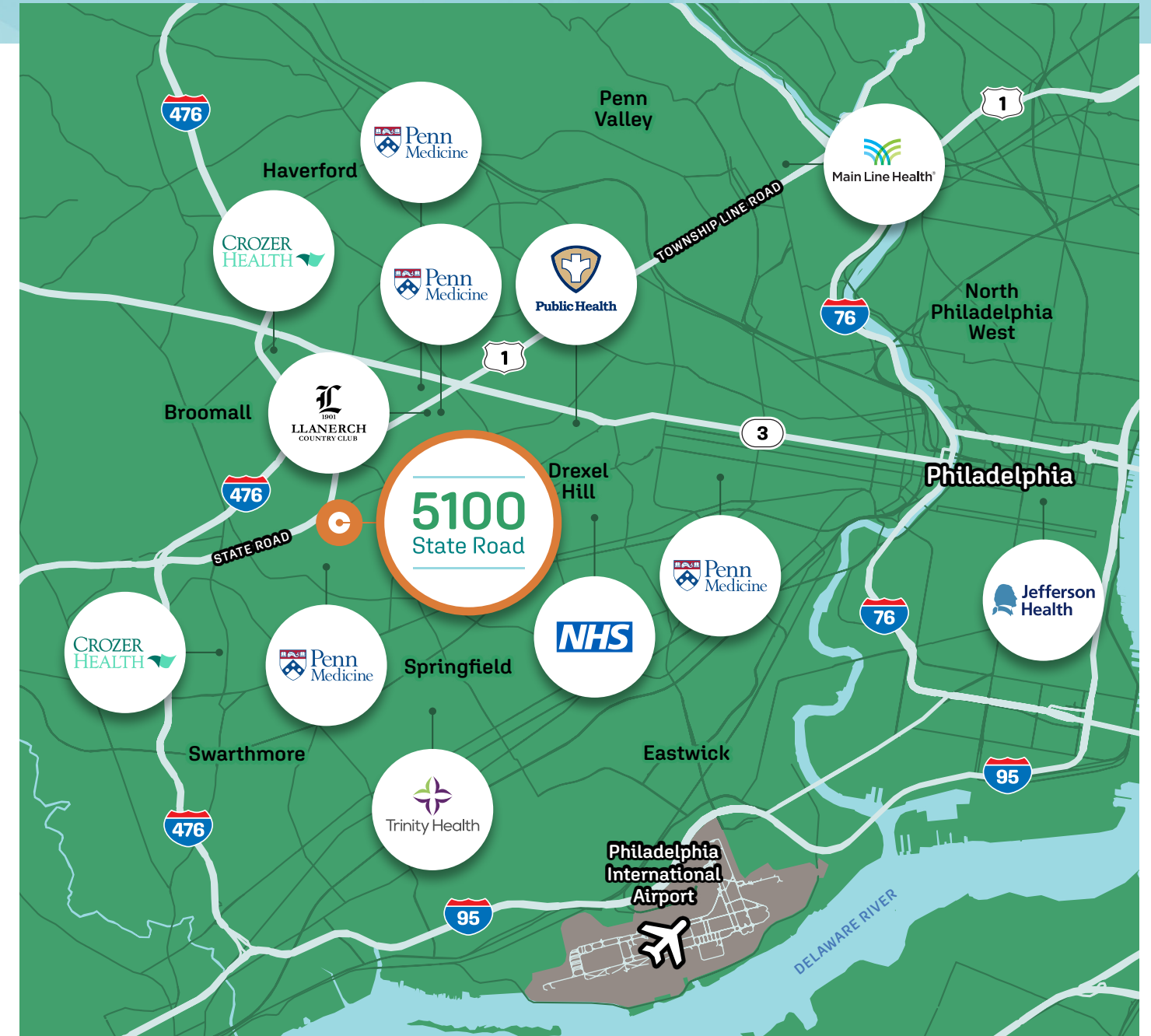
- +/- 60,000 SF medical office build-to-suit opportunity
- +/- \$75 M development project
- Newly constructed 72,000 SF ShopRite on-site
- Wawa, Chase Bank and PNC Bank on-site
- Minutes from I-476, I-76 & I-95 access points
- State road traffic count: +/- 38,000 VPD
- Dedicated parking deck
- 2,500-40,000 SF available

+/- 60,000 SF medical office build-to-suit opportunity available 2024



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Location



Drive Time	Population	Daytime Population	Households	Average Household Income	Median Household Income	Per Capita Income
10 min	45,724	26,692	17,426	\$118,765	\$98,244	\$45,287
15 min	174,842	106,722	67,135	\$107,820	\$86,645	\$41,447

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