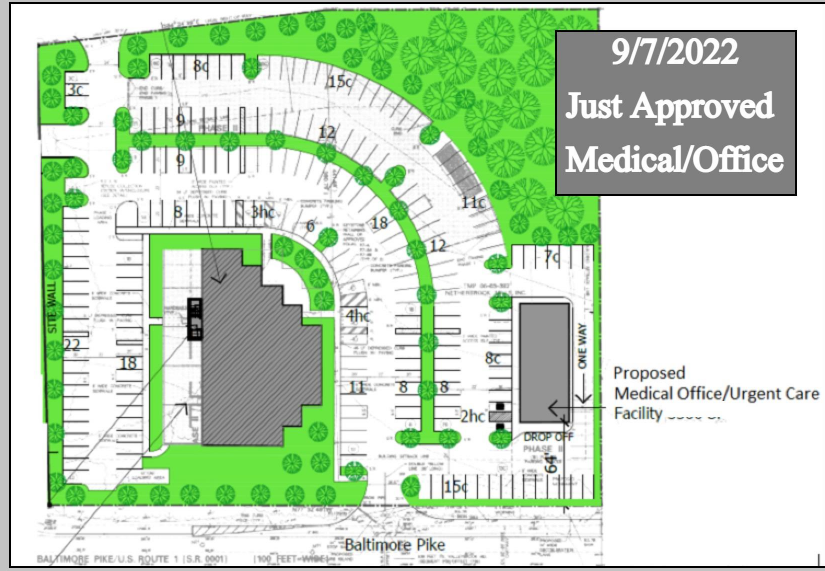


53 W. Baltimore Pike, Media, PA 19063

Availability Up To 17,000 + SF ~ Suites Ranging from 3,000-12,000 SF
Office Space / Medical Office Use
Full Building Generator



Right up against Route 1



Traffic Light Access
Branding Opportunity
Abundant Parking
Elevator Served
ADA Compliant
Between The Promenade at Granite Run & Britton Lake

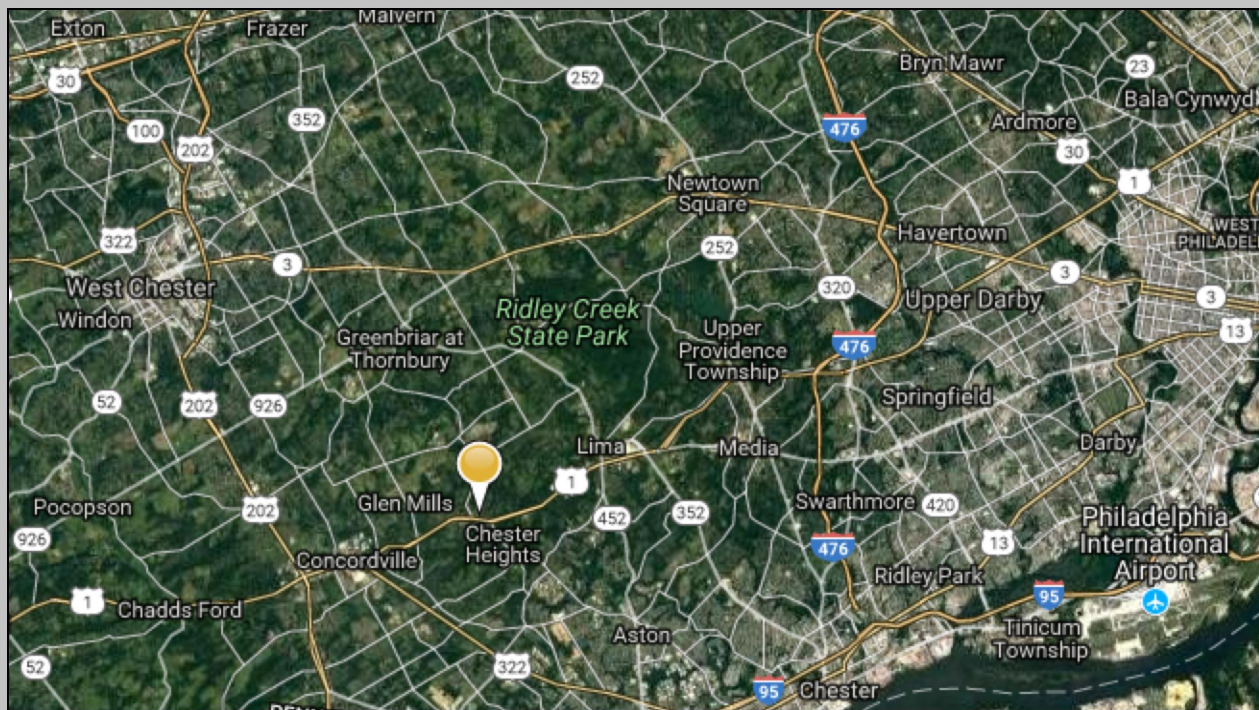
Demographics	1 mi radius	2 mi radius	3 mi radius
Population	4,282	13,807	34,211
Households	1,916	4,561	12,021
5 Yr Pop Growth (Total%)	6.7%	3.4%	4.0%
Average HH Income	\$100,756	\$143,614	\$138,792
Median HH Income	\$87,794	\$109,151	\$108,306
27,000 Vehicles Per Day			

53 W. Baltimore Pike, Media, PA 19063



Surrounded by multiple hotels, restaurants, retail, residential, and major hospital systems

Wawa Transit Station Now Open



3.5 Miles from Rt. 202 ~ 6.5 Miles from I-476 ~ 5.5 Miles from I-95
15 Miles from Philadelphia

