



NEWLY CONSTRUCTED RETAIL/MEDICAL LEASING OPPORTUNITY



800 W. MACDADE BOULEVARD | FOLSOM, PA

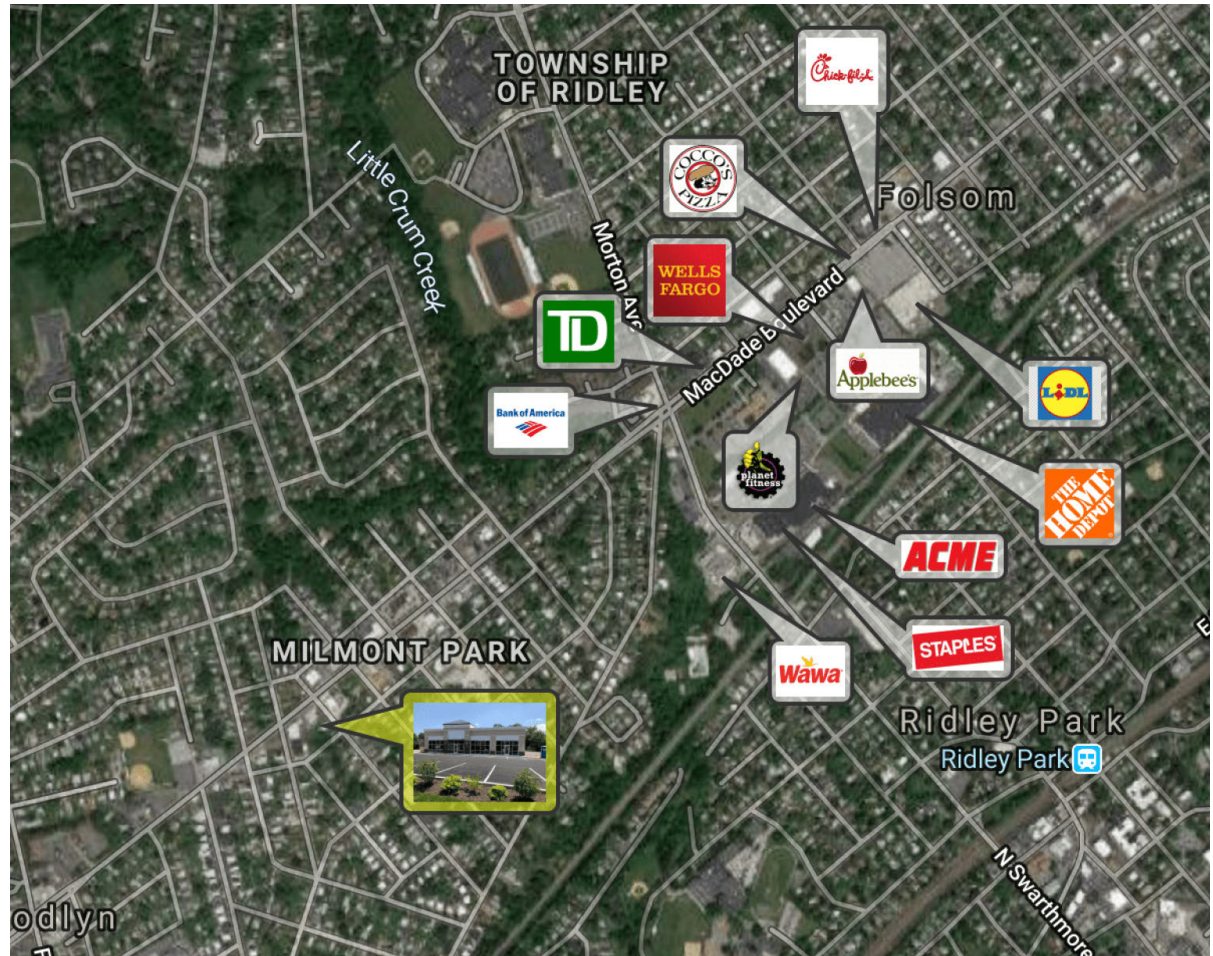


Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



## PROPERTY DESCRIPTION

- Location** 800 W. MacDade Boulevard  
Folsom, PA 19033
- Size / SF Available** 3,000 SF
- Lease Price** \$25.00/SF (NNN)
- Property / Area Description**
- Newly Constructed Building
  - Over 75 feet of frontage on MacDade Blvd with 27,000 VPD
  - Exterior Building Signage
  - Premier glass storefront
  - Local ownership and management in place
  - Ample on-site parking
  - Well located at the intersection of MacDade Blvd and Forrest Ave
  - Great accessibility to I-476 and I-95
  - Located Southwest of Philadelphia near Philadelphia International Airport



## Contact Us

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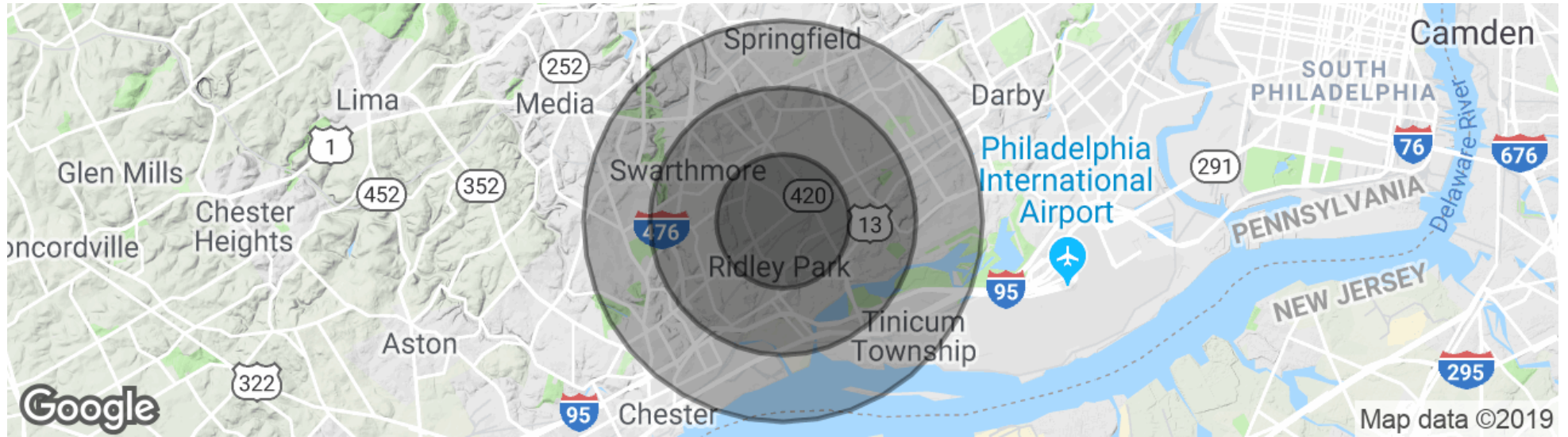
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	21,696	76,607	141,192
Median age	39.4	38.8	38.3
Median age (Male)	36.9	36.6	36.4
Median age (Female)	42.7	40.8	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	8,230	29,503	54,344
# of persons per HH	2.6	2.6	2.6
Average HH income	\$71,920	\$72,687	\$73,575
Average house value	\$215,738	\$234,742	\$254,296

\* Demographic data derived from 2010 US Census



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