



NEWLY CONSTRUCTED RETAIL/MEDICAL LEASING OPPORTUNITY



800 W. MACDADE BOULEVARD | FOLSOM, PA



Wolf Commercial Real Estate
www.WolfCRE.com



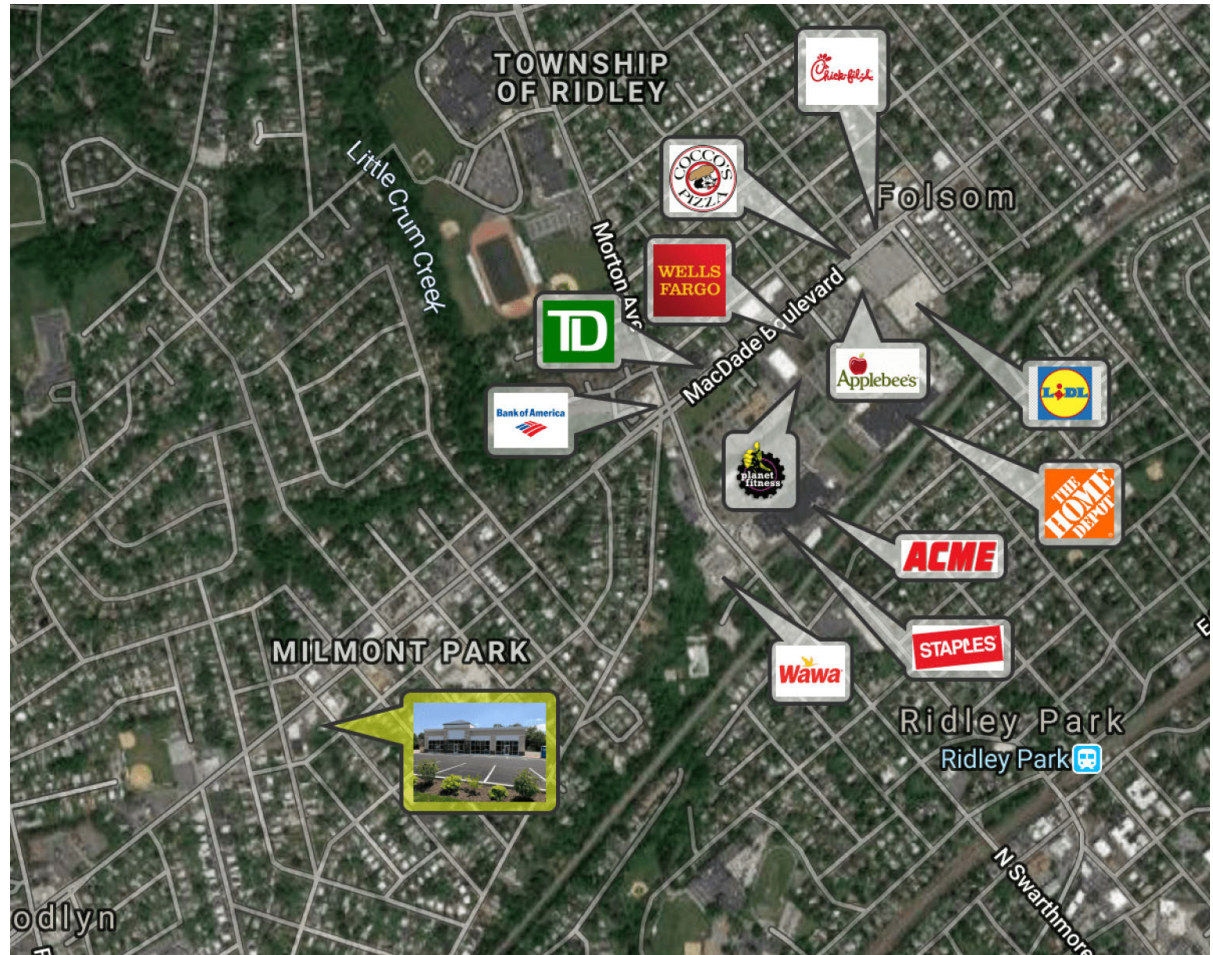
PROPERTY DESCRIPTION

Location	800 W. MacDade Boulevard Folsom, PA 19033
Size / SF Available	3,000 SF
Lease Price	\$25.00/SF (NNN)
Property / Area Description	<ul style="list-style-type: none"> • Join Crozer Keystone and Affordable Dental • Newly Constructed Building with Over 80 feet of frontage (Building is 82' wide) • Pylon Signage on MacDade • 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 with 27,000 Vehicles Per Day • Great accessibility to I-476 and 95. Located Southwest of Philadelphia near Philadelphia International Airport

Contact Us

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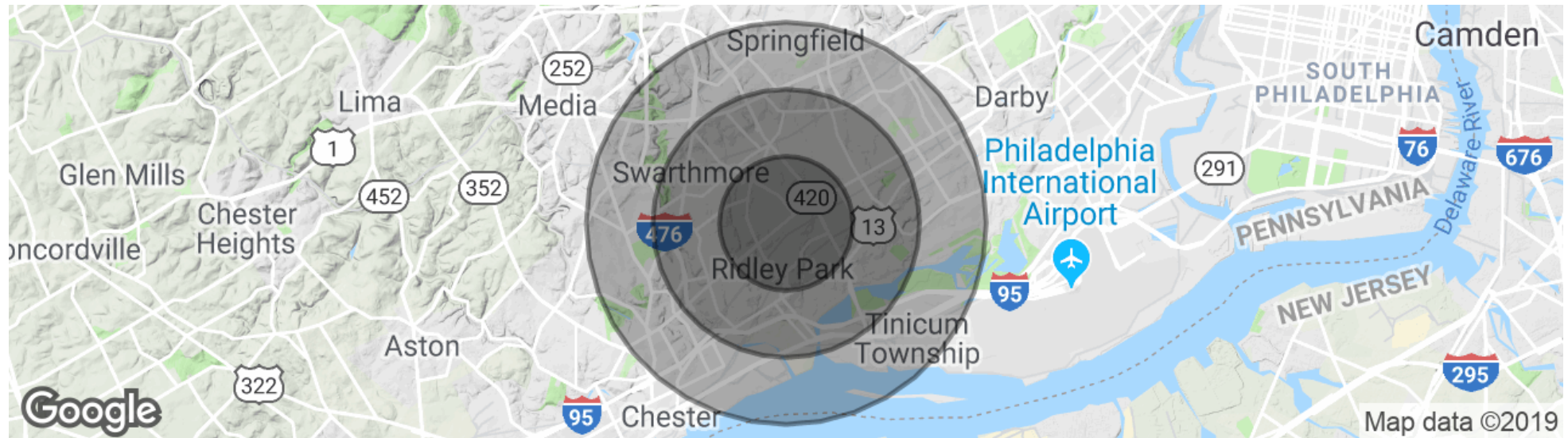
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
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

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
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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