

AVAILABLE FOR LEASE

Delaware County | Pennsylvania
WATERFRONT COMMERCIAL OPPORTUNITY
15 Engle Street | Chester, 19013



Join Area Entertainment & Retailers



2020 Demographics

	1 Mile	3 Miles	5 Miles
Population	154,796	596,817	1,667,476
Average HH Income	\$76,390	\$90,776	\$89,240
Total Businesses	5,117	22,468	80,071
Number of Employees	53,804	334,462	1,043,326
Traffic Counts			9,000 VPD

*Data Source: Sites USA - REGIS™ 2021

T: 610-941-4034 | LPRE.COM
1000 Fayette Street | Conshohocken, Pennsylvania, PA 19428

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Property Highlights

- 2.06 Acre waterfront site for redevelopment, includes 48,000 SF bldg. with over 40,000 SF off-street parking lot
- Centrally located in Chester's Waterfront Master Redevelopment Plan and Keystone Opportunity Zone
- Across from Subaru Park Stadium and minutes from Harrah's Casino, Widener University, Philadelphia International Airport (PHL), and Pennsylvania Convention Center / Center City Philadelphia
- Excellent regional location, ideal uses for retail, restaurants, music & entertainment, ghost kitchen, food truck commissary, hotel & conference center, recreation, assisted living, educational, office / medical or multi-family

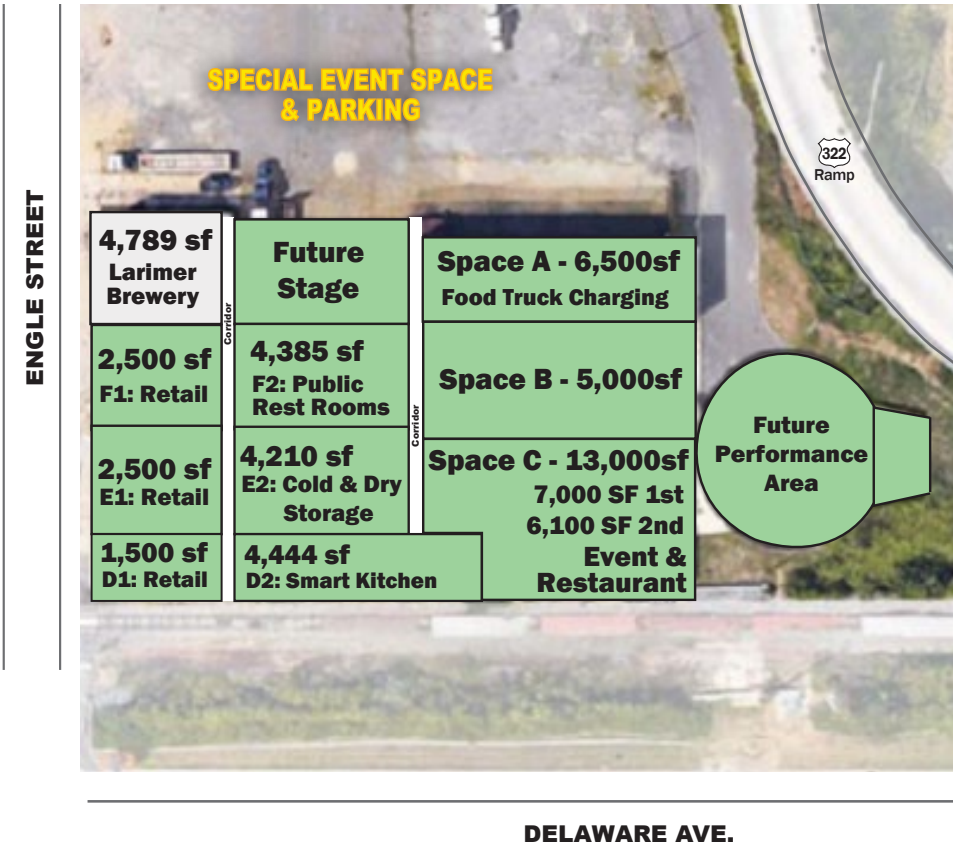
EXCLUSIVE LISTING AGENT:

Steven J. DePetrus, CCIM
sdepetrus@lpre.com
(856) 231-1010 ext. 203

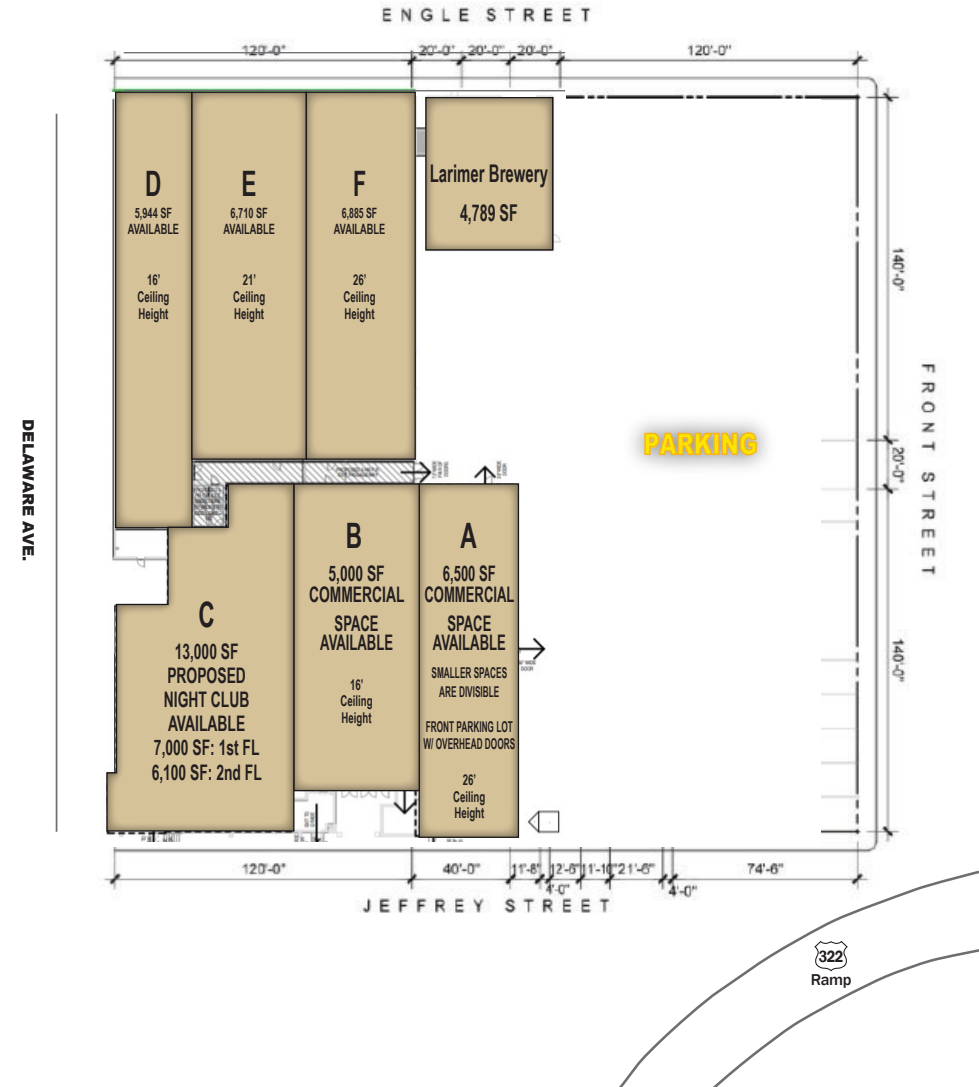
SITE PLANS

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CONCEPT "A"



CONCEPT "B"



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REGIONAL MARKET AERIAL

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LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

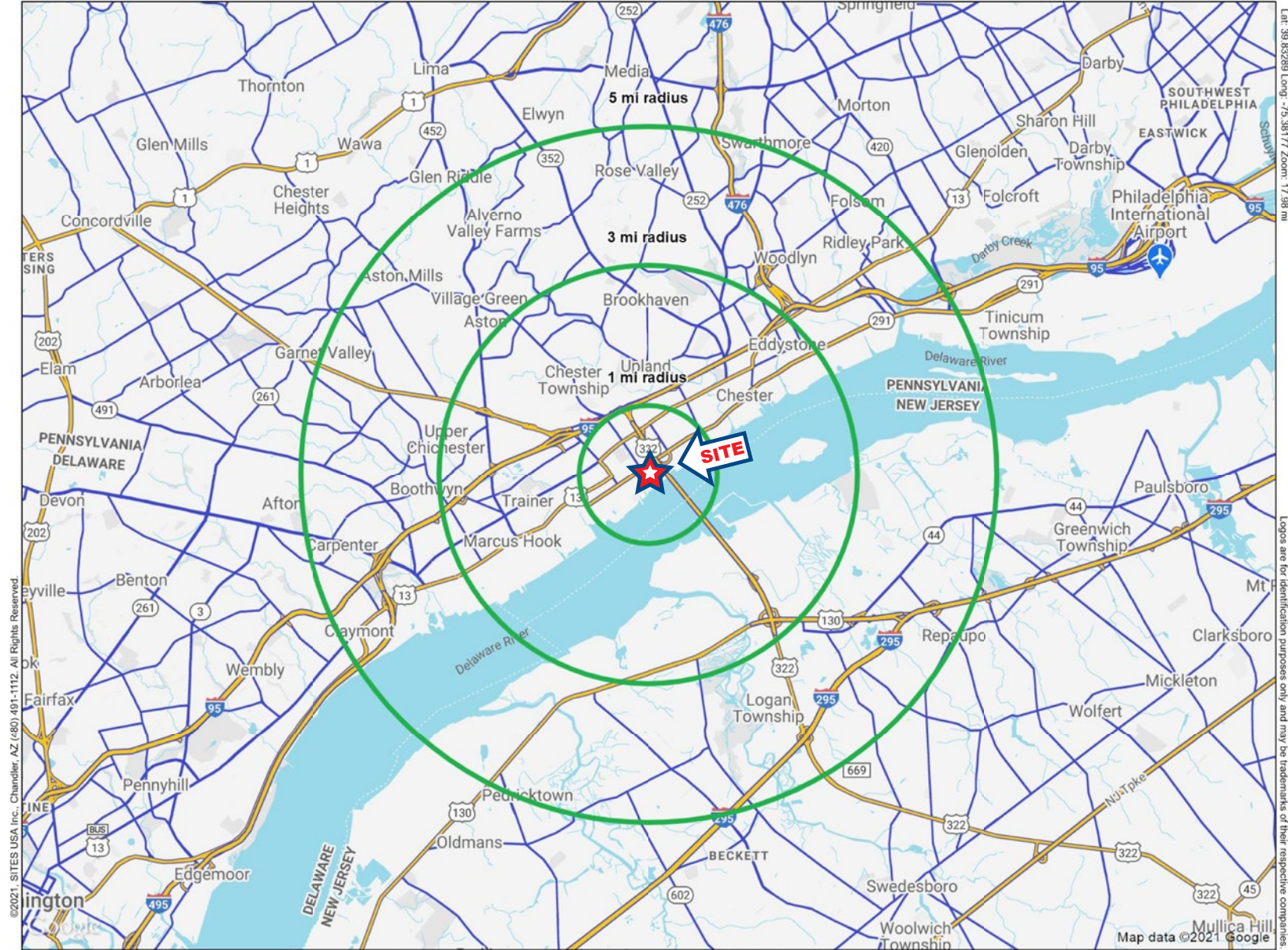
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REGIONAL MAP

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