

63RD STREET & MARKET STREET DELAWARE COUNTY, PA



LAND AVAILABLE +/- 12 ACRES

FEATURES

- 12 ACRES: LARGEST AVAILABLE LAND TO SERVE WEST PHILADELPHIA
- GREAT DEMOGRAPHICS
- ACCESS FROM SITE TO NEW MILLBOURNE TRAIN STATION
- RECONSTRUCTION OF THE ELEVATED TRAIN PLATFORM COMPLETED IN 2009.
- PARCEL IS INCLUDED IN THE MARKET STREET GATEWAY REDEVELOPMENT PLAN
- LAND LEASE OR BUILD TO SUIT

DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|------------------|---------------|----------------|----------------|
| POPULATION | 59,846 | 344,910 | 781,477 |
| AVG. H.H. INCOME | \$35,589 | \$44,433 | \$50,335 |

MARKET STREET GATEWAY PROJECT



“UPPER DARBY TOWNSHIP, MILLBOURNE BOROUGH AND THE COUNTY OF DELAWARE ARE PARTNERING ON THEIR MISSION TO RESHAPE AND RE-ENERGIZE THE MARKET STREET AREA AS A “GATEWAY TO DELAWARE COUNTY.” THE GOALS OF THE PROJECT ARE TO IMPROVE PEDESTRIAN AND VEHICULAR ACCESS ALONG THE CORRIDOR AND POSITION THE AREA FOR PRIVATE DEVELOPMENT. IN ADDITION TO ENHANCING THE LOOK OF THE AREA THIS PROJECT SHOULD ALSO ENCOURAGE EXISTING BUSINESSES TO EXPAND AND ATTRACT NEW BUSINESSES AND HOUSING DEVELOPMENT; CREATING JOBS AND IMPROVING THE COMMUNITIES FOR ALL CITIZENS.” FOR MORE INFORMATION GO TO WWW.UPPERDARBY.ORG/GATEWAY

