



4.24 ACRES FOR SALE

Land

650 Penn Avenue
Marcus Hook, PA 19061



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

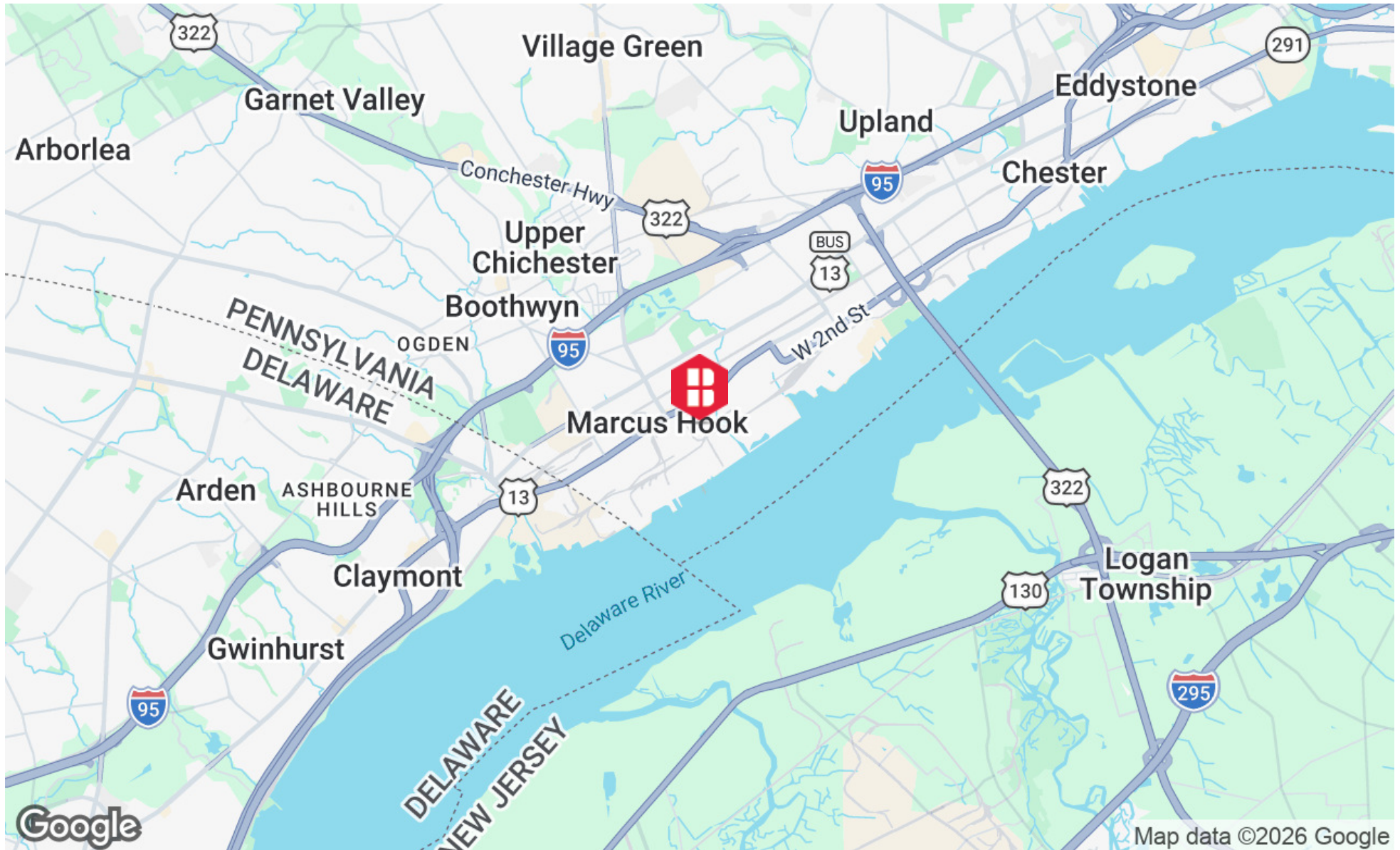
- **Type:**
Land
- **Lot Size (AC):**
4.24 acres
- **Zoning:**
RBC – Recreational Business Campus (Marcus Hook Borough)
- **Estimated 2026 Taxes:**
\$18,065.29
- **Rail Service:**
The property sits adjacent to a Conrail line.
- **Location:**
Positioned for immediate access to I-95 and US-13, the site sits within 24 miles of the Port of Philadelphia and just 10 miles of the Port of Wilmington and Philadelphia International Airport, giving an owner-user or investor unmatched East Coast distribution reach and multi-modal logistics flexibility. With decades of infrastructure investment and a market that has proven itself to heavy industrial and manufacturing operators time and again, this is a rare chance to secure a foothold in one of the region's most established industrial hubs.



ADDITIONAL PHOTOS



LOCATION MAP

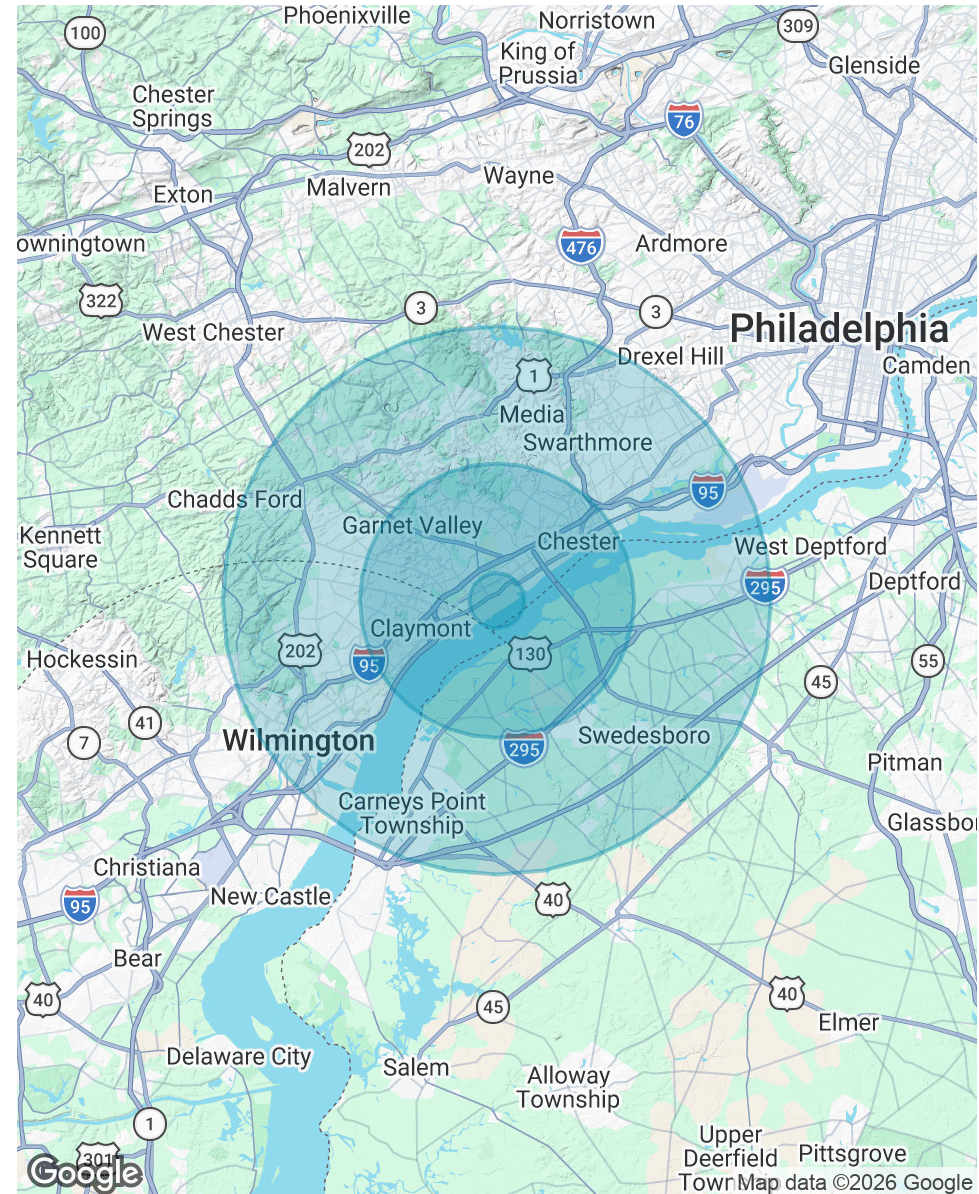


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,775	146,863	534,499
Average Age	37.9	40.3	41.2
Average Age (Male)	37.1	38.8	39.2
Average Age (Female)	38.6	41.7	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,382	58,005	210,607
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,617	\$99,160	\$120,596
Average House Value	\$111,589	\$282,896	\$349,108

2023 American Community Survey (ACS)



PRIMARY CONTACTS



Nick Maras

Vice President

215.448.6024

nmaras@binswanger.com



Christopher Pennington

Partner & Senior Vice President

215.448.6053

cpennington@binswanger.com



Three Logan Square

1717 Arch Street, Suite 5100

Philadelphia, PA 19103

<https://www.binswanger.com>