

# Flexible, 36.5 acre development opportunity in rare campus setting

Unlock the potential of a 36.5-acre campus setting in Greater Philadelphia in close proximity to Widener University and major corporate employers with immediate access to I-95. This expansive property offers unmatched flexibility and accessibility for visionary developers and institutional occupiers.



**Joseph Fetterman**  
Executive Vice President, Colliers  
+1 215 928 7541  
[joseph.fetterman@colliers.com](mailto:joseph.fetterman@colliers.com)

**Yoel Polack**  
Principal, Chariot Equities  
617 997 9529  
[ypolack@chariotequities.com](mailto:ypolack@chariotequities.com)





3 Seminary Ave, Brookhaven

# Property Overview

This is a once-in-a-generation opportunity to transform a landmark site of Greater Philadelphia into a thriving destination for commerce, education, and innovation.

- Exceptional access to major transportation corridors including **I-95, I-476, Route 13, Route 322, Route 1**, the **Commodore Barry Bridge**, and the **Philadelphia Int'l Airport**
- Close proximity to **Philadelphia, Wilmington**, and regional hubs such as **Widener University, Swarthmore College**, and **Subaru Park**
- Ample **surface parking** spaces
- Highly visible **signage opportunity** on I-95
- Flexible zoning
- Rare 36.5 acre campus setting with historic character and developable land for large-scale projects

## FAR CALCULATIONS 3 SEMINARY AVE

|                       | LOT 1            | LOT 2          | COMBINED         |
|-----------------------|------------------|----------------|------------------|
| Site Area             | 29.290 AC.       | 6.559 AC.      | 35.849 AC        |
| Developable Area      | 17.378 AC.       | 2.862 AC.      | 21.886 AC.       |
| Max Building Coverage | 510,354.187 SF   | 114,284.016 SF | 624,638.203 SF   |
| Max Building Area     | 2,551,770.936 SF | 571,420.080 SF | 3,123,191.016 SF |

# Flexible Zoning

A wide range of development opportunities are allowed under the site's flexible zoning,

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## HEALTH & WELLNESS

- Specialty outpatient complexes
- Wellness & integrative medicine center
- Physical and occupational rehab & therapy
- Recovery campus
- Clinical trials center for outpatient research

## HIGH TECH R&D/MANUFACTURING

- Life science research campus
- Biomanufacturing
- Robotics testing grounds
- Clean energy R&D

## INDUSTRIAL & MANUFACTURING

- Big box logistics
- Last mile warehouse
- Heavy Industrial manufacturing
- Advanced materials manufacturing
- Alternative energy manufacturing
- Assembly and distribution

## LIGHT INDUSTRIAL & SPECIALTY PRODUCTION

- Artisan manufacturing facility for furniture, ceramics and textiles
- Food manufacturing and production
- Green construction materials manufacturing
- Packaging & printing facilities
- Drone Manufacturing
- Clean-tech manufacturing

## COMMERCIAL, RETAIL & MIXED USE

- Medical adjacent retail village
- Destination dining cluster
- Conference & event center.
- Hotel or extended stay lodging
- Specialty big box or mid box retail
- Professional office park
- Film, media, and digital production studios

## RELIGIOUS USE

- Regional/national mega church or worship facility
- Religious education campus
- Religious administrative campus

## EDUCATION, CULTURE & INSTITUTIONAL USES

- Satellite campus for a university or community college
- Private and charter schools, Pre-K – 12
- Medical education & simulation center for nurses, EMTs, residents, and allied health.
- STEM education campus
- Trade school or technical institute
- Museum or cultural center
- Public safety training campus for fire, EMS, police, emergency management.

## SOCIAL SERVICES CAMPUS

- Family and child service
- Workforce development and job training
- Homelessness and housing support
- Senior services and aging support
- Community health and wellness

## DESTINATION CONCEPTS

- Innovation/Science theme park
- Disaster response simulation village
- Medical wellness tourism campus
- Indoor vertical theme park
- Culinary training, development and tourism hub

## MOBILITY & INFRASTRUCTURE

- Fleet operations center
- EV charging plaza
- Transit oriented mobility hub including bus transfer station, car share, bike share

## RECREATION, SPORTS & EXPERIENTIAL DESTINATIONS

- Sports complex
- Outdoor recreation park
- Aquatic center
- Wellness retreat
- Entertainment district
- Performance venue
- Esports arena & gaming hub



## Key Locations



Philadelphia  
Int'l Airport  
6.4 mi | 11 mins



Commodore  
Barry Bridge  
7.3 mi | 15 mins



Wilmington,  
Delaware  
14.4 mi | 20 mins



Center City  
Philadelphia  
18 mi | 29 mins

## Major Roadways



1 mi | 1 mins



2 mi | 8 mins



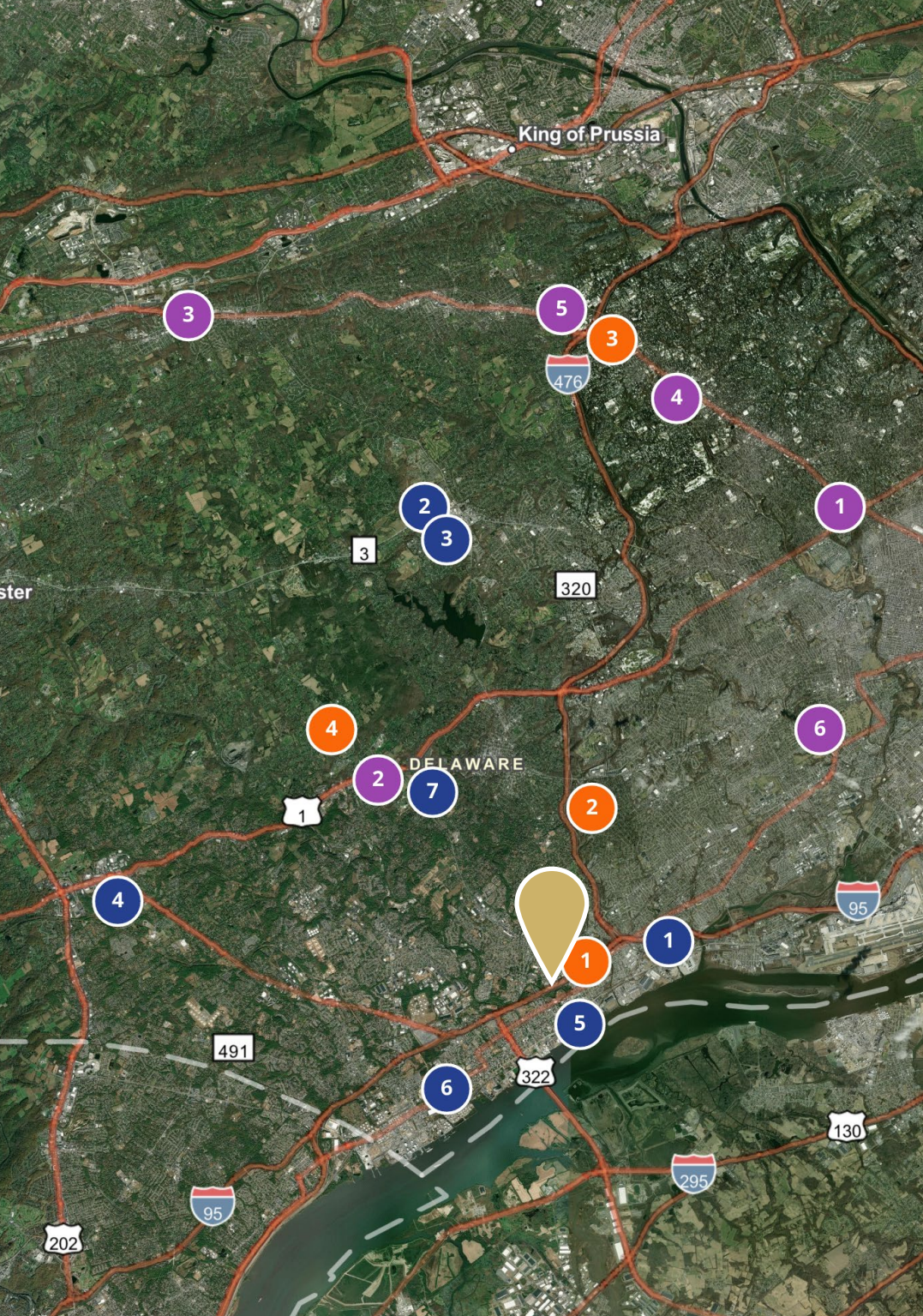
3 mi | 10 mins



5.6 mi | 13 mins



15 mi | 20 mins



## HIGHER EDUCATION

|   |                       |
|---|-----------------------|
| 1 | Widener University    |
| 2 | Swarthmore College    |
| 3 | Villanova University  |
| 4 | Penn State University |

## HOSPITALS

|   |                           |
|---|---------------------------|
| 1 | Lankenau Medical Center   |
| 2 | Riddle Memorial Hospital  |
| 3 | Paoli Hospital            |
| 4 | Bryn Mawr Hospital        |
| 5 | Penn Medicine, Radnor     |
| 6 | Mercy-Fitzgerald Hospital |

## TOP REGIONAL EMPLOYERS

|   |                           |
|---|---------------------------|
| 1 | Boeing                    |
| 2 | SAP                       |
| 3 | Amerihealth Caritas       |
| 4 | Maris Grove Senior Living |
| 5 | Kimberly-Clark            |
| 6 | Monroe Energy             |
| 7 | Elwyn                     |

## Notable Neighbors



Widener University  
0.8 mi | 3 mins



Philadelphia Union Stadium  
2.8 mi | 8 mins



Boeing  
3.6 mi | 9 mins



Swarthmore College  
3.9 mi | 10 mins



Springfield Mall  
4.9 mi | 11 mins



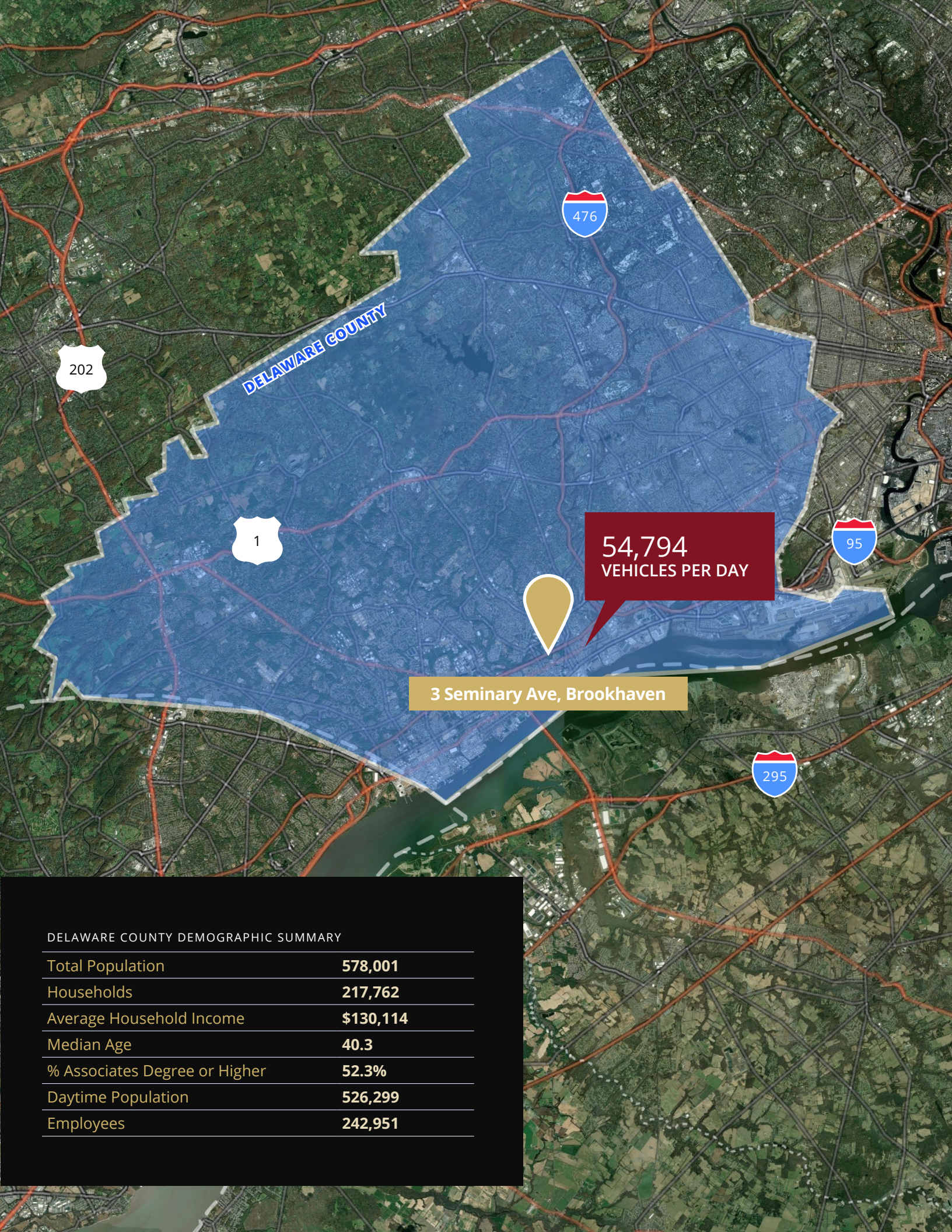
PennState Brandywine  
7.2 mi | 15 mins



SAP  
11.3 mi | 25 mins



Villanova University  
15.5 mi | 22 mins



#### DELAWARE COUNTY DEMOGRAPHIC SUMMARY

|                               |           |
|-------------------------------|-----------|
| Total Population              | 578,001   |
| Households                    | 217,762   |
| Average Household Income      | \$130,114 |
| Median Age                    | 40.3      |
| % Associates Degree or Higher | 52.3%     |
| Daytime Population            | 526,299   |
| Employees                     | 242,951   |



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