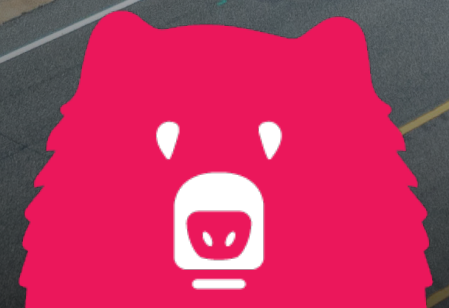


1616 LANCASTER AVE

PAOLI, PA 19301

MSC

8,200 SF AVAILABLE FOR LEASE





1616 LANCASTER AVENUE

JOIN THESE NEARBY TENANTS



PROPERTY DETAILS

- ▶ 8,200 SF of prime retail/office space available for lease
- ▶ Conveniently located on Route 30/Lancaster Ave (23,457 VPD), benefiting from strong traffic counts and high visibility
- ▶ Located in Chester County, the wealthiest county in PA, with an average household income exceeding \$220,000 with a 3-mile radius
- ▶ Minutes from the Paoli SEPTA Station, providing easy access throughout the Philly MSA
- ▶ Strong daytime population driven by nearby corporate offices, medical facilities, and top-ranked school districts
- ▶ Ample on-site parking for customers and employees

DEMOGRAPHICS

| EST. POPULATION | | EST. EMPLOYEES | |
|--------------------|------------------|-------------------|----------------|
| 1 mi | 7,084 | 1 mi | 4,711 |
| 3 mi | 42,922 | 3 mi | 38,003 |
| 5 mi | 96,691 | 5 mi | 118,823 |
| EST. AVG HH INCOME | | EST. HH NET WORTH | |
| 1 mi | \$209,884 | 1 mi | \$2.21M |
| 3 mi | \$234,310 | 3 mi | \$2.4M |
| 5 mi | \$241,209 | 5 mi | \$2.39M |

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



SITE PLAN



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INTERIOR PHOTOS



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AERIAL



UPTOWN WORTHINGTON SHOPPING MALL

TARGET Wawa ALDI

CHIPOTLE MEXICAN GRILL CVS Wegmans

BOUNCE PICKLEBALL

PAOLI SHOPPING CENTER

ACME petco PNC

ups FINE WINE & GOOD SPIRITS THE VITAMIN SHOPPE

Walgreens Orangetheory FITNESS

TREDYFFRIN TOWNSHIP LIBRARIES
TREDYFFRIN PUBLIC LIBRARY & PAOLI LIBRARY

TD Bank

Paoli Hospital
Main Line Health*
Well ahead.*

Keswick CYCLE

enterprise

Chevrolet logo

SITE

LANCASTER AVE (24,457 VPD)

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THE MAIN LINE

Originally named for a Pennsylvania Railroad train line that ran from Philadelphia through the northwestern inner-ring suburbs, The Main Line is a series of dense, ultra affluent communities spanning Merion Station to Paoli. These bedroom communities of Philadelphia boast the region's best schools, shopping and dining, strung together through its accessible and heavily trafficked artery, Lancaster Avenue (Route 30).



MSC

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