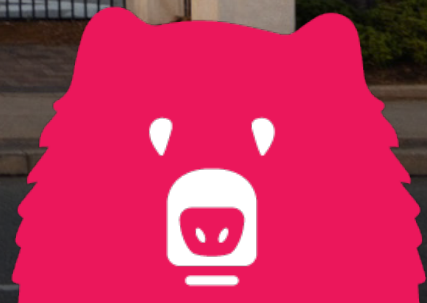


111 W LANCASTER AVE

ARDMORE, PA

MSC

3,500 SF PAD W/ DRIVE-THRU ON
±1 AC FOR GROUND LEASE





111 W LANCASTER AVENUE

DEMOGRAPHICS

EST. POPULATION	EST. EMPLOYEES
1 mi 17,912	1 mi 9,598
2 mi 56,628	2 mi 23,789
3 mi 121,203	3 mi 43,469
5 mi 426,352	5 mi 175,889
EST. AVG HH INCOME	EST. HOUSEHOLDS
1 mi \$198,663	1 mi 7,312
2 mi \$240,199	2 mi 21,569
3 mi \$222,870	3 mi 45,068
5 mi \$145,843	5 mi 168,848

PROPERTY DETAILS

- ▶ Existing free-standing pad with drive-thru at fully signalized intersection in the heart of the famed "Main Line"
- ▶ First time available in over a generation
- ▶ Unmatched visibility and access to highly trafficked (19,478 AADT) Lancaster Avenue (Rt. 30)
- ▶ Positioned amidst incredible national and local retail co-tenancy in ultra high barrier to entry submarket

JOIN THESE AREA TENANTS



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AERIAL PHOTO FACING EAST



SUBURBAN SQUARE

lululemon *Free People* **LIFETIME FITNESS** **SHAKE SHACK**
URBAN OUTFITTERS *See's Candies* *Rosa Mexicano* **SEE**
 sweetgreen *bluemercury* **SOLCYCLE**
 PAPER+SOURCE **west elm** **DAN DAN**
LOLA'S GARDEN
 drybar **CAVA** **HipCityVeg**

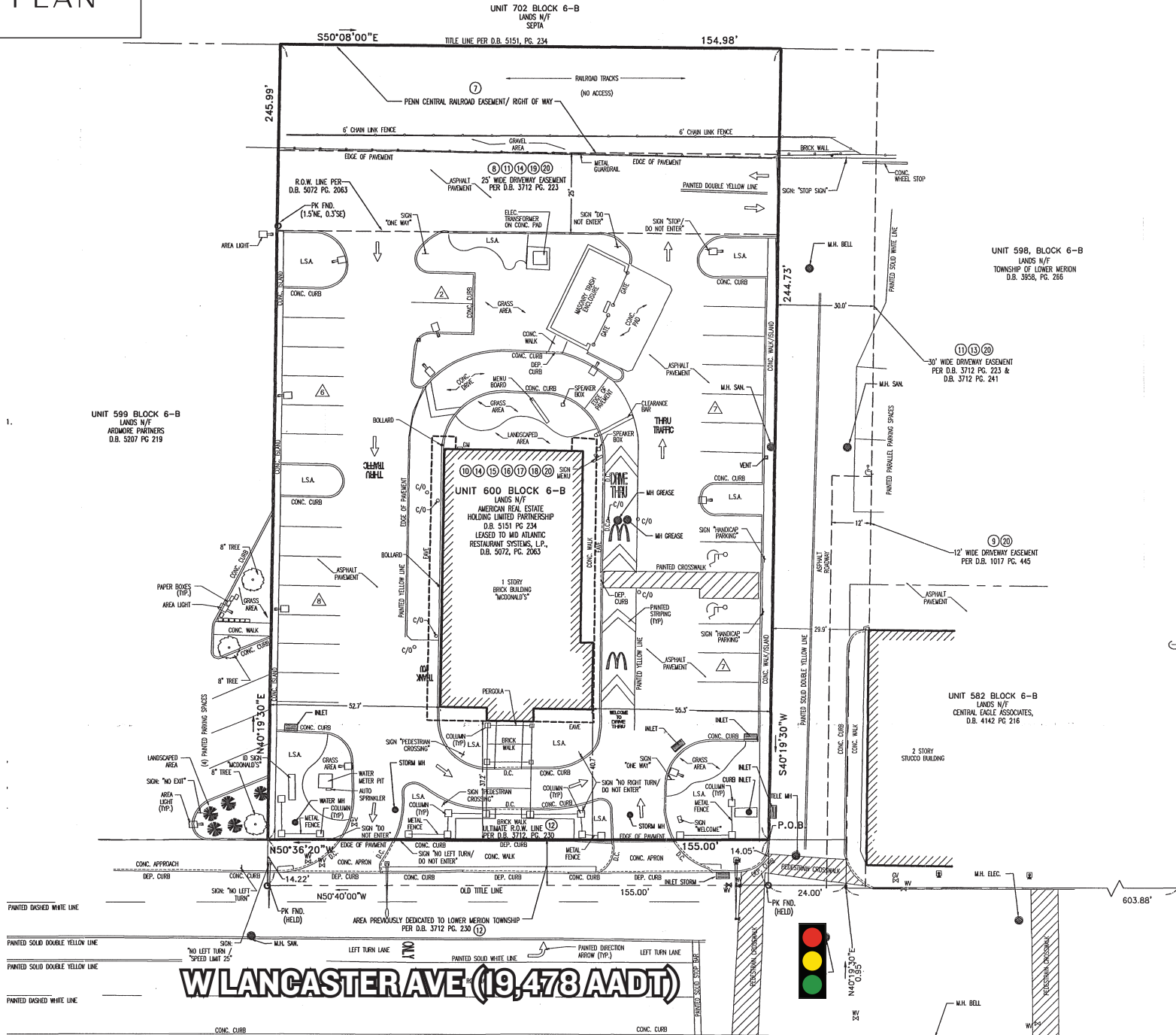
ARDMORE TRAIN STATION

THE PIAZZA AT ARDMORE
(UNDER CONSTRUCTION)

270 MULTI-FAMILY UNITS
 30,000 SF RETAIL
 ±480 PARKING SPACES

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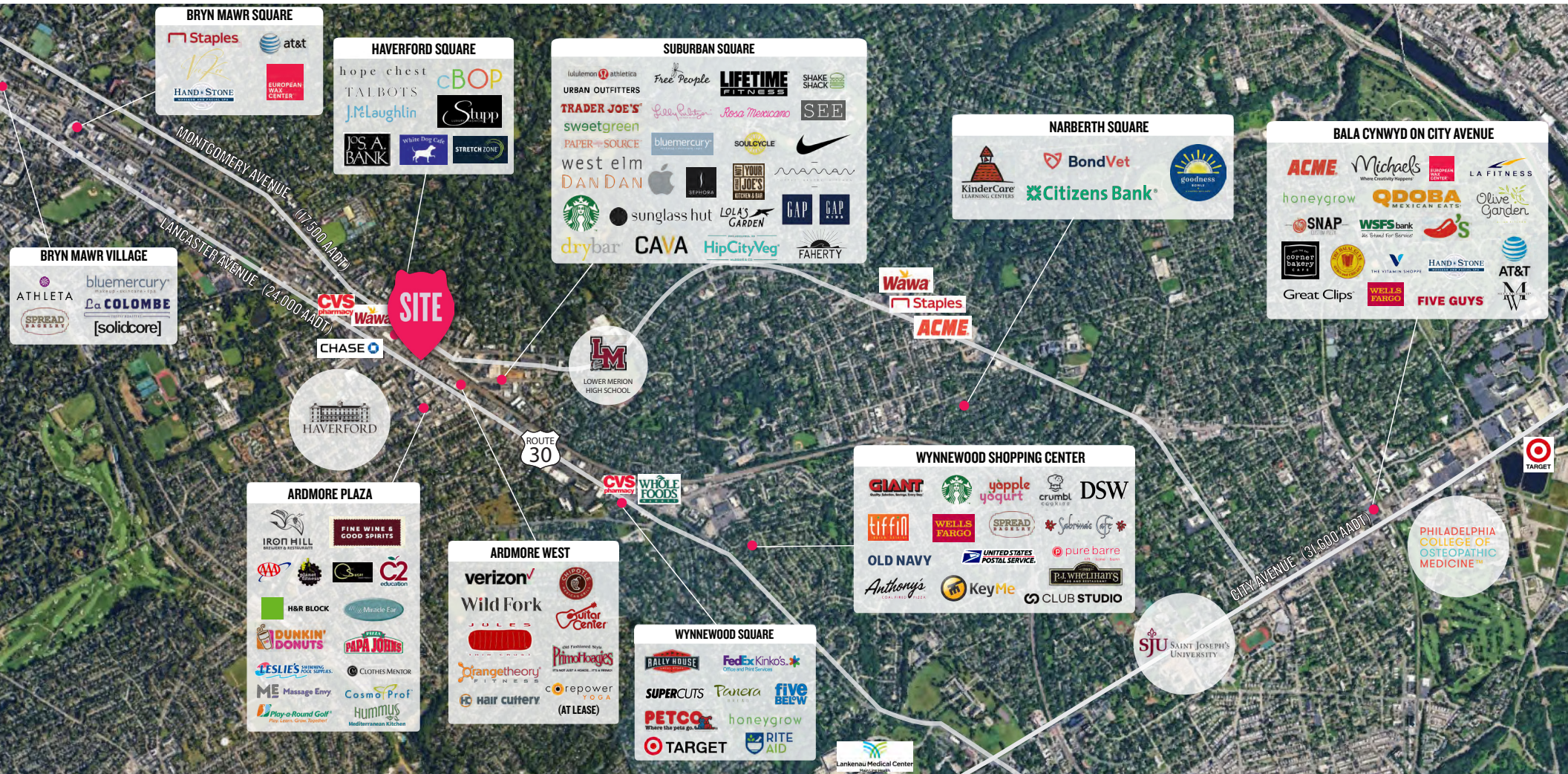
SITE PLAN



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AERIAL



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MSC



DOUGLAS GREEN
PRINCIPAL

dgreen@hellomsc.com
215.883.7400

BRITTANY GOLDBERG
EXECUTIVE VICE PRESIDENT

bgoldberg@hellomsc.com
215.883.7405