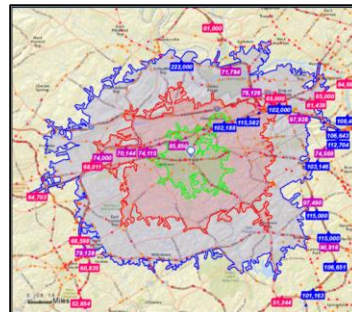


**FOR LEASE: 1,200 SF +/- Office Space  
91 Chestnut Road, Paoli, PA**



Township: Tredyffrin/Chester County  
Zoning: TCD (Town Center)  
Water/Sewer/Gas: Public  
Occupancy: Immediately  
Available Space: 1,200 SF  
Traffic Count: 30,000 - 50,000 VPD\*  
Lease for: \$18.50/SF Gross + Electric

\*Nearest Route 30 Intersection

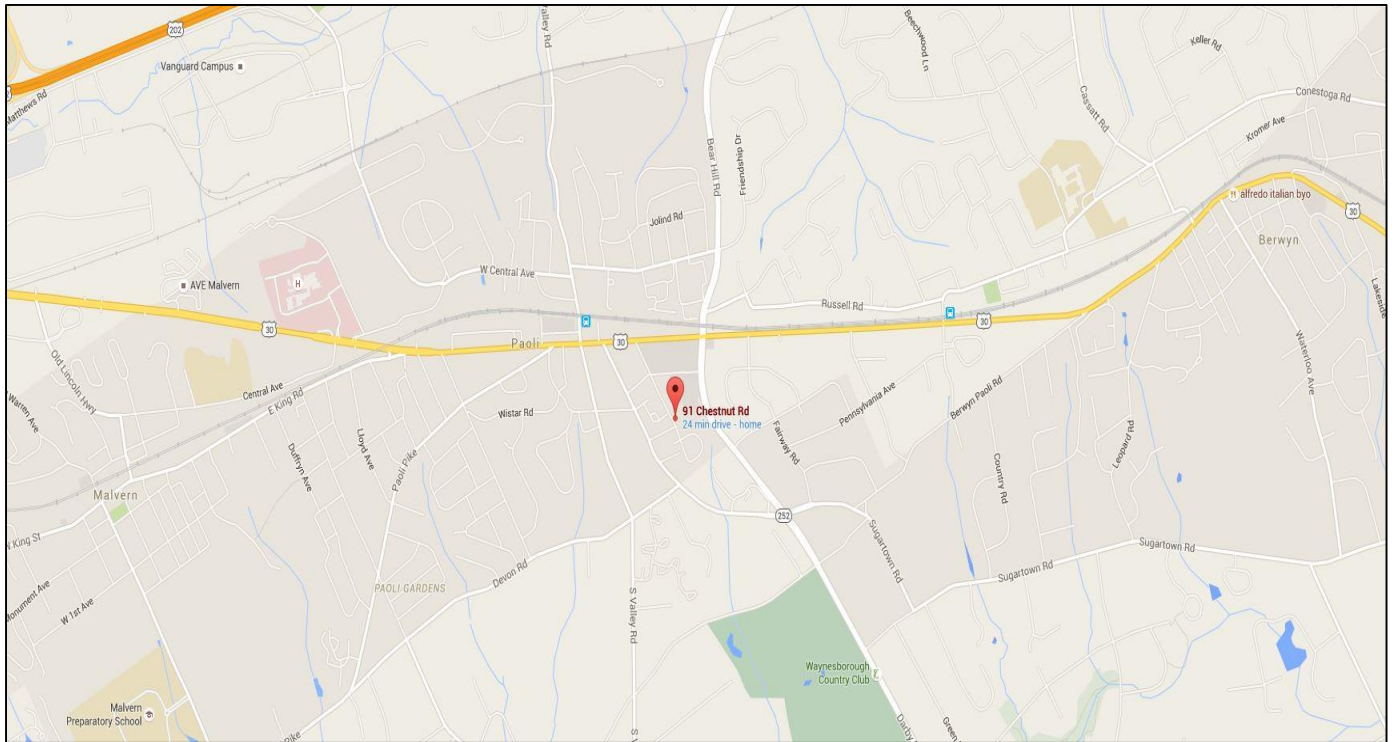


**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day

For more information, please contact:

Robert Eshelman Ph:(610) 225-0905 or Cell:(904) 631-5634  
Email: Reshelman@liebermanearley.com

John Lieberman Ph:(610) 225-0901 or Cell:(610) 348-6517  
Email: JohnLieberman@liebermanearley.com



**91 Chestnut Road, Paoli, PA 19301**  
**1,200 SF Office Space for Lease**  
**Available NOW**

- 1,200 SF in the heart of Paoli (Tredyffrin/Chester County)
- \$18.50/SF/Yr (Gross + Electric)- Rate includes CAM
- Zoned Town Center (TCD), this walk-up office space features 3 large offices, a full bath, and a generous third floor storage space
- This space offers a great opportunity for small businesses to thrive in a Main Line location for a reasonable price
- Enjoy great signage and visibility from Chestnut Rd located behind the Paoli Shopping Center
- Great location just off of Lancaster Avenue and a short walk from the Paoli Train Station
- First floor space is occupied by the owner of the building, Main Line Dental Aesthetics



# LIEBERMAN EARLEY & COMPANY



Side Entrance



Walk-up



Office 1



Office 2

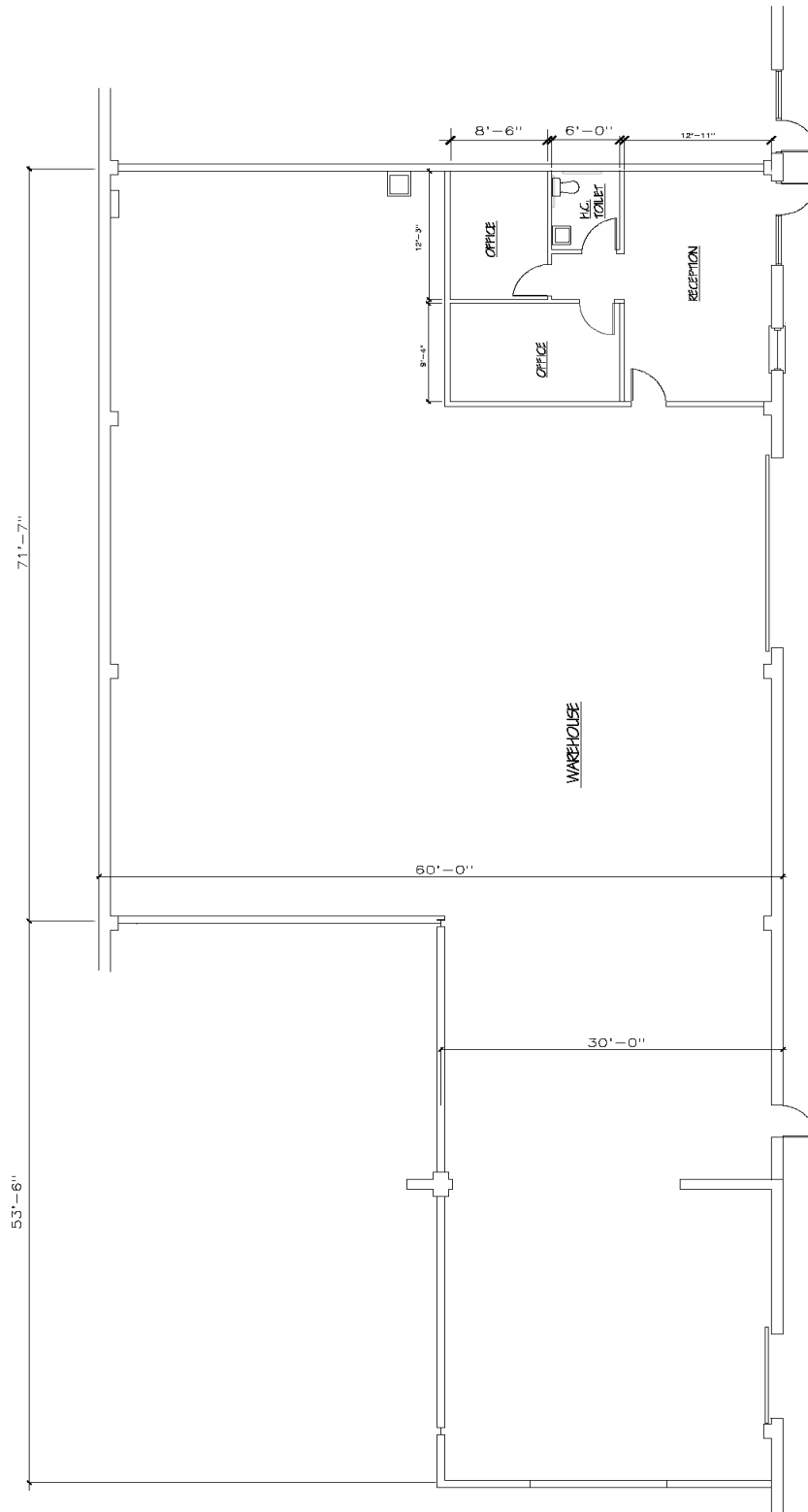


Office 3



Full Bath

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.



FLOOR PLAN

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