

RETAIL/ OFFICE SPACE AVAILABLE FOR LEASE



1038 Lancaster Ave, Bryn Mawr, PA | Rear Unit

Lease Price: \$2,400/ Month (\$15.72/ SF Gross)

Plus Utilities, Trash and Snow Removal, and Increases in Operating Expenses

OVERVIEW:

Building Size: 10,000 ± SF
Available: 1,833 ± SF (plus 1,000 ± SF Storage)
Unit accessible from rear parking lot
Zoning: Commercial
Water & Sewer: Public
HVAC: Gas Heat– Central Air Conditioning
Parking: Two free stacked spaces included in lease
24 Car Municipal Lot Next Door– coin metered
Amenities: Situated in the heart of Bryn Mawr
Township: Lower Merion

BUILDING: In the heart of the Bryn Mawr retail district, this location offers heavy traffic and great window display. Rear retail/office unit. Access from rear parking area.



Contact:

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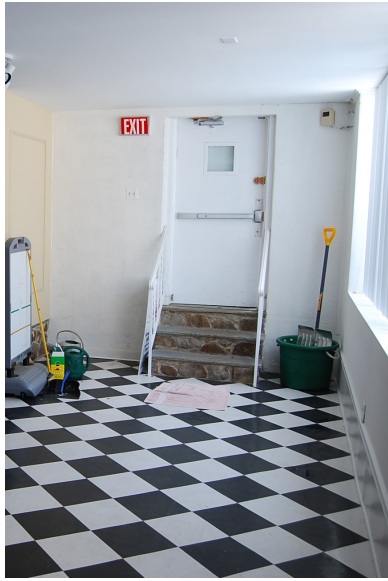
LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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.

1038 Lancaster Ave, Bryn Mawr | Interior

1,833 SF



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Main Entrance at the End of Awning



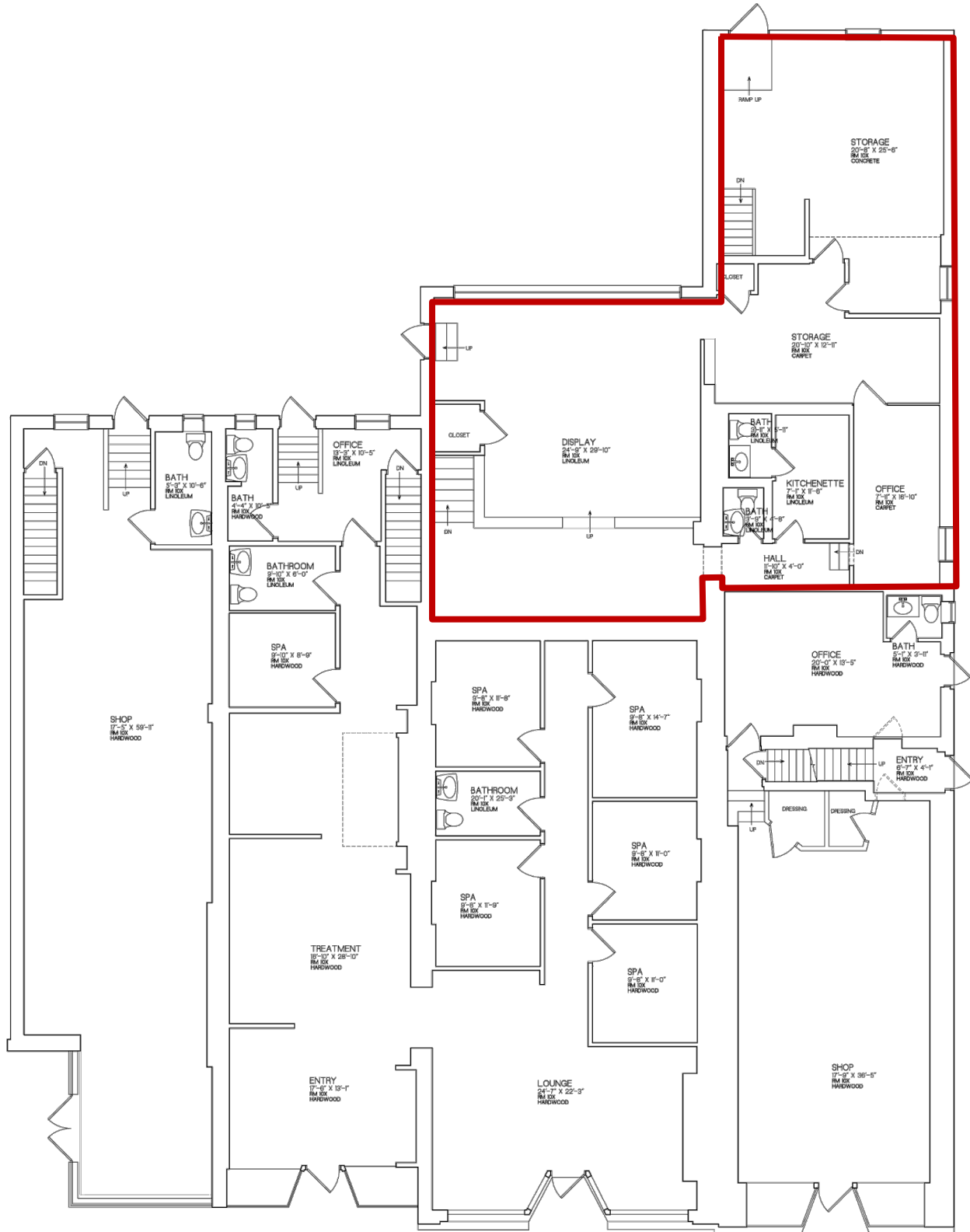
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Upper level Floor Plan



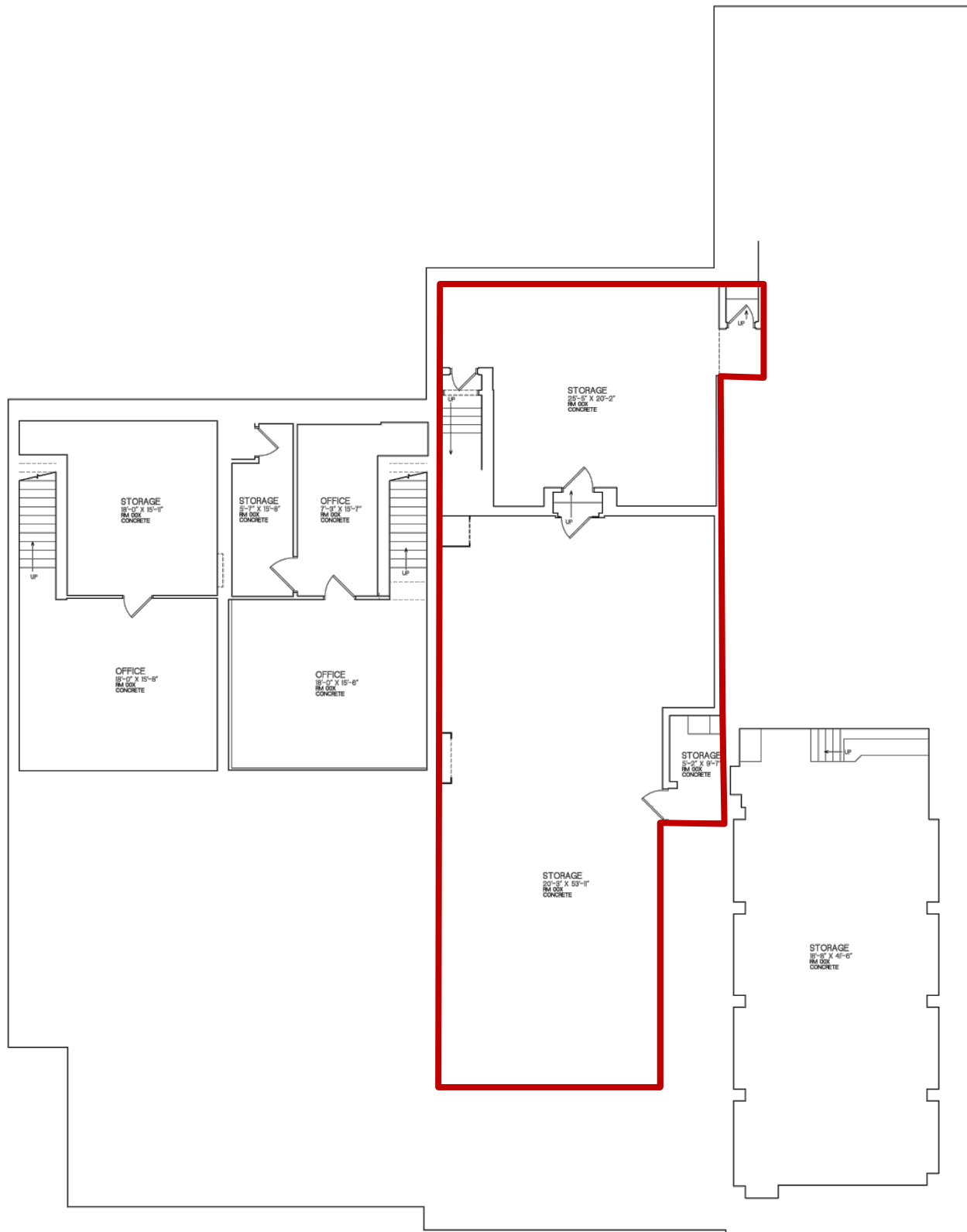
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Basement Floor Plan



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