

1500 E Lancaster Ave,  
Paoli, PA

FOR LEASE



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**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# LOCATION HIGHLIGHTS



- ➤ On Route 30 and offers easy access to Routes 252, 202 and the 76/276/476 corridor.
- ➤ Close proximity to Paoli Town Center, and Paoli Shopping Center.
- ➤ Walking distance to Daylesford train station.

# EXECUTIVE SUMMARY

Total Available:	916 SF
Zoning:	C-1 (Commercial)
Water/Sewer/ Gas:	Public
Year Built:	1985
Frontage:	450' on Lancaster Ave
Traffic Count:	16,000 VPD
Township:	Tredyffrin (Chester County)
Acreage:	1.9 Acres

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## BUILDING DESCRIPTION:

Class A office space in a remarkable cornerstone building with high visibility and beautiful finishes.



## OFFICE BENEFITS:

Second Floor corner office with abundance of natural light.

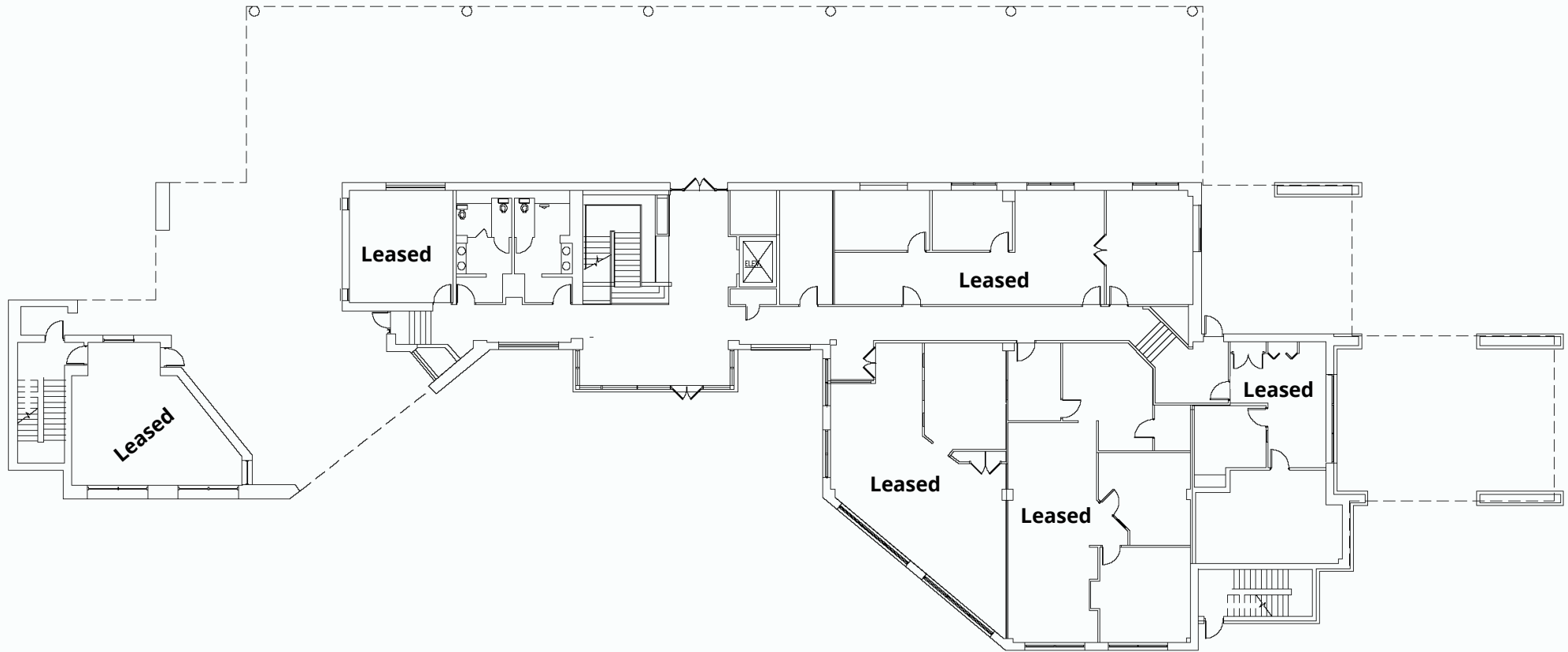


LEASE RATE  
**\$24.25/ SF Gross plus electric**

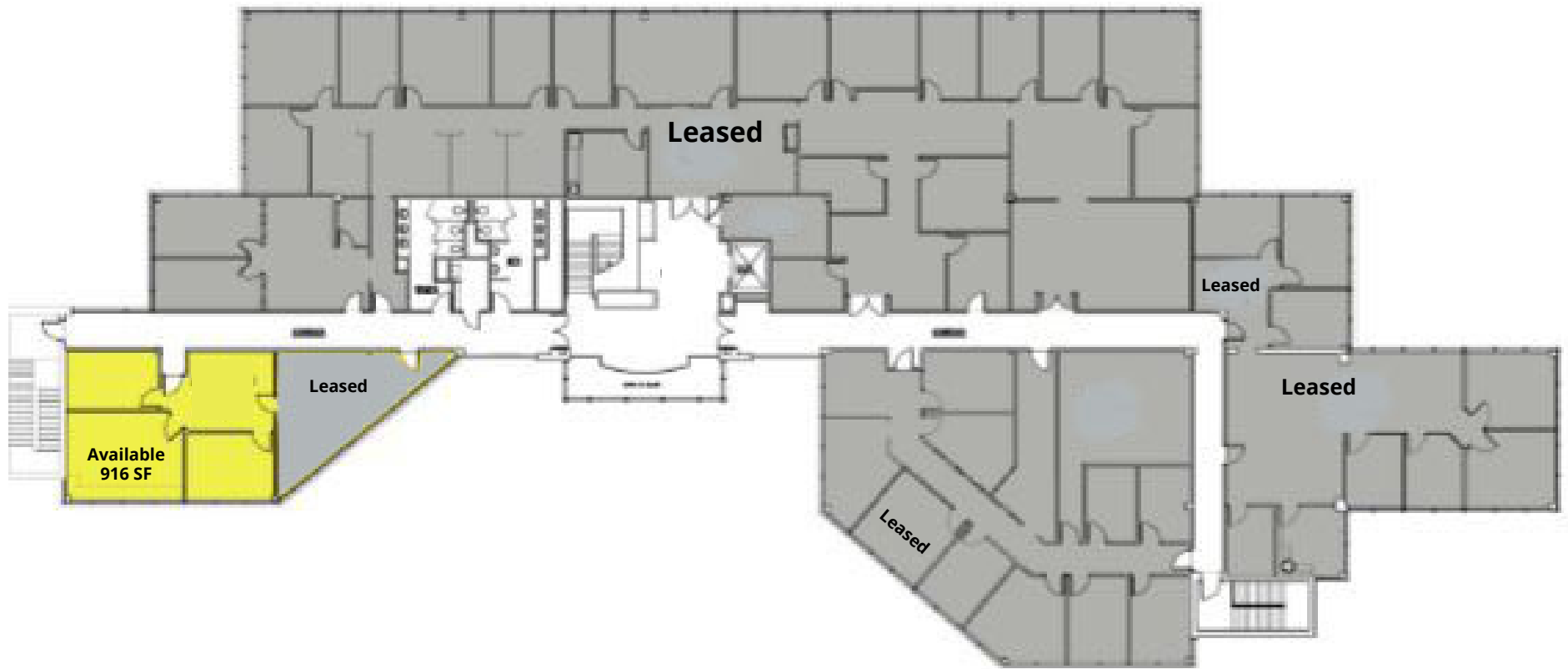
## Disclaimer

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.

# FIRST FLOOR



# SECOND FLOOR



# LOCATION INSIGHTS

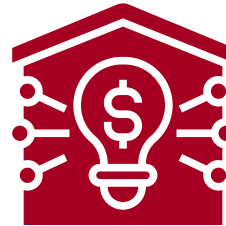
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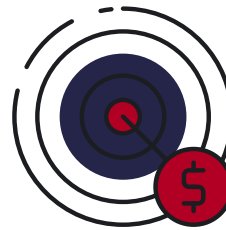
93,836  
Population:



36,749  
Households:



Median  
Household Income:  
\$134,676



Median  
Per Capita Income:  
\$75,839



Median Net Worth  
Income:  
\$657,104

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