

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

Available:	Suite 105 - 917 SF Suite 204 - 711 SF Suite 205 1,875 SF
Zoning:	Public
Water/Sewer/ Gas:	C-1 (Commercial)
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:

RT 30 Location near retail shops, restaurants, and walking distance to Daylesford train station.

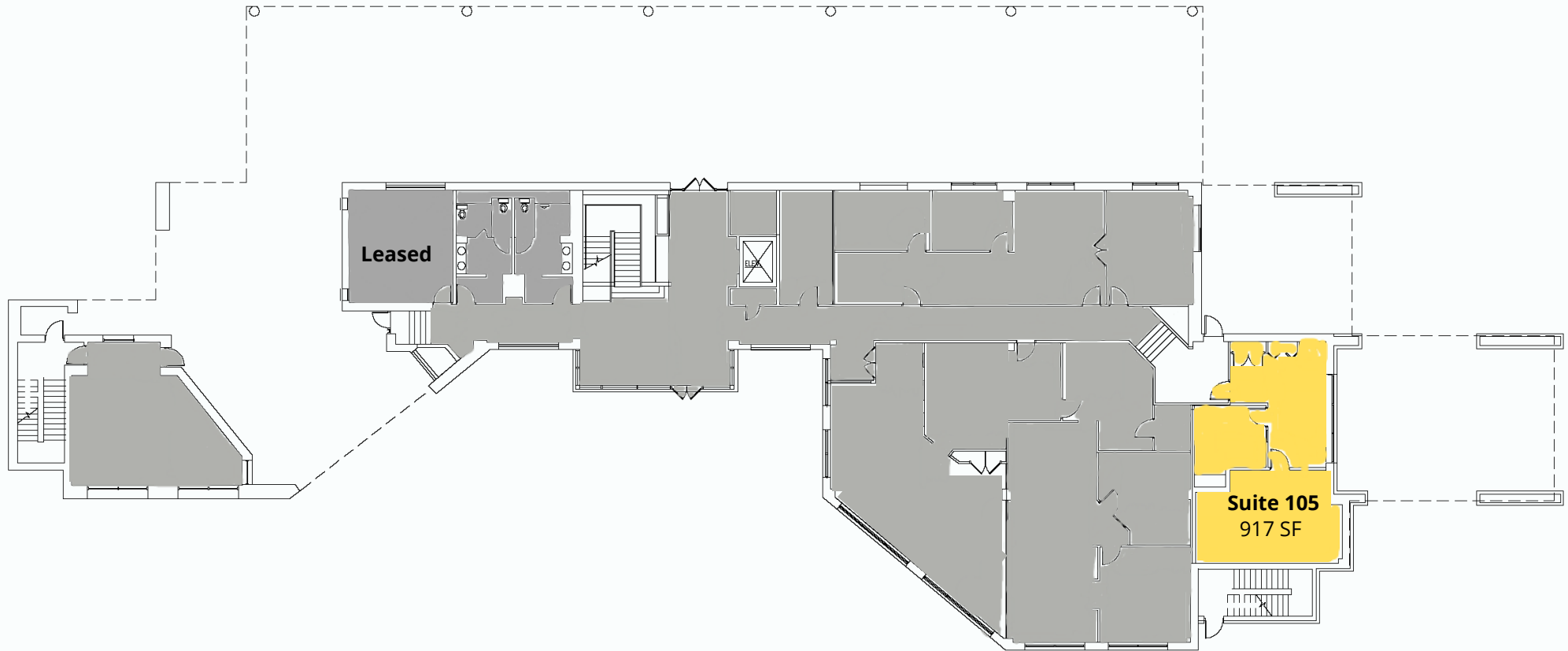


LEASE RATE
\$24.25/ SF Gross plus electric

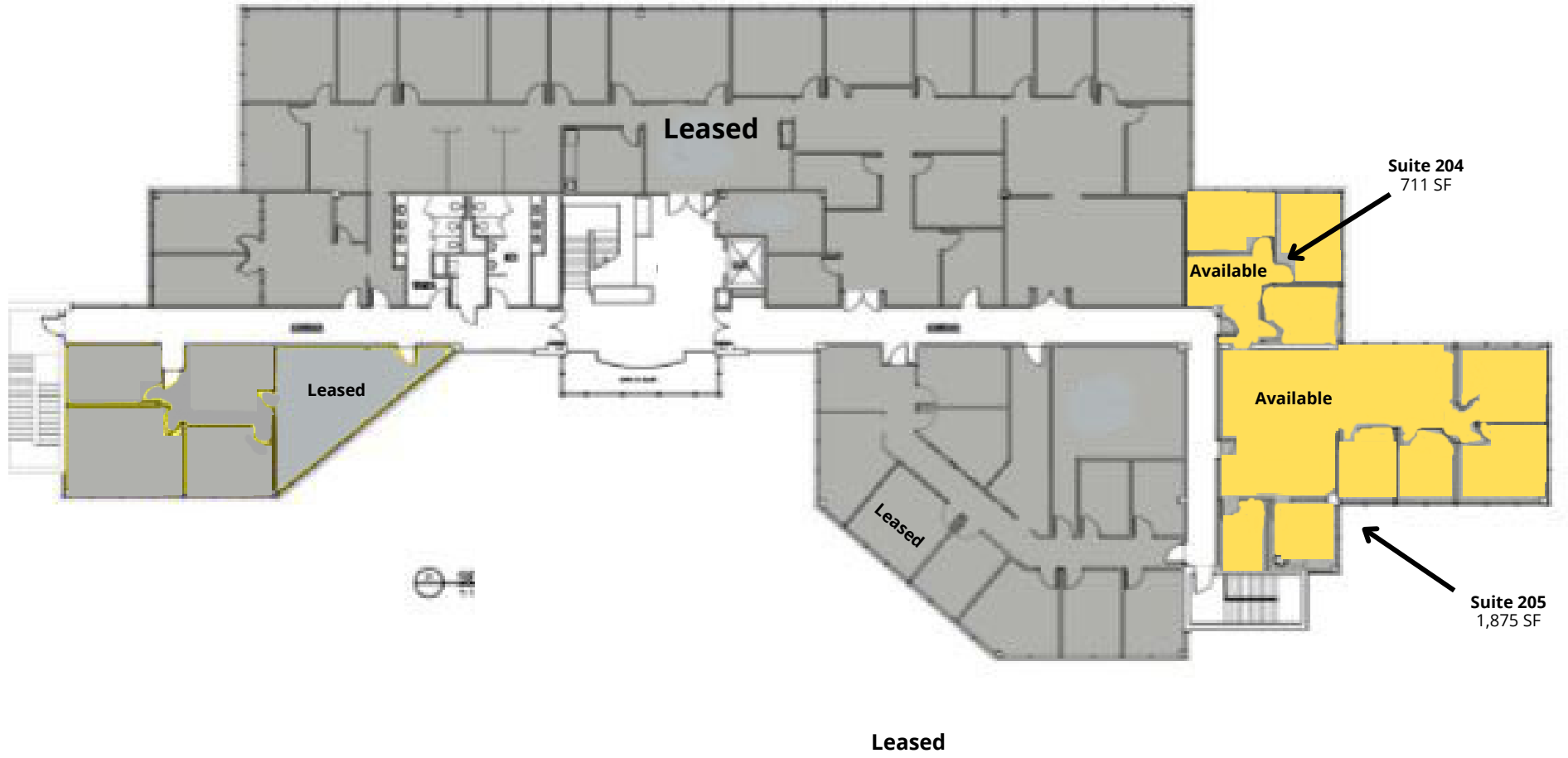
Disclaimer

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.

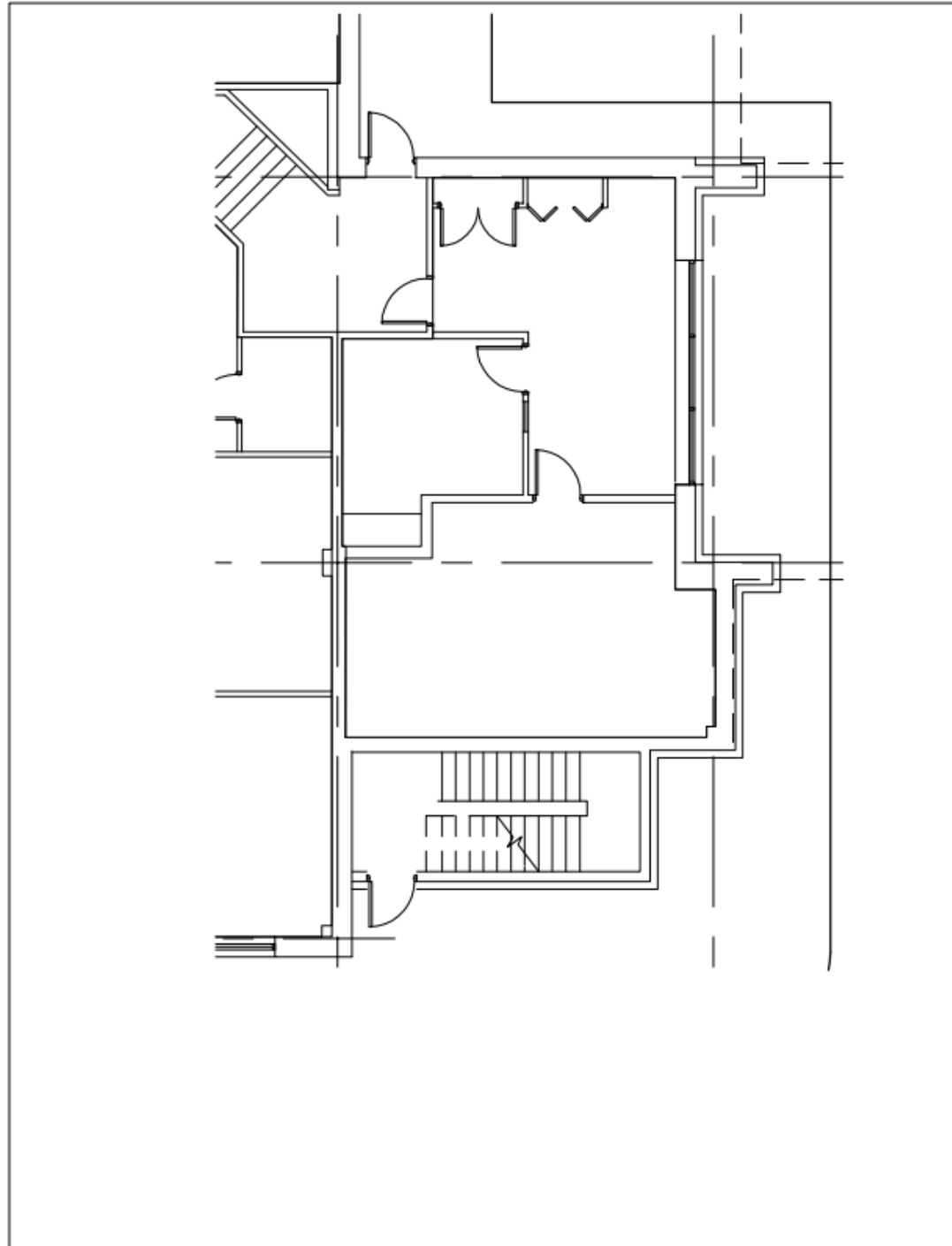
FIRST FLOOR



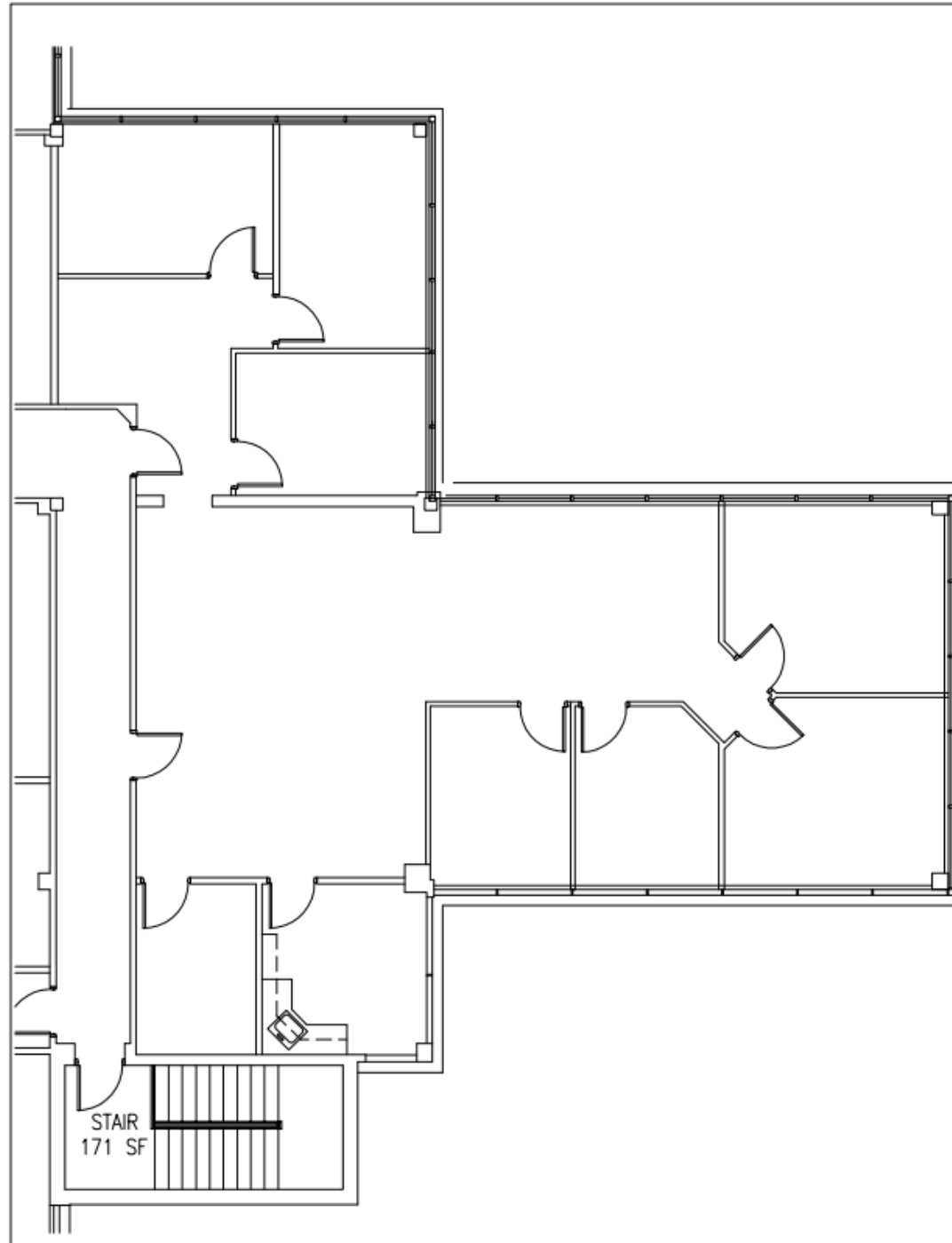
SECOND FLOOR



SUITE 105



SUITE 204 & 205



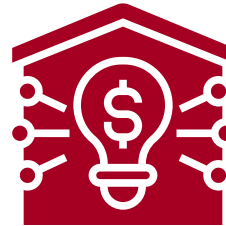
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LOCATION INSIGHTS

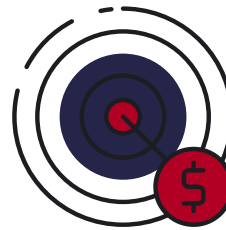
93,836
Population:



36,749
Households:



Median
Household Income:
\$134,676



Median
Per Capita Income:
\$75,839



Median Net Worth
Income:
\$657,104

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