

**LIEBERMAN EARLEY & COMPANY NAMED EXCLUSIVE AGENT FOR THE
SALE OR LEASE OF A MIXED USE BUILDING AT
385 LANCASTER AVENUE IN EAST WHITELAND TOWNSHIP**

EAST WHITELAND TOWNSHIP, PA – Lieberman Earley & Company has been named The exclusive agent for the sale or lease of a 2,065 square foot mixed use building at 385 Lancaster Avenue in Malvern.

Phil Earley, a principal of Lieberman Earley & Co., is the exclusive agent appointed by the Heirs to The Estate of Lawrence DeSimone, to market the property to potential buyers/investors situated throughout Chester County.

Asking prices for the building are \$425,000 for sale or \$3,442 month NNN for lease.

385 Lancaster Avenue is a one story free-standing mixed use building situated on a .67 acre lot with 71.25' of frontage on Lancaster Avenue (Route 30). Zoned FC, Commercial Frontage, there is a wide range of permitted uses including office, retail, restaurant, banks studios, fitness facilities and day care services. This property currently has offices in the front and carpeted warehouse/storage space in the rear including a drive-in door, lots of off-street parking in the front and side of the building and a large lot in the back of the property. Highly visible location on Lancaster Avenue close to the intersection at Church Road and within one mile of Routes 352, 202 and the Route 30 Bypass.

For more information, please contact: Phil Earley at 610-225-0900

