

4631 Penn Avenue Unit 105,  
Sinking Spring, PA

FOR LEASE



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### Disclaimer

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**LIEBERMAN EARLEY & COMPANY**

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

Total Available:	2,357 SF
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**SUITE FEATURES:**

One story retail building	C-2 Zoning
100% wet sprinklered system	ADA compliant
Taxes are included in the CAM fees	
Changing rooms Reception area	Storage space or private rooms
Gas heat and central air	
Turnkey space with existing build out from the previous user	



Come Join: Sherwin Williams,  
Stereo Barn, Jacuzzi, and  
Amy's Nail Salon



Lease Price: \$14.50 NNN

# LOCATION HIGHLIGHTS / SITE MAP



- ▶▶▶ Monument signage available along Route 422
- ▶▶▶ Surrounded by existing and upcoming retail centers
- ▶▶▶ Close to amenities such as restaurants, shops, sport facilities, and convenience stores

# SITE

