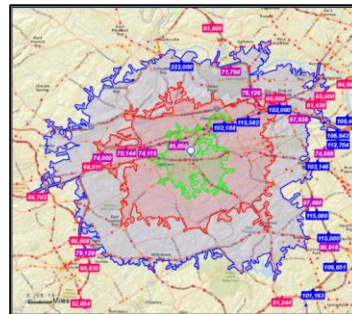


**FOR LEASE: 1,200 SF +/- Office Space
91 Chestnut Road, Paoli, PA**



Township: Tredyffrin/Chester County
Zoning: TCD (Town Center)
Water/Sewer/Gas: Public
Occupancy: Immediately
Available Space: 1,200 SF
Traffic Count: 30,000 - 50,000 VPD*
Lease for: \$18.50/SF Gross + Electric

*Nearest Route 30 Intersection



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

For more information, please contact:

Robert Eshelman Ph:(610) 225-0905 or Cell:(904) 631-5634
Email: Reshelman@liebermanearley.com

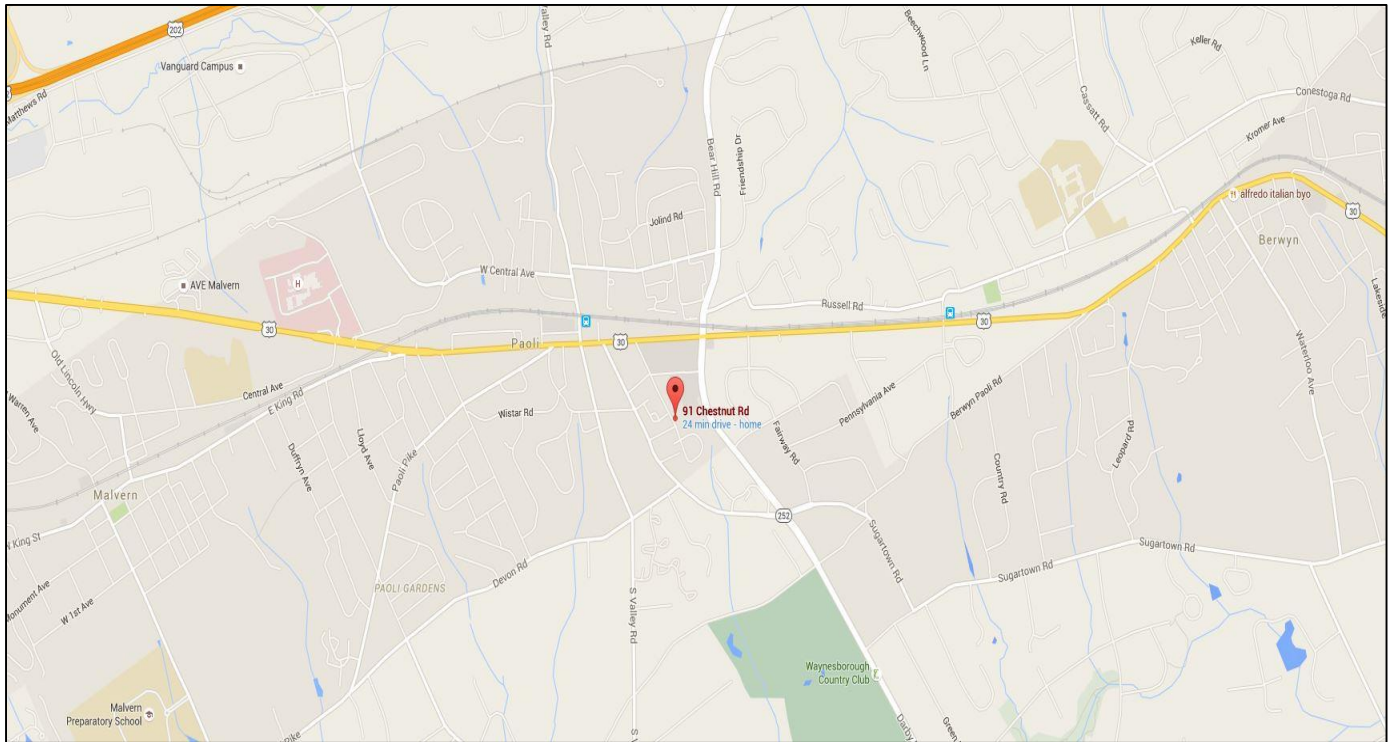
John Lieberman Ph:(610) 225-0901 or Cell:(610) 348-6517
Email: JohnLieberman@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

Lieberman Earley & Co, Inc.
485 Devon Park Drive, Suite 110
Wayne, PA 19087
610-688-4300

www.liebermanearley.com

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91 Chestnut Road, Paoli, PA 19301
1,200 SF Office Space for Lease
Available NOW

- 1,200 SF in the heart of Paoli (Tredyffrin/Chester County)
- \$18.50/SF/Yr (Gross + Electric)- Rate includes CAM
- Zoned Town Center (TCD), this walk-up office space features 3 large offices, a full bath, and a generous third floor storage space
- This space offers a great opportunity for small businesses to thrive in a Main Line location for a reasonable price
- Enjoy great signage and visibility from Chestnut Rd located behind the Paoli Shopping Center
- Great location just off of Lancaster Avenue and a short walk from the Paoli Train Station
- First floor space is occupied by the owner of the building, Main Line Dental Aesthetics

LIEBERMAN EARLEY & COMPANY



Side Entrance



Walk-up



Office 1



Office 2

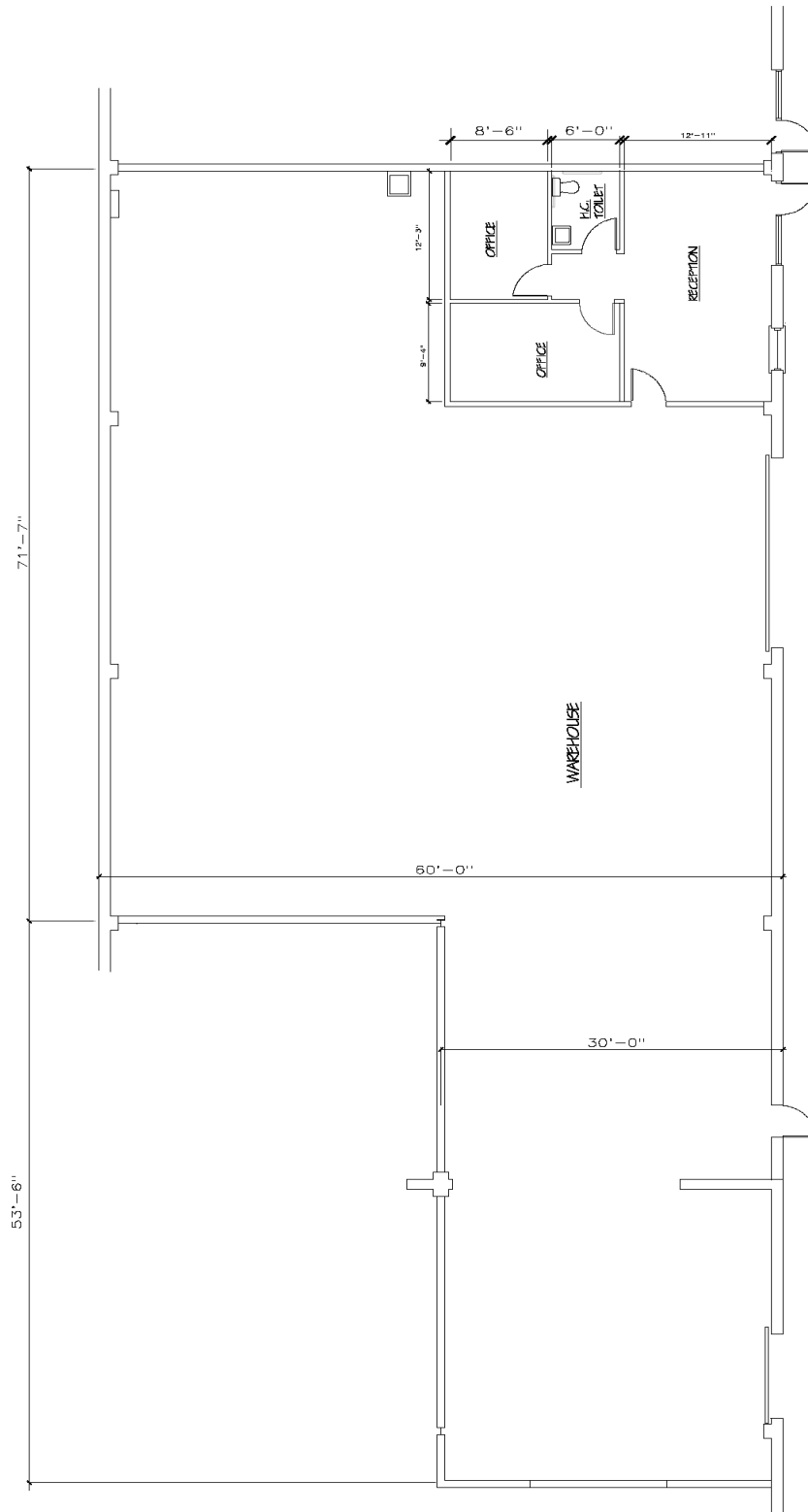


Office 3



Full Bath

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FLOOR PLAN

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