3604 WEST CHESTER PIKE

NEWTOWN SQUARE, PA

±3.500 SF AVAILABLE FOR LEASE



property highlights.

- 3,500 SF freestanding building available at the corner of Route 3 and Route 252 in Newtown Square
- Two convenient access points with its own 4-way traffic light off of Route 3
- Excellent visibility and ample parking
- Located near the 114,000 SF new Whole Foods anchored Ellis Preserve Shopping Center.
- Adjacent to the Acme anchored Newtown Square Shopping Center

stats.

2015 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	40,013	146,837	348,484
EST. HOUSEHOLDS	14,967	54,868	133,222
EST. AVG. HH INCOME	\$100,389	\$92,735	\$86,557

WEST CHESTER PIKE (ROUTE 3) TRAFFIC COUNT: 37.171 VPD *ESRI 2015 NEWTOWN STREET ROAD (ROUTE 252) TRAFFIC COUNT: 17,097 VPD



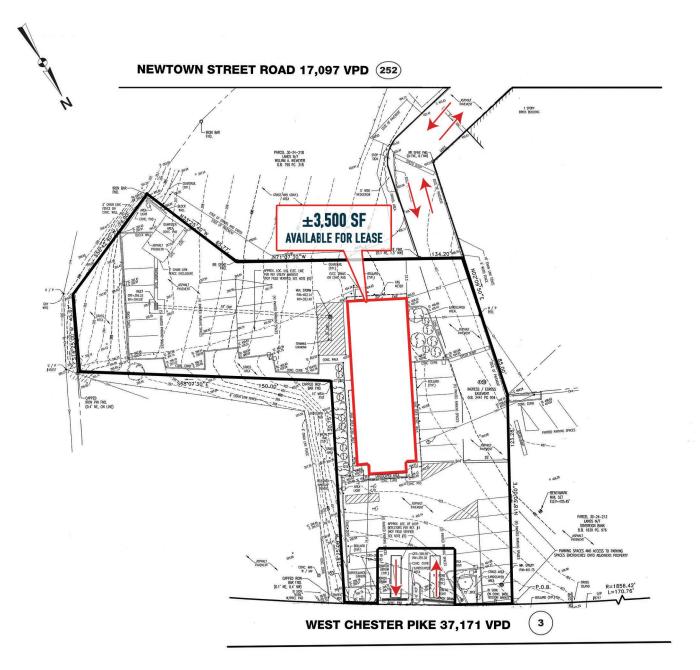
get in touch.

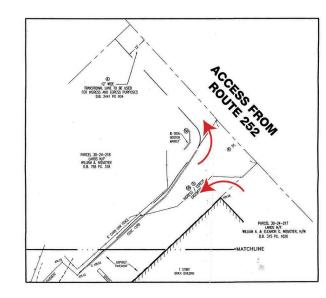
MADELINE WHEELER

office 215.893.0300 direct 215.282.053 mwheeler@metrocommercial.com

STEVE NIGGEMAN

office 610.825.5222 direct 610.260.2667 sniggeman@metrocommercial.com





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11:10:





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.11







The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.10.1



