Prime Corner • Retail & Pad Site Available

1101 E. LANCASTER AVE, DOWNINGTOWN, PA **FOR LEASE**

JPH REALTY ADVISORS

RETAIL SPACE

- ± 1.2 Acres available for redevelopment
- Existing 7,193 SF building with 1,664 SF workshop in the rear
- Signalized intersection with full movements
- Strong traffic counts and outstanding visibility
- Pad site or inline spaces available
- C30 zoning allows for most retail uses
- Available development corner on major retail corridor
- Potential ground lease or build-to-suit

STRATEGIC LOCATION

The Property is located at the signalized intersection of Route 30 Bypass and Quarry Road at the start of the primary retail corridor for area residents and shoppers visiting Downington. The corner lot offers excellent visibility and convenient access for passing motorists.

LOCAL RETAILERS

- Wegmans, Best Buy, BJ's Wholesale Club, Christmas Tree Shops, Dicks Sporting Goods, DSW, Five Below, Home Depot, LA Fitness, Lowe's Home Improvement, Orvis, PetSmart, Regal Cinema's, Wawa

MAJOR SHOPPING CENTERS

- Ashbridge Commons, Ashbridge Square, Brandywine Square, Quarry Crossings

POSSIBLE USES INCLUDE

- Automotive, Bank, Cellular, Drive-thru, Fuel Station, Furniture, Jeweler, Personal Services, Quick Serve Restaurant, Urgent Care

TRAFFIC COUNT

On average, over 17,000 vehicles pass the site on Route 30 and 11,000 ADT from Quarry Road.

CONTACT

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	1 Mile	3 Miles	5 Miles
Population	2,777	34,455	80,183
Households	1,225	13,123	29,136
Average Household Income	$118,098	$124,977	$136,300
Median Age	38.5	39.8	39.9

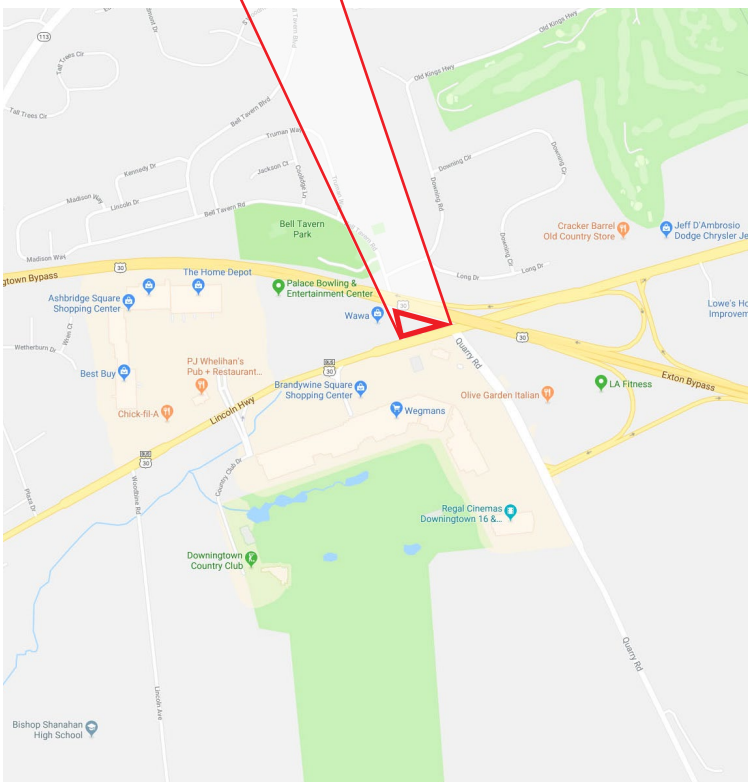
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Free Standing Retail Site Available

1101 E. Lancaster Ave
Downingtown, PA 19335

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