

ASHBRIDGE SQUARE

DOWNINGTOWN, PA

845-965 E LANCASTER AVE

±6,000 - 36,061 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

ANCHOR BOX AVAILABLE

JOIN



JOANN

Staples



ASHLEY



DOLLAR TREE

LOCATED IN THE HEART OF DOWNINGTOWN



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

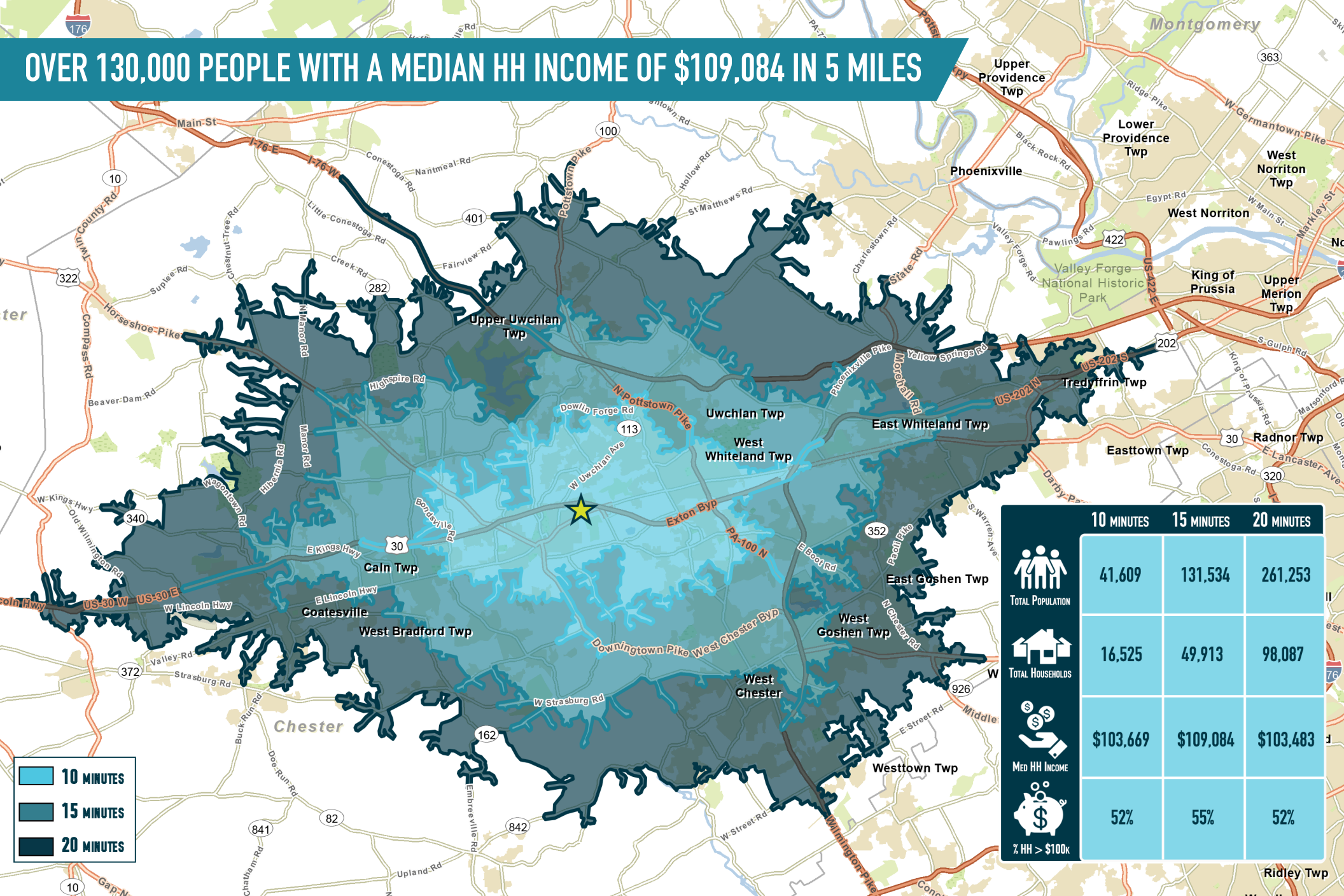
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OVER 130,000 PEOPLE WITH A MEDIAN HH INCOME OF \$109,084 IN 5 MILES



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LOCATED AT THE ROUTE 30-BUSINESS ROUTE 30 BYPASS WITH 62,157 VPD AND 30,608 VPD



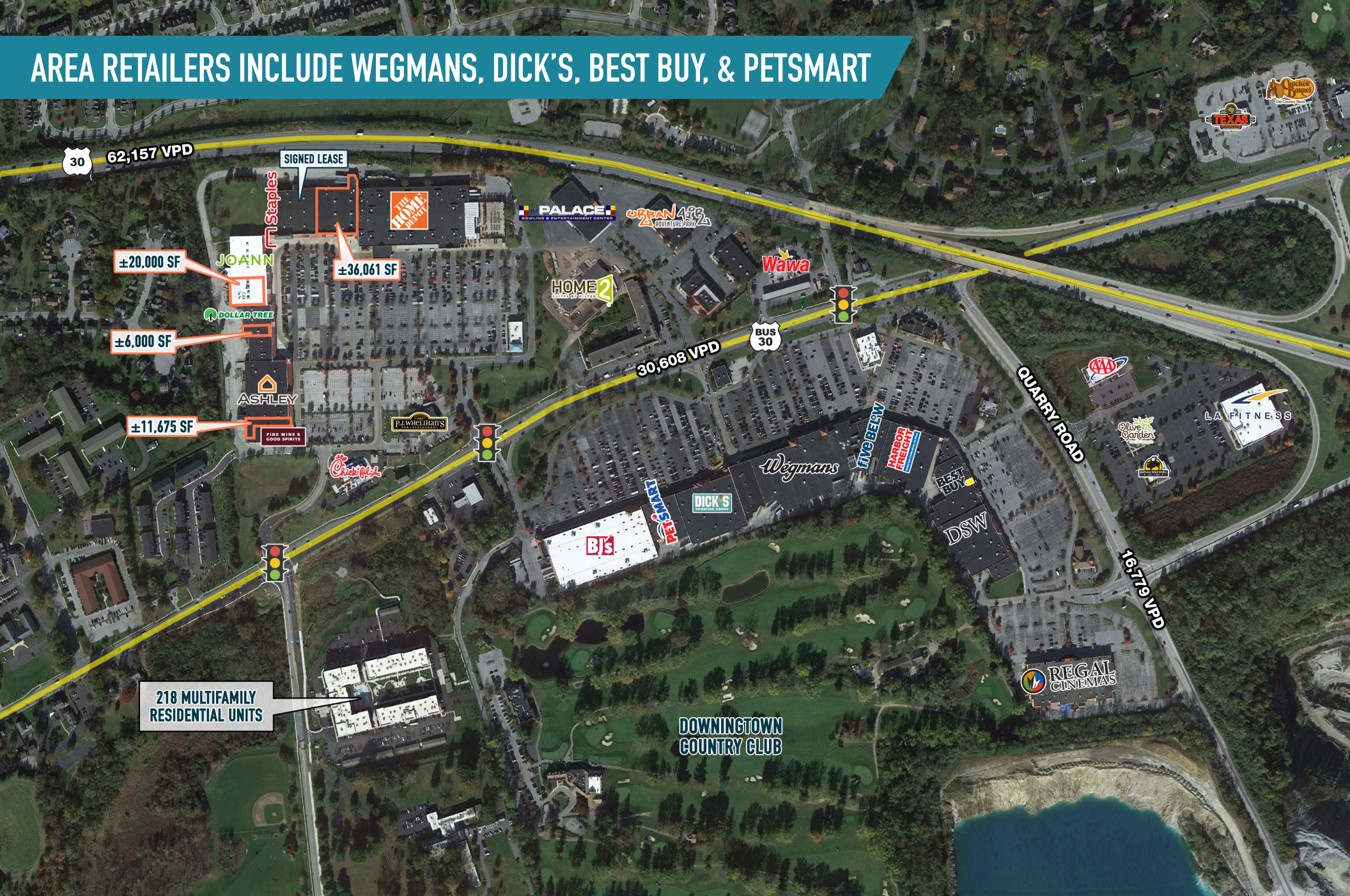
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AREA RETAILERS INCLUDE WEGMANS, DICK'S, BEST BUY, & PETSMART



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ANCHOR AND JUNIOR ANCHOR SPACES AVAILABLE

100	WINE & SPIRITS	6,525 SF
110	AVAILABLE	11,675 SF (53'3"X181'7")
120	ASHLEY FURNITURE	47,150 SF
150	NALAN RESTAURANT	4,500 SF
152	LV NAILS & SPA	1,500 SF
154	ICE CREAM	1,500 SF
156	H&R BLOCK	2,500 SF
160	AVAILABLE	6,000 SF
165	DOLLAR TREE	11,250 SF
170	AVAILABLE	20,000 SF
180	JOANN	28,258 SF
190	STAPLES	15,795 SF
192	SIGNED LEASE	8,549 SF
195	SIGNED LEASE	18,100 SF
200	AVAILABLE	36,061 SF
210	HOME DEPOT	145,485 SF
250	PATIENT FIRST	7,000 SF
300	P.J. WHELIHAN'S	9,600 SF
320	CHICK-FIL-A	4,800 SF



SPACE 110



SPACES 192-195



SPACE 200



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PROPERTY PHOTOS



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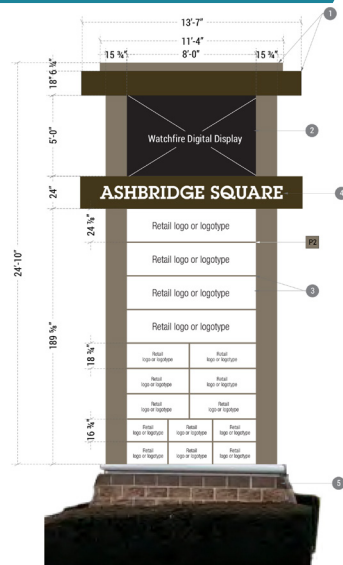
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PYLON PHOTOS

LANCASTER AVE - EXISTING



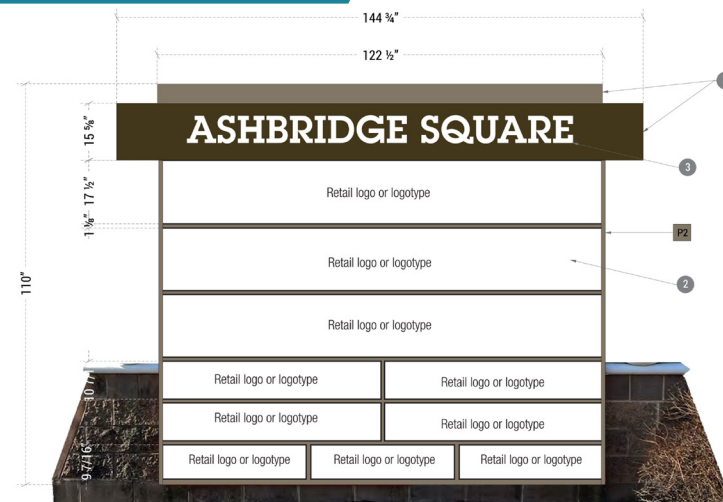
LANCASTER AVE - PROPOSED



ROUTE 30 BYPASS - EXISTING



LANCASTER AVE - PROPOSED



LANCASTER AVE - EXISTING



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