ASHBRIDGE SQUARE

DOWNINGTOWN, PA

845-965 E LANCASTER AVE

±1,500 – 62,710 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

ANCHOR BOX AVAILABLE

JOIN

The Home Depot · JOANN · Staples · Ashley · Dollar Tree

LOCATED IN THE HEART OF DOWNINGTOWN

METRO® COMMERCIAL REAL ESTATE, INC.

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

get in touch.

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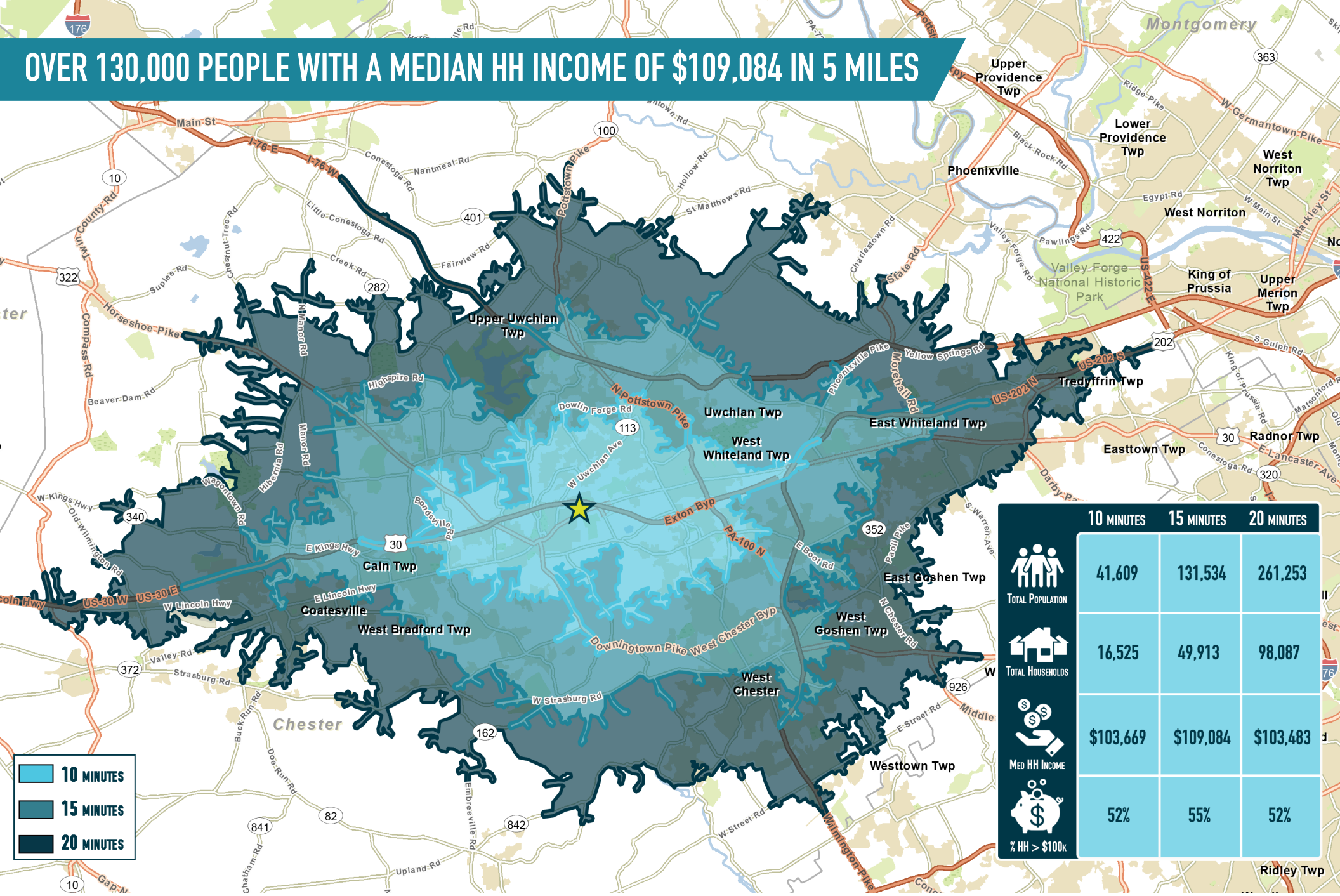
OVER 130,000 PEOPLE WITH A MEDIAN HH INCOME OF $109,084 IN 5 MILES



	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL POPULATION	41,609	131,534	261,253
TOTAL HOUSEHOLDS	16,525	49,913	98,087
MED HH INCOME	$103,669	$109,084	$103,483
% HH > $100K	52%	55%	52%

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 Images may be out-of-date and not current. 05.18.23

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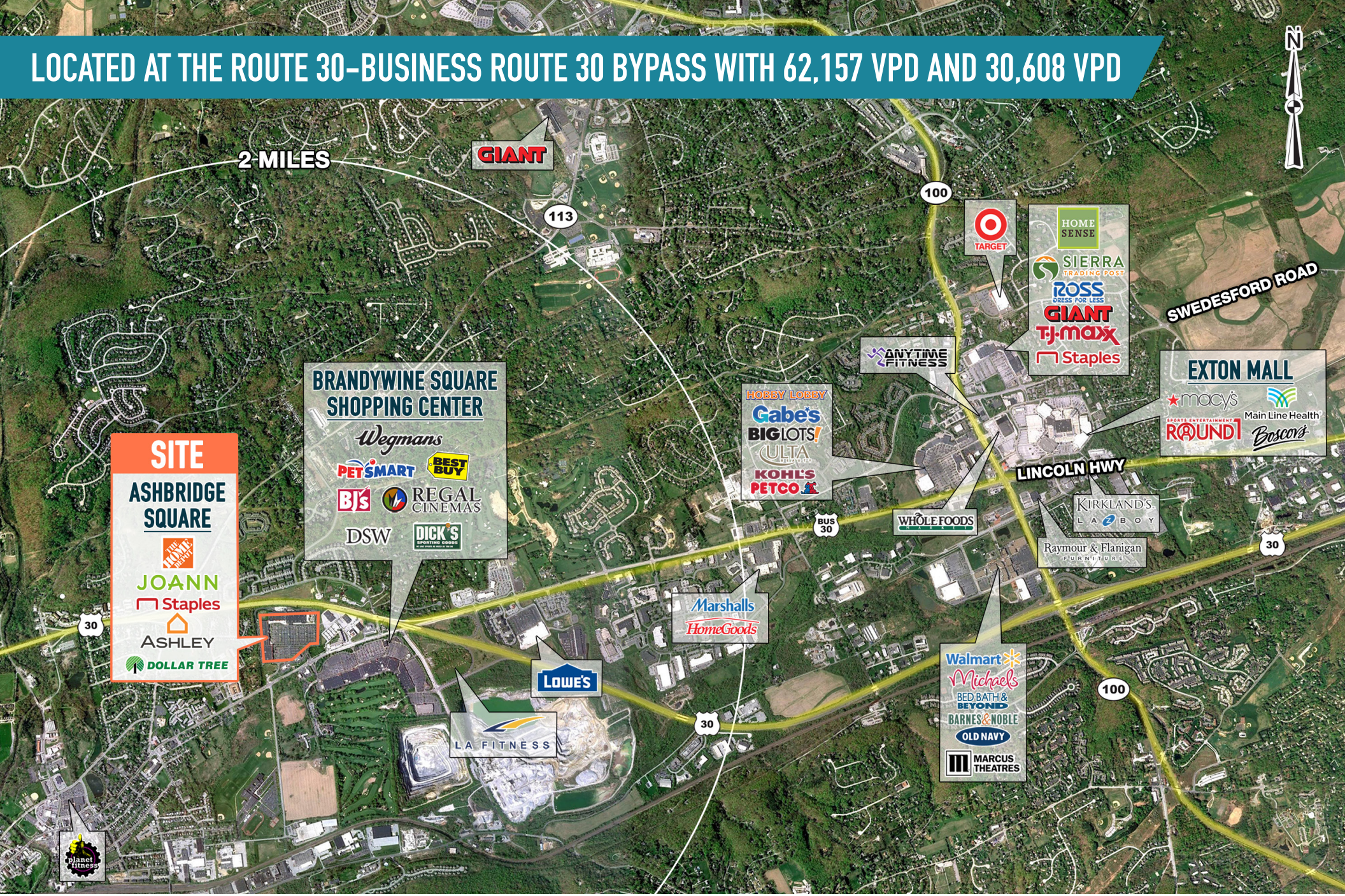
LOCATED AT THE ROUTE 30-BUSINESS ROUTE 30 BYPASS WITH 62,157 VPD AND 30,608 VPD



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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	IN LEASE	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	AVAILABLE	8,549 SF
195	AVAILABLE	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

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PROPERTY PHOTOS

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