

ASHBRIDGE SQUARE

DOWNINGTOWN, PA

845-965 E LANCASTER AVE

±11,675 - 48,258 SF AVAILABLE FOR LEASE

ENTER TEXT HERE

LOCATED IN THE HEART OF DOWNINGTOWN



get in touch.

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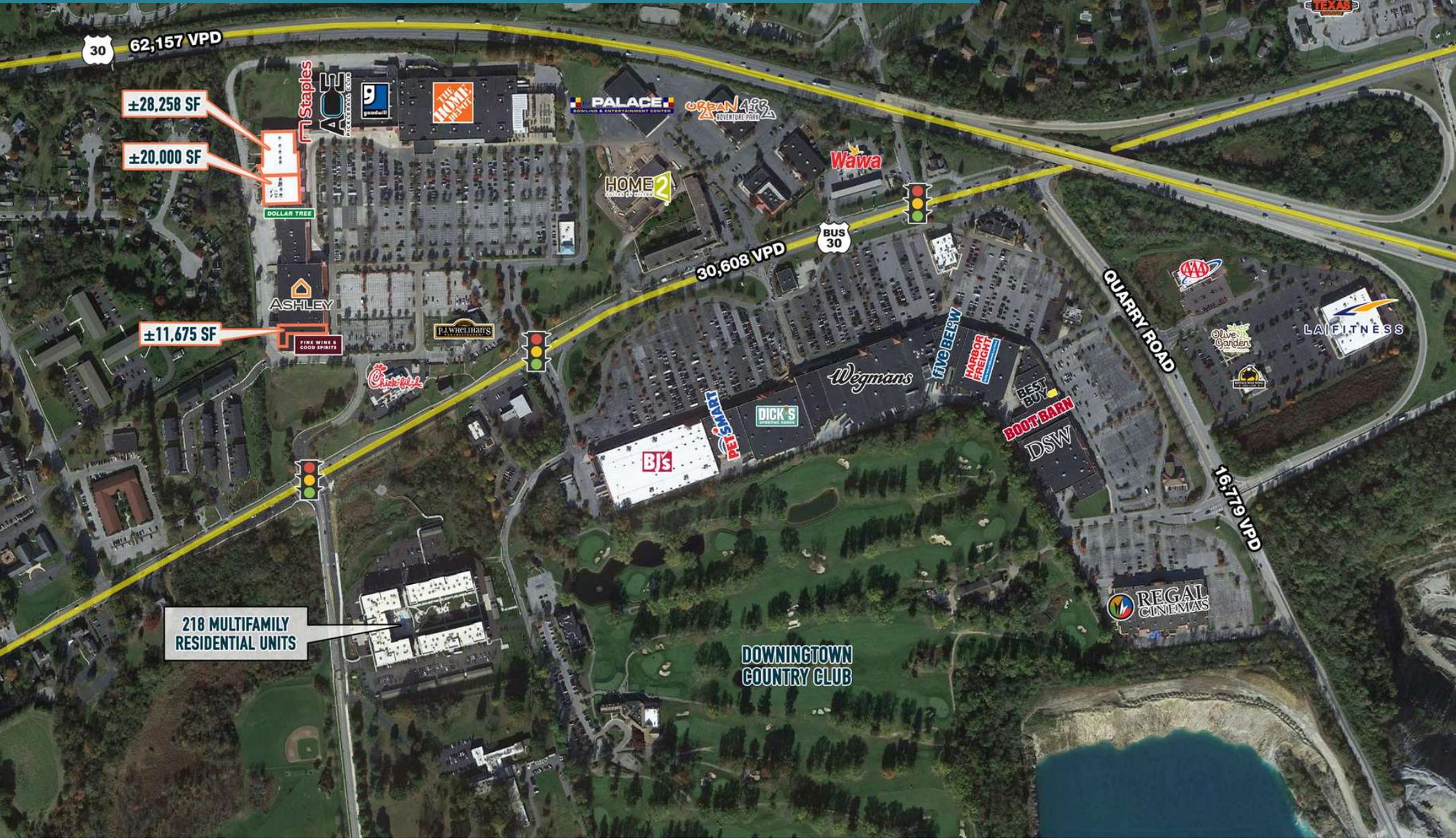
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AREA RETAILERS INCLUDE WEGMANS, DICK'S, BEST BUY, & PETSMART



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ANCHOR AND JUNIOR SPACES AVAILABLE

SPACE	TENANT	SF
845	CHICK-FIL-A	4,500
853	P.J. WHELIHAN'S	9,600
861	WINE & SPIRITS	6,525 (45' WIDE)
863	AVAILABLE	11,675 (53'3" x 181'7")
871	ASHLEY FURNITURE	47,150 (250'7" WIDE)
889	NALAN RESTAURANT	4,500 (45' WIDE)
893	LV NAILS & SPA	1,500 (15' WIDE)
895	ICE CREAM	1,500 (15' WIDE)
901	H&R BLOCK	2,500 (23'10" WIDE)
905	SOCCER PUPS	6,000 (50'1" WIDE)
911	DOLLAR TREE	11,250 (90'7" WIDE)
925	AVAILABLE	20,000 (121' WIDE)
931	AVAILABLE	28,258 (127' WIDE)
935	STAPLES	15,795 (74' WIDE)
945	ACE PICKLEBALL	34,810 (248' WIDE)
955	GOODWILL	27,900 (172' WIDE)
965	HOME DEPOT	145,485 (460'8" WIDE)
967	PATIENT FIRST	7,000



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PROPERTY PHOTOS



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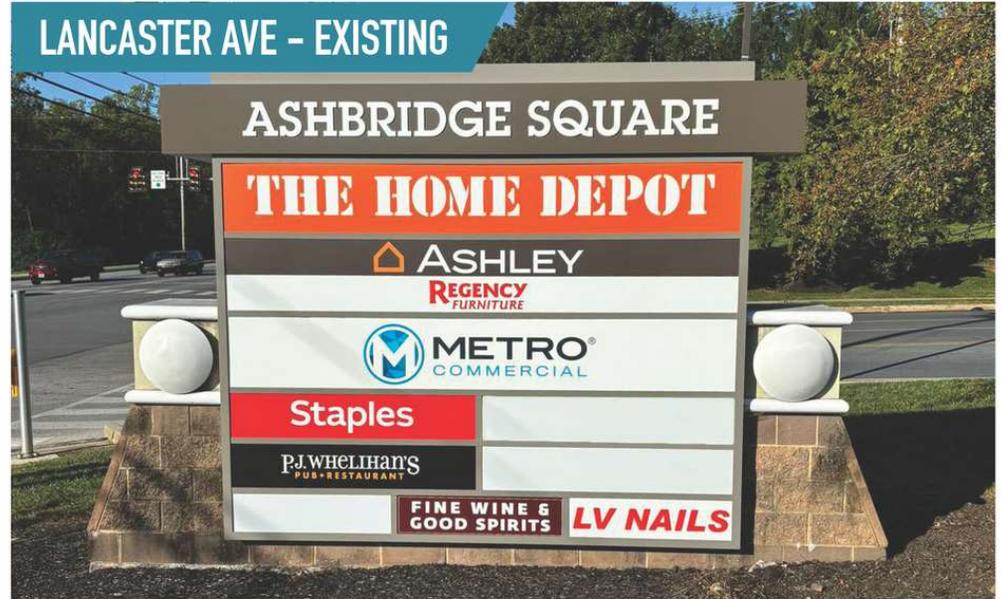
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PYLON PHOTOS

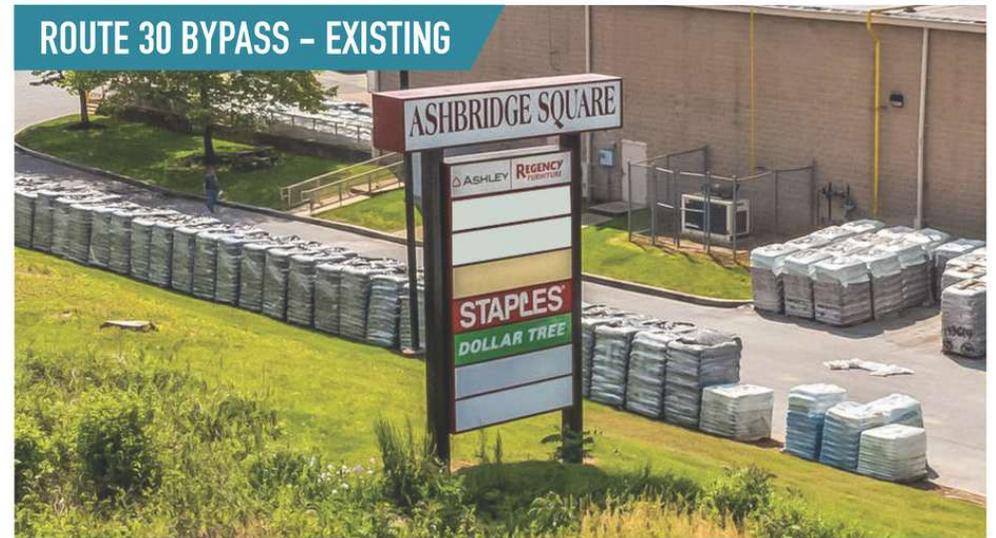
LANCASTER AVE - EXISTING



LANCASTER AVE - EXISTING



ROUTE 30 BYPASS - EXISTING



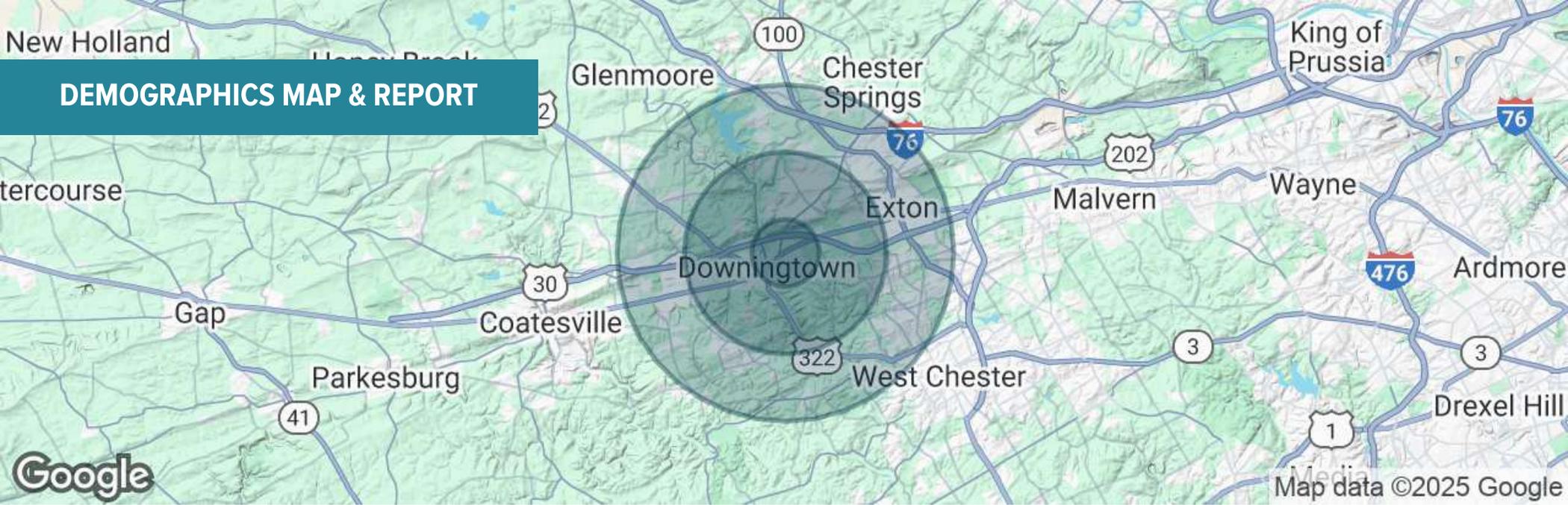
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,217	39,987	103,122
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,536	15,165	38,508
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$113,437	\$161,538	\$175,557
Average House Value	\$401,087	\$506,450	\$538,435

Demographics data derived from AlphaMap

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