



A New Retail Opportunity in the Heart of the Main Line

100 E. Lancaster

ARDMORE, PA

CBRE



Rarely has there been a substantial new-construction retail opportunity in the heart of Philadelphia's Main Line suburbs, on the prominent corridor of Lancaster Avenue...*until now.*

HIGHLIGHTS:

- 29,730 SF walkable, visible retail & restaurant space
- 600' of retail frontage, equal to over 1 ½ city blocks
- 270 new highly-amenitized apartments
- 108 retail parking spaces, separate from apartment parking
- Multiple corner locations with potential for inviting outdoor dining patios
- 13.5-17' high ceilings, all retail spaces at-grade
- Construction start Q4 2025; retail openings Q4 2027

Floor Plan

STREET LEVEL

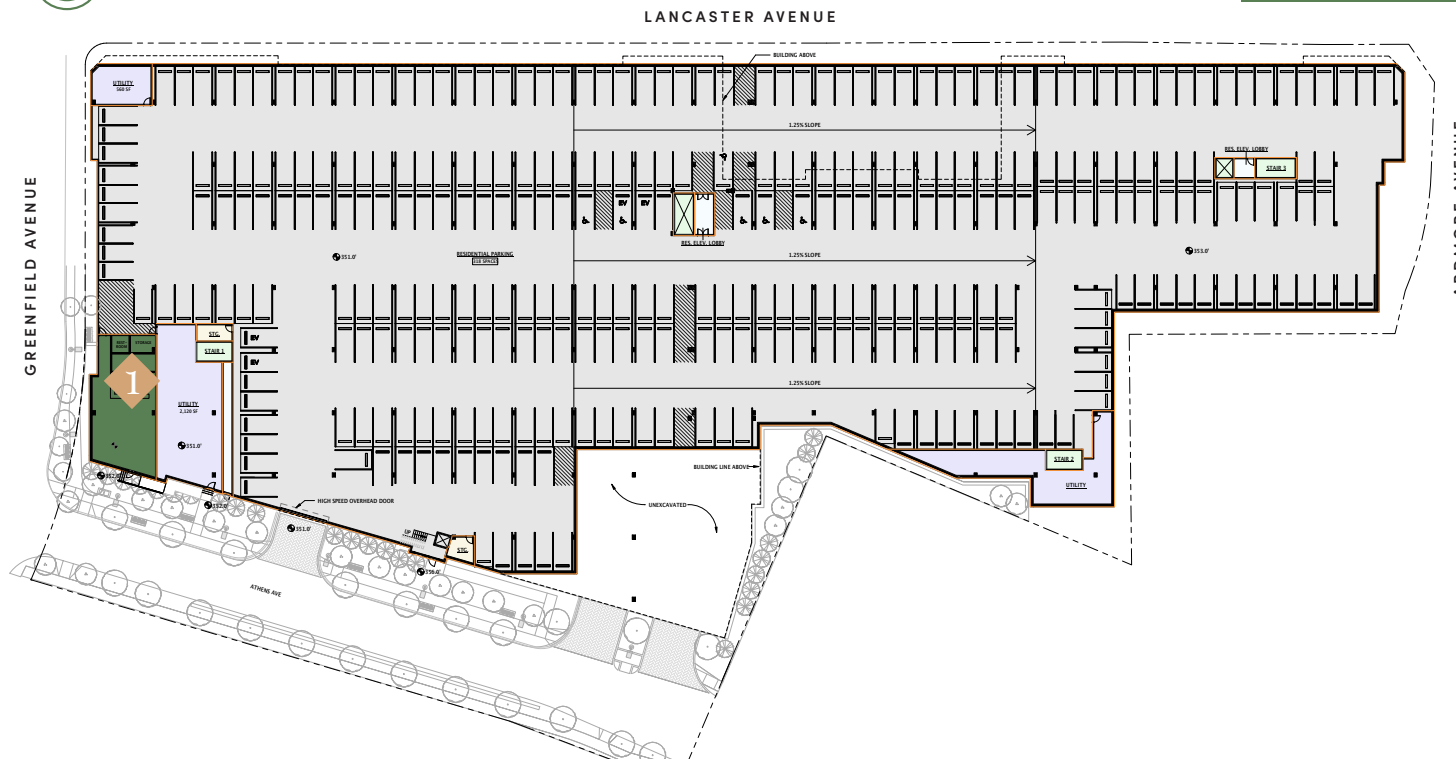


 OUTDOOR SEATING

- 1 7,150 SF
- 2 9,210 SF
- 3 4,350 SF
- 4 7,100 SF

Floor Plan

GREENFIELD AVE. LEVEL



1,920 SF
Cafe



Amenity Map



9 miles
to Center City



19,438
vehicles per day



7 minute
walk to SEPTA train



The one location where Affluent, Educated, and Densely-Populated all come together.

2024 DEMOGRAPHICS



POPULATION

1 mile: 17,391
3 miles: 117,260
5 miles: 414,718



DAYTIME POPULATION

1 mile: 19,418
3 miles: 115,503
5 miles: 378,786



BUSINESSES

1 mile: 1,116
3 miles: 4,836
5 miles: 14,278



MEDIAN AGE

1 mile: 38.5
3 miles: 39.9
5 miles: 38.0



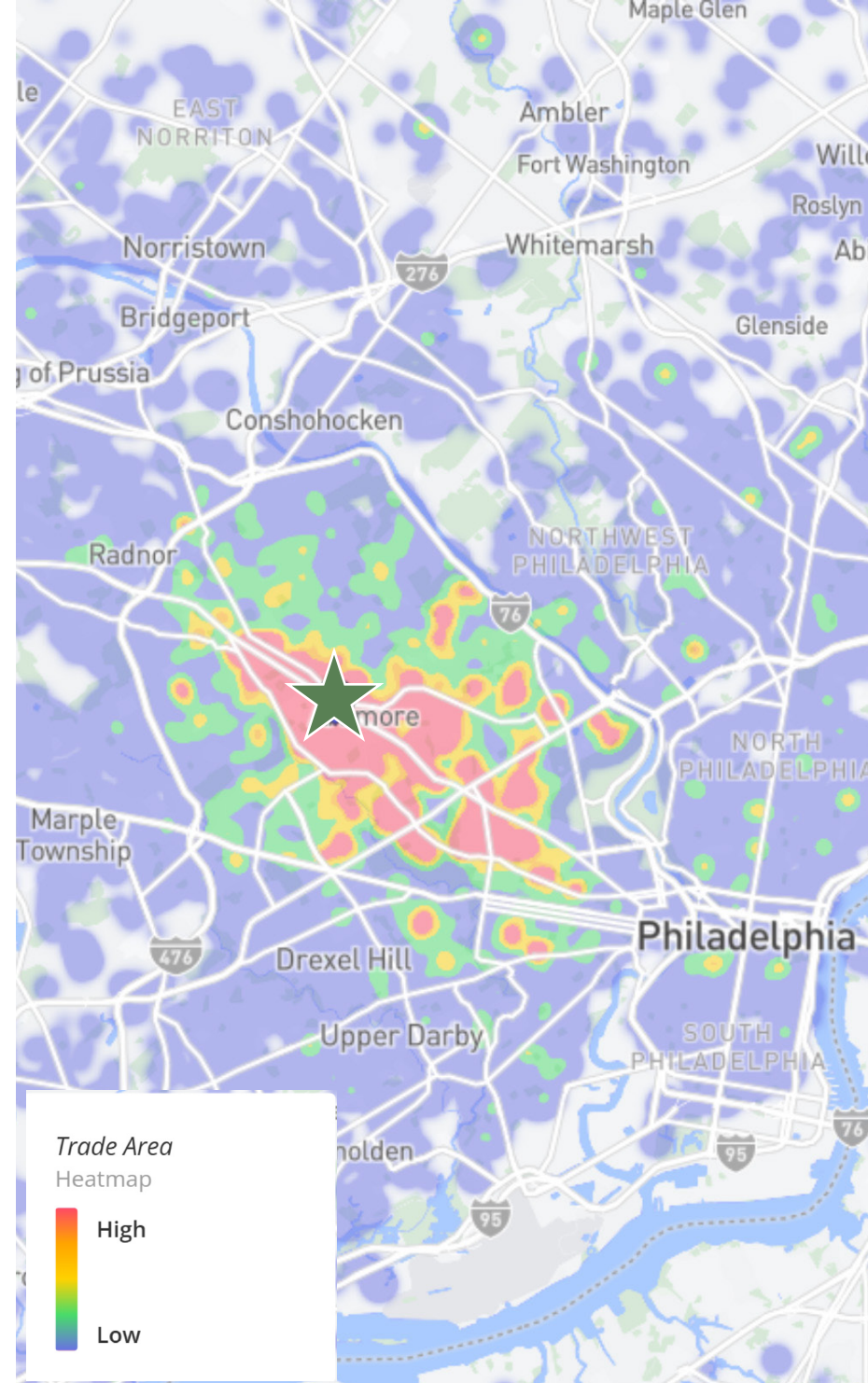
EMPLOYEES

1 mile: 10,218
3 miles: 52,281
5 miles: 157,524



AVG. HOUSEHOLD INCOME

1 mile: \$183,717
3 miles: \$194,668
5 miles: \$132,037



Transportation Map





100 E. Lancaster Avenue

ARDMORE, PA

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