

# ±1,363 SF Freestanding Former Hair Salon For Lease

444 Baltimore Pike, Springfield, PA 19064



## OFFERING SUMMARY

Building Size:	±1,363 SF
Lot Size:	0.78 AC
Lot Frontage:	205 ft
Lot Depth:	265 ft
Zoning:	Commercial

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	18,624	166,823	443,982
Average HHI	\$130,743	\$122,799	\$112,361
Employees Total	4,976	46,669	129,449
Businesses	657	5,533	15,119

## LOCATION DESCRIPTION

Located in the heart of Springfield's highly sought-after Golden Mile retail corridor this property offers prime frontage along one of Delaware County's busiest commercial arteries. Surrounded by national retailers, dining, and daily-needs services, the property benefits from strong household incomes, dense residential neighborhoods, and steady commuter traffic connecting Route 1 and I-476.

## PROPERTY HIGHLIGHTS

- Former hair salon
- Freestanding building with dedicated off-street parking
- Facade and pylon signage
- 25,000 A.D.T on Baltimore Pike



**ARROW**

Real Estate Services

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