

# CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE  
FOR SALE  
OR LEASE

\$2,900,000.00  
OR  
\$30.00/SF NNN

### Contact:

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Office: 610-359-9700

cyangello@capitalcomre.com

## INVESTMENT/OWNER USER OPPORTUNITY



**LOCATION: 90 East Lancaster Avenue Paoli, Pennsylvania 19301**

### PROPERTY HIGHLIGHTS:

- ◆ PRIME LOCATION IN ONE OF THE BUSIEST SHOPPING CENTERS ON THE MAIN LINE
- ◆ RARE OPPORTUNITY IN WELL ESTABLISHED SHOPPING CENTER
- ◆ ZONING: C2 – COMMERCIAL DISTRICT
- ◆ MIXED USE CENTER FEATURING YOUR FAVORITE RETAILERS; DINING, RETAIL, AND SPECIAL USE SERVICES
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: +/- 96,487 & AHI +/- \$165,992
- ◆ BUILDING SIZE: 18,318 SF; 1ST FL 6,106 SF; 2ND FL 6,106 SF; Basement Fl 6,106 SF

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.



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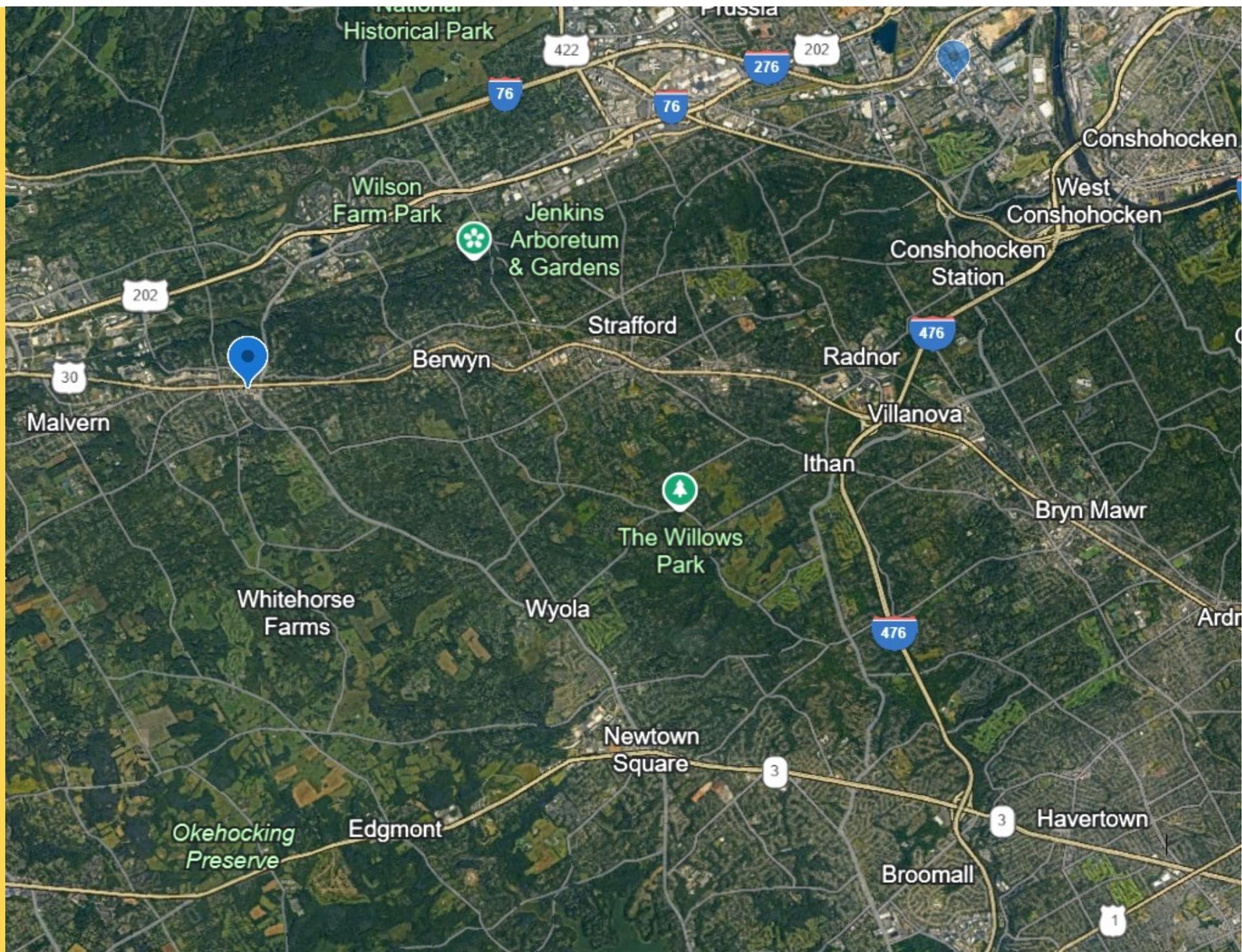
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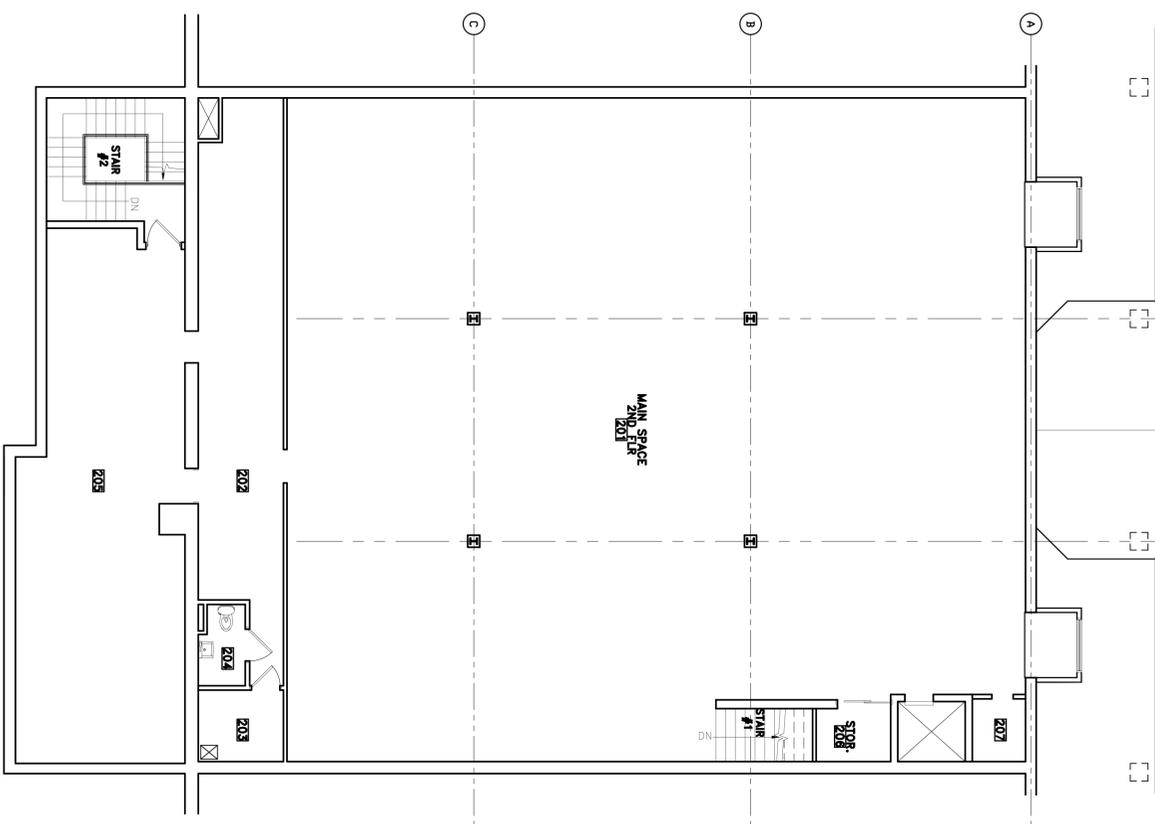
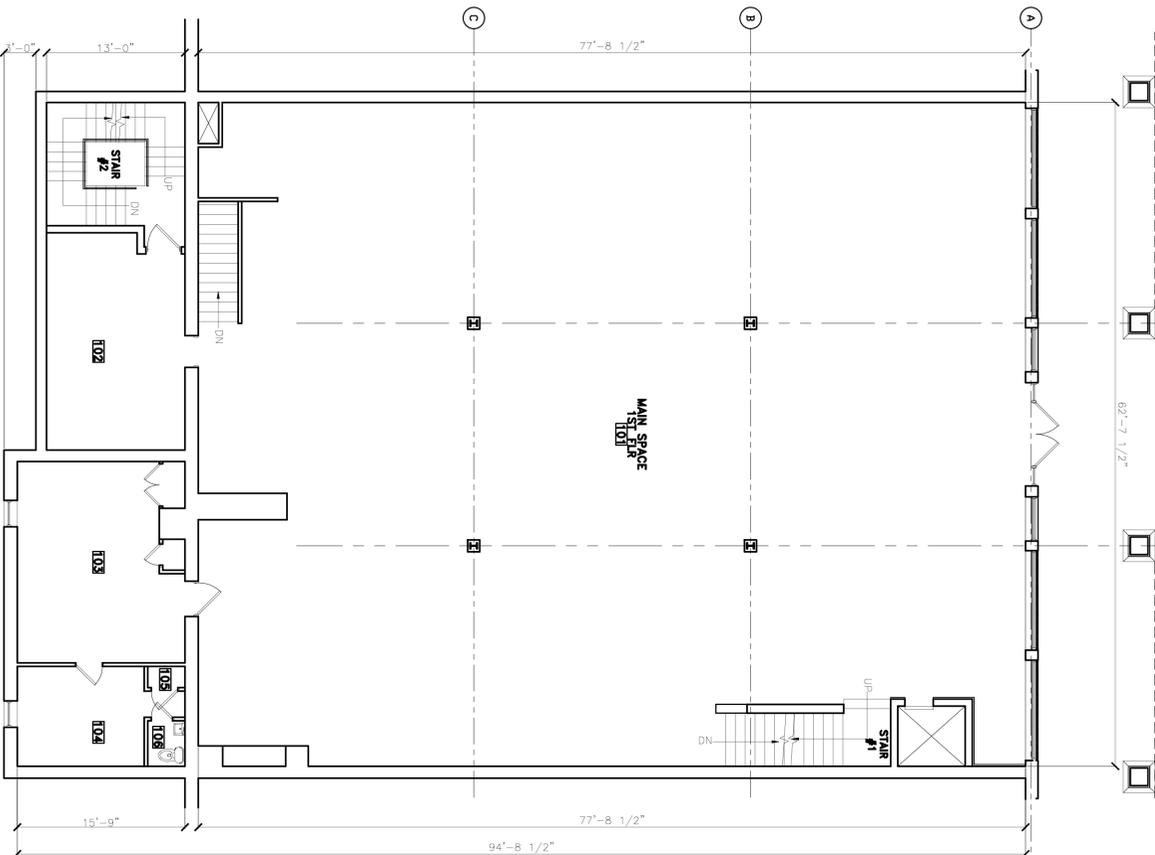
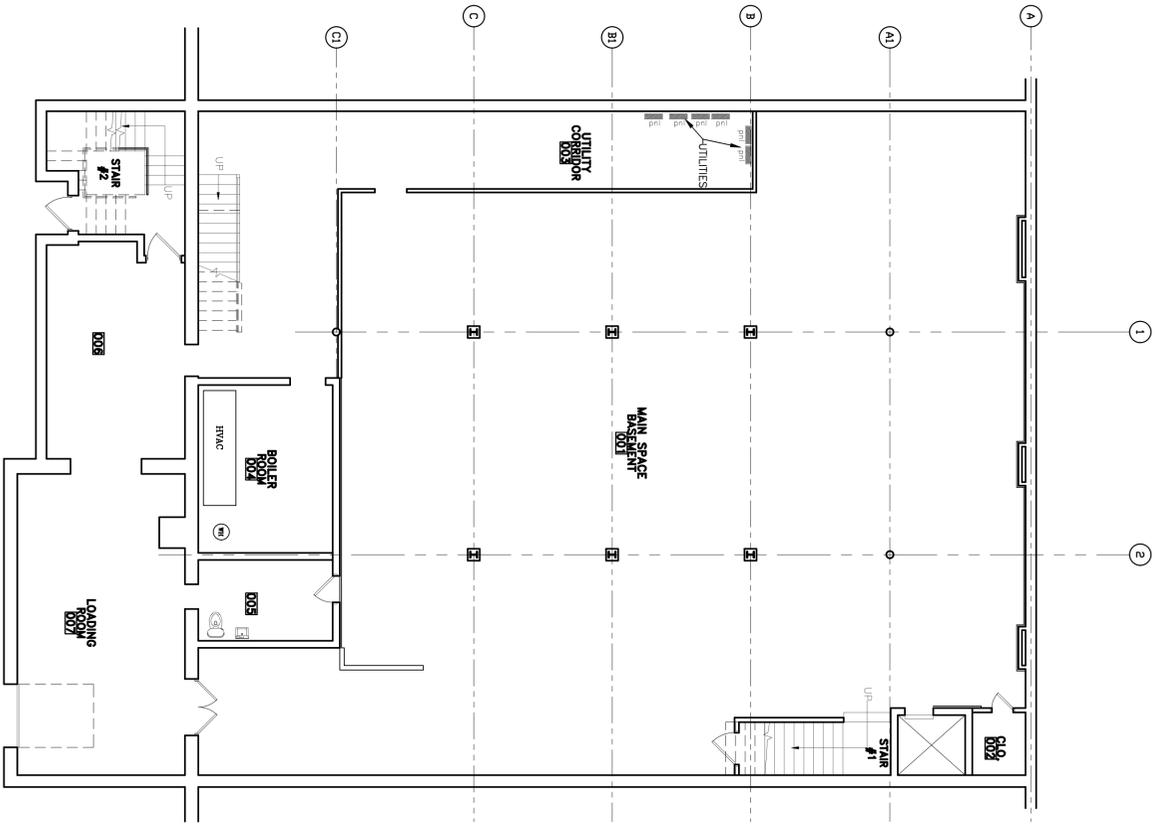
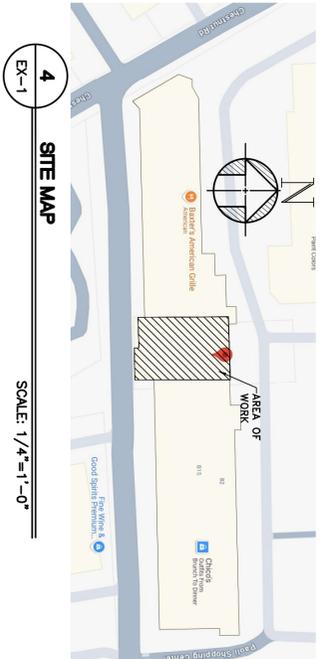


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AREA DATA			
ROOM #	ROOM NAME	SQ. FT.	CLG. HT.
001	BASMENT MAIN	3,727	
002	CLOSET	30	
003	UTILITY CORRIDOR	616	10'-0"
004	BOILER ROOM	200	BOI. OF JOISTS
005	-	96	10'-11"
006	-	257	FLR TO B.O. DECK
007	LOADING	441	
101	1ST FLR MAIN	4,621	10'-1" AFF
102	-	258	
103	-	292	
104	-	122	
105	-	7	
106	-	15	
201	2ND FLR MAIN	4,166	9'-1" AFF
202	-	395	
203	-	54	
204	-	32	
205	-	725	
206	STORAGE	35	
207	CLOSET	30	



**1** EXIST. BASEMENT  
5,688 NET SF  
SCALE: 1/8"=1'-0"  
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)

**2** EXIST. FIRST FLOOR  
5,688 NET SF  
SCALE: 1/8"=1'-0"  
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)

**3** EXIST. 2ND FLOOR  
5,688 NET SF  
SCALE: 1/8"=1'-0"  
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)

**NOT FOR PERMIT OR CONSTRUCTION**

AS-BUILT FLOOR PLANS  
PREPARATION FOR NEW TENANT FIT-OUT  
CHRIS YANGELLO  
90 LANCASTER AVENUE  
PAOLI, PA 19301 TREDYFFRIN TOWNSHIP

**LINN ARCHITECTS**  
ARCHITECTURE 1140 N. PROVIDENCE ROAD  
ENGINEERING MEDIA, PENNSYLVANIA 19063  
SITE PLANNING TEL: 610-566-7044  
INTERIOR DESIGN FAX: 610-566-3258

REVISIONS	
NO.	DESCRIPTION

DATE: 02.24.25  
SCALE: AS NOTED  
DRAWN BY: TB  
CHECKED BY: WM  
PROJ. NO.:  
SHEET NO. EX-1  
SHEET OF

REVIEW SET - 02.27.25 OWNER REQ.