

NEWTOWN BUSINESS CENTER

LEASE OPTIONS
FROM 1,200 SF
TO 10,000 SF

West Chester Pike
Newtown Square, PA



LISTING DETAILS

SHAUN LYONS
Slyons@precisionrg.com
267.707.3347

TOMMY CICCARONE JR.
Tommy@precisionrg.com
610.999.5800

Property Highlights

- One and two story seven building office complex on West Chester Pike in Newtown Square
- Current availabilities ranging from 1,200 SF to 10,000 SF
- 8 Miles from I-202, 2 Miles from I-252, and 7 Miles from I-476
- At controlled intersection light
- Easily accessible to Public Transportation
- Physical Therapist, Child Development Center, and Medical and Dental Facilities onsite.
- Within 10 minutes to West Chester, 20 minutes to Philadelphia International Airport, 25 minutes to Delaware, and 30 minutes to Center City

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Est. Population	2,122	24,026	96,873
 Average Age	48.5	49.3	46.4
 Est. Avg HH Income	\$192,725	\$175,980	\$161,692
 Est. Total Employees	3,188	14,457	61,581

SitesUSA, Inc



LOCATION AERIAL

SHAUN LYONS
Slyons@precisionrg.com
267.707.3347

TOMMY CICCARONE JR.
Tommy@precisionrg.com
610.999.5800



EDGMONT SQUARE SHOPPING CENTER

Giant
FINE WINE & GOOD SPIRITS
P.J. WHELIHAN'S
REGAL
SHERWIN WILLIAMS
BONEFISH GRILL
STARBUCKS
Beneficial

**SITE
NEWTOWN
BUSINESS CENTER**

**DELAWARE COUNTY
VETERANS MEMORIAL**

**MOSTARDI
NURSERY**

**DREXEL
LODGE PARK**

PORSCHE

**UNO
pharmacy**

Cadillac

Regus

**CAMPUS BOULEVARD
BUSINESS PARK**

PMI

SAP

Main Line Health

**Ellis Preserve
NEWTON'S SQUARE**

WHOLE FOODS MARKET
FIRST WATCH THE DAYTIME CAFE
ULTA
ZOES KITCHEN
pet valu
CLUB PILATES
Hilton Garden Inn
CHIPOTLE
Wawa
FedEx
MOD

**34,000+
ADT**

**30,000+
ADT**

SUBARU

3

3

252

PROVIDENCE ROAD

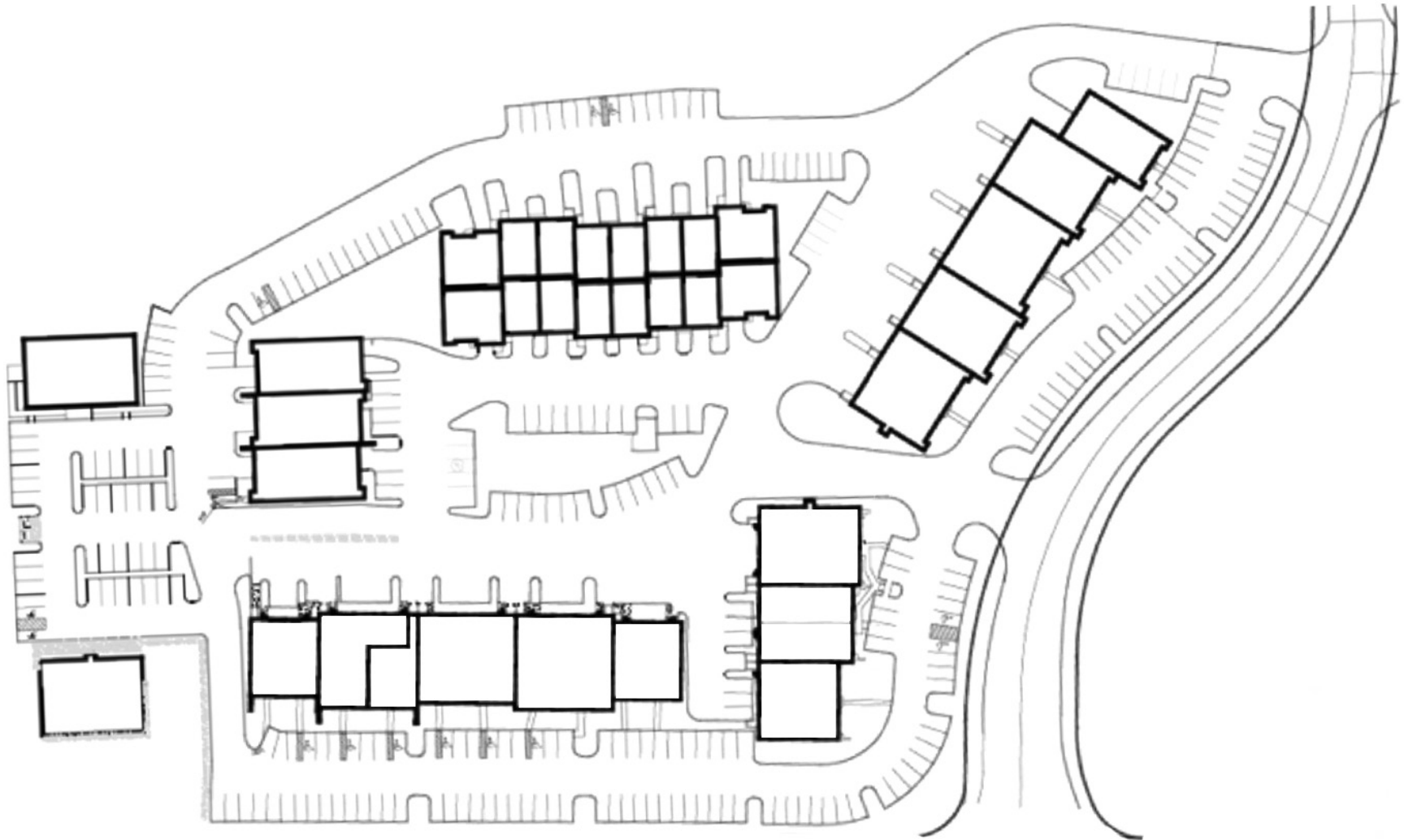
WEST CHESTER PIKE

NEWTOWN STREET RD

SITE PLAN

SHAUN LYONS
Slyons@precisionrg.com
267.707.3347

TOMMY CICCARONE JR.
Tommy@precisionrg.com
610.999.5800



PROPERTY AERIAL

SHAUN LYONS
Slyons@precisionrg.com
267.707.3347

TOMMY CICCARONE JR.
Tommy@precisionrg.com
610.999.5800



FUTURE
DEVELOPMENT



3

WEST CHESTER PIKE



DELAWARE COUNTY
VETERANS MEMORIAL