

85 Old Eagle School Rd.
Wayne, PA

For Lease



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

Suite 202:	2,299 SF
Suite 204:	3,116 SF
Zoning:	C1- Commercial
Parking:	4/1,000
Township:	Tredyffrin

- 2'x2' ceiling tiles with recessed grids
- HVAC thermostats located inside each suite
- Full Bathroom renovation in 2021
- Basement Storage areas
- Elevator
- 84 Parking Spaces
- LED Lighting



BUILDING DESCRIPTION:

85 Old Eagle School Rd. is a two-story office building located in Tredyffrin township. The office building was recently renovated in 2019.



SITE FEATURES:

Available suites are in an improved shell condition ready for fit-up.



Lease Rate:
\$25.50 SF + Electric

LOCATION INSIGHTS

Key Facts: 5 mile radius

147,109
Population:



55,841
Households:

41.4
Median Age:



Education:

85%
Some College



or Bachelors:

Median
Household Income:
\$128,266



Lease Rate:
\$25.50 SF + Electric

LOCATION HIGHLIGHTS / SITE MAP

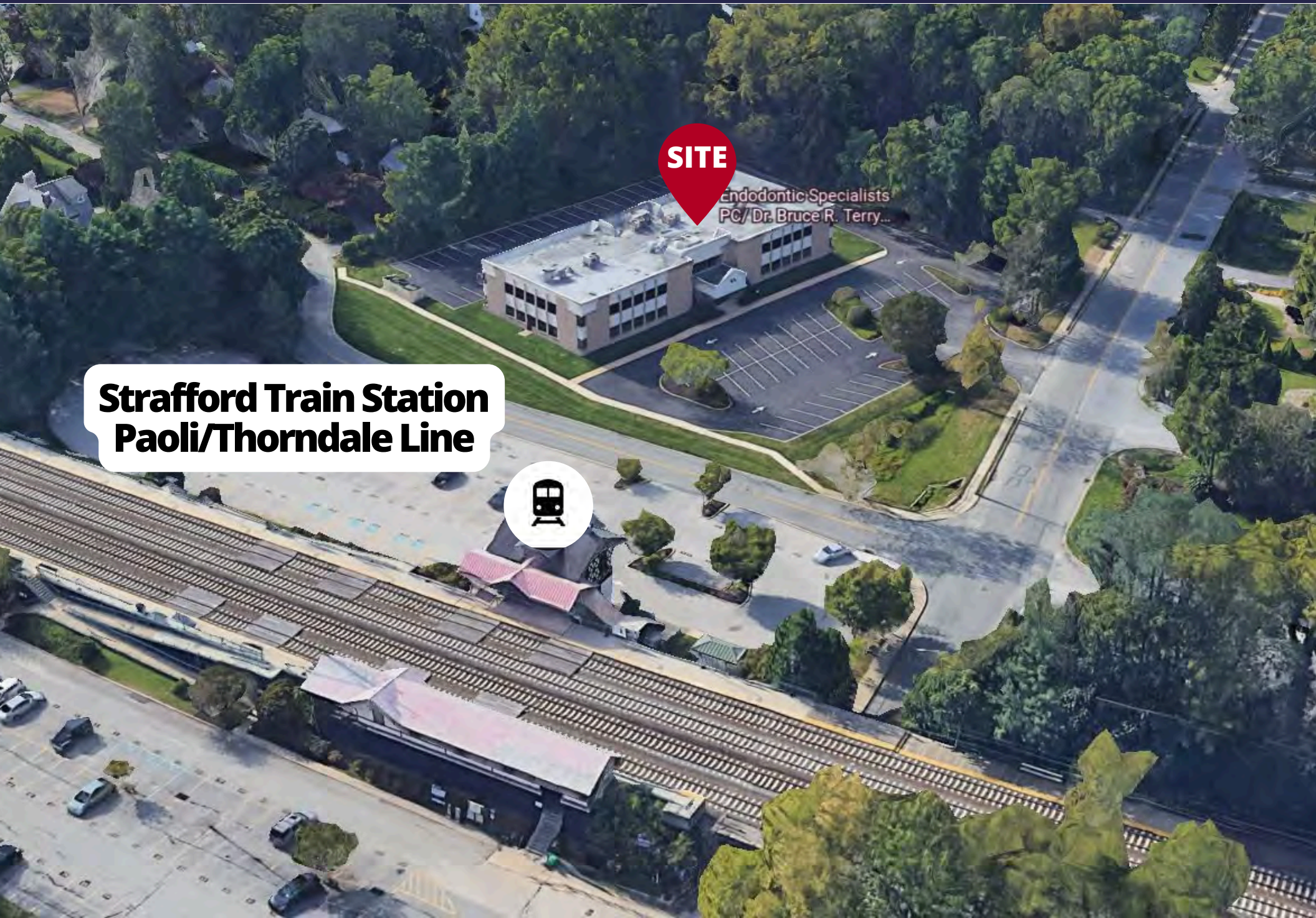


Excellent location off of Route 30 and close proximity to I-476.



Surrounded by abundant amenities and shops

LOCATION HIGHLIGHTS



**Strafford Train Station
Paoli/Thorndale Line**

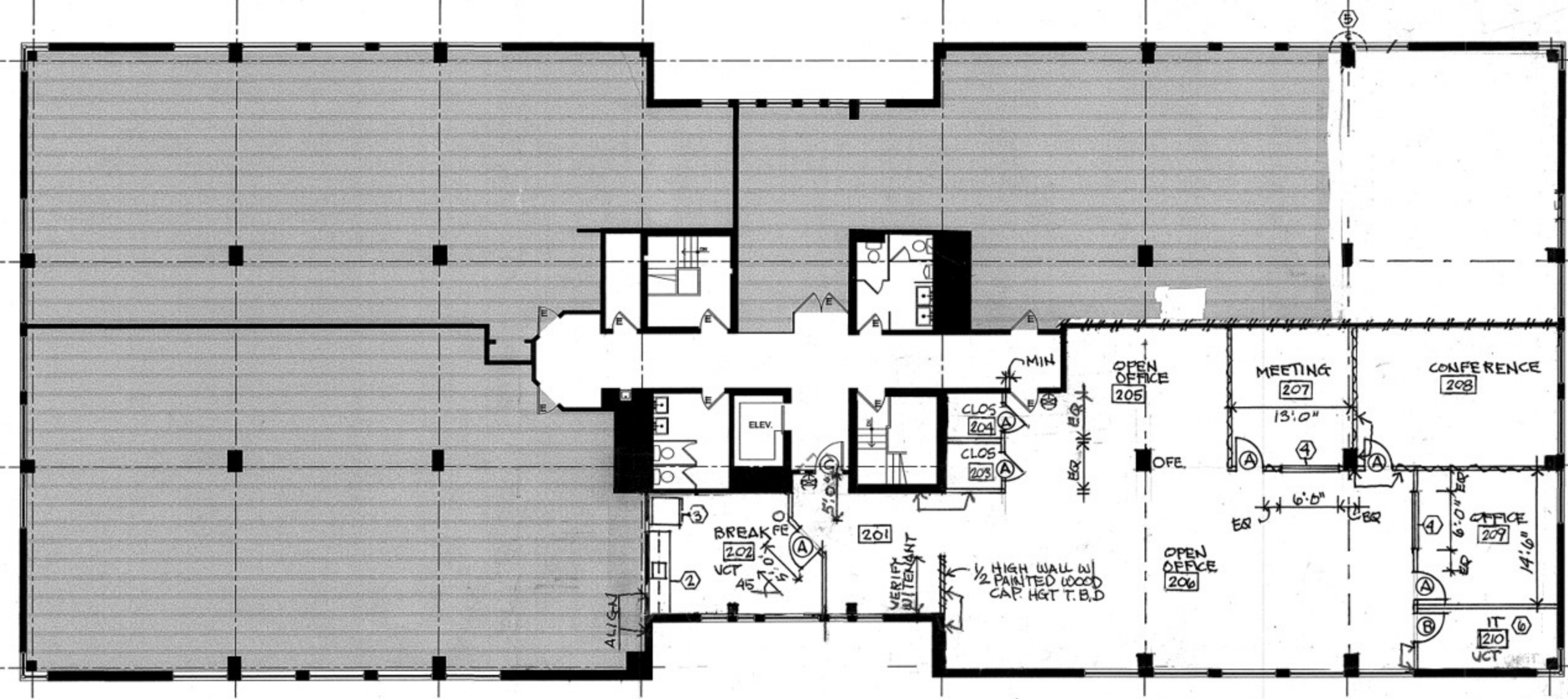


SITE

Endodontic Specialists
PC/ Dr. Bruce R. Terry...

FLOOR PLAN





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Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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