



**AVAILABLE
JANUARY 2025!**

**LEASE
\$25.00 NNN**

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**** OFFICE SPACE FOR LEASE ****



LOCATION: 3748 West Chester Pike, 1st Floor, Newtown Square, PA 19073

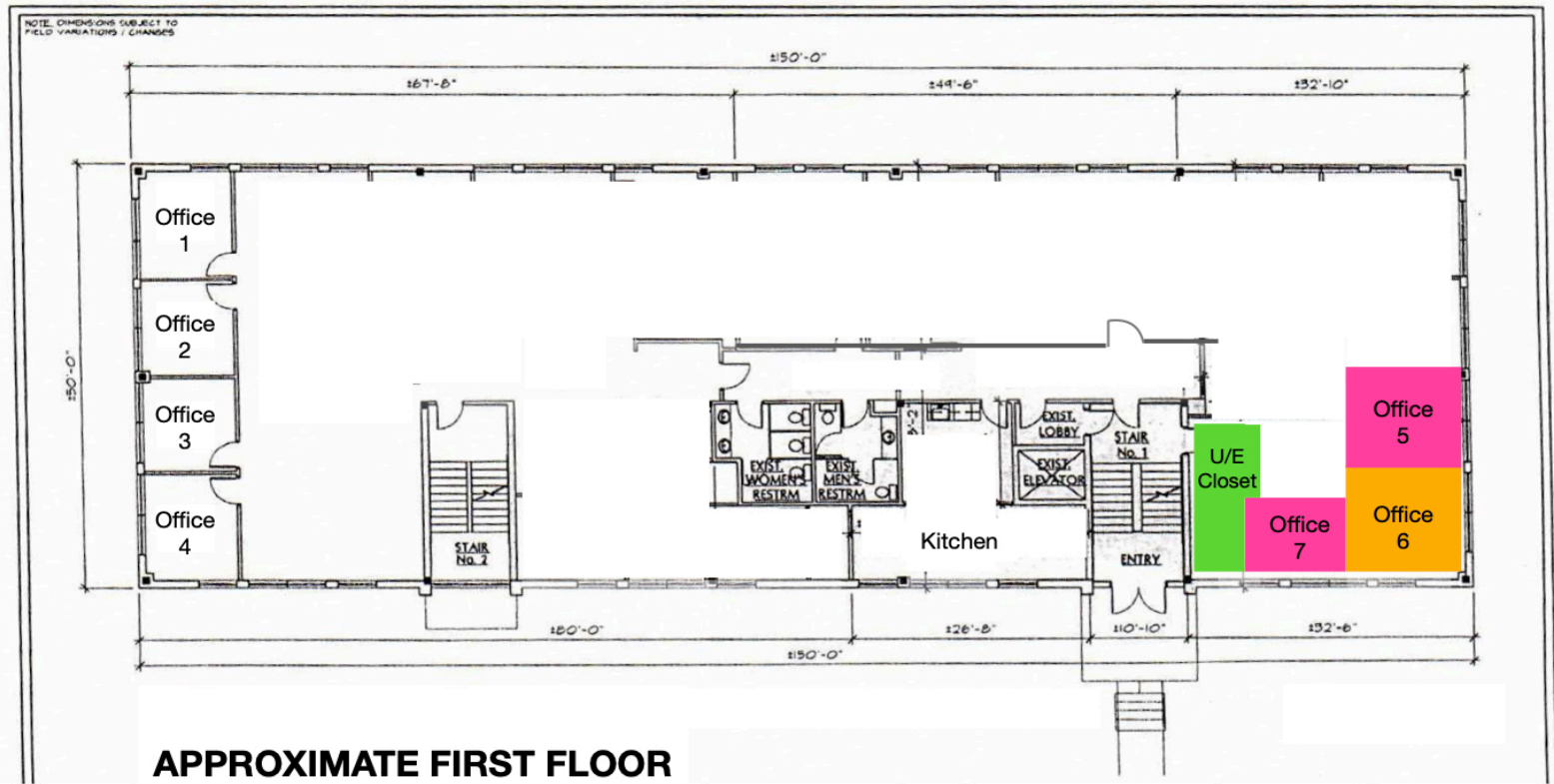
PROPERTY HIGHLIGHTS:

- ◆ 7,500 SF (Divisible) - 1st Floor
- ◆ Elevator, Covered Parking, Kitchen Area
- ◆ Zoned O: Office
- ◆ Combined AADT: +/-25,295
- ◆ Demographics within 5 MI: Population:+/- 150,597; Average Household Income: +/- \$150,776

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.

**AVAILABLE
 FOR LEASE**

**7,500 SF
 (Divisible)**



**APPROXIMATE FIRST FLOOR
 PLAN**

- ◆ The newly constructed Village of Ellis Preserve & The Ellis Preserve Town Center (currently under construction) are across the street.
- ◆ Location: <https://maps.app.goo.gl/TcV9j9SsHCCAwgRU6>
- ◆ Additional Neighbors include: Whole Foods, Main Line Health, Hilton Garden Inn, Luxury Apartments/Townhomes, Turning Point Restaurant, Spread Bagelry, La Colombe, Benari Jewelers, Wawa, Nifty Fifty's, Newtown Square Shopping Center, And Many More!

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