

**RETAIL LOCATION
1438 MANOA ROAD
WYNNEWOOD, PA 19096**



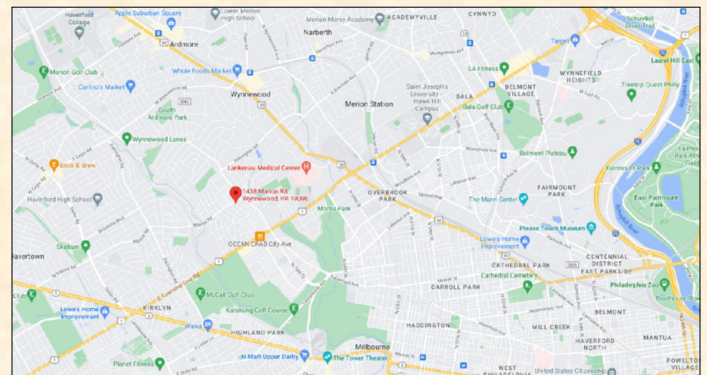
\$ 575,000

- **2087 SF ENDCAP IN STREET STRIP CENTER + FULL FINISHED BASEMENT WITH NEW POWDER ROOM**
- **NEWLY RENOVATED—NEW ROOF, NEW HVAC, NEW ELECTRIC, NEW PLUMBING, NEW FLOORING, NEW PAINT, NEW DROP CEILING, NEW LED LIGHTS, NEW 1ST FLOOR HANDICAP BATHROOM & MORE!**
- **AMPLE PARKING (FREE PARKING IN REAR LOT/METERED IN FRONT)**
- **CONVENIENT TO PUBLIC TRANSPORTATION**
- **CLOSE TO CITY AVENUE**



Demographics			
Population:	1 mile	3 mile	5 mile
2023 Estimated	20,326	251,823	608,866
2028 Estimated	19,980	249,731	611,903
Avg. Household Income	1 mile	3 mile	5 mile
2023 Estimated	\$164,263	\$114,873	\$102,808
2028 Estimated	\$186,096	\$131,397	\$117,371

Source: STDBonline 2024



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For further information, call
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