

# CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE  
FOR SALE

\$2,500,000.00

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## 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.





90 EAST  
LANCASTER AVE

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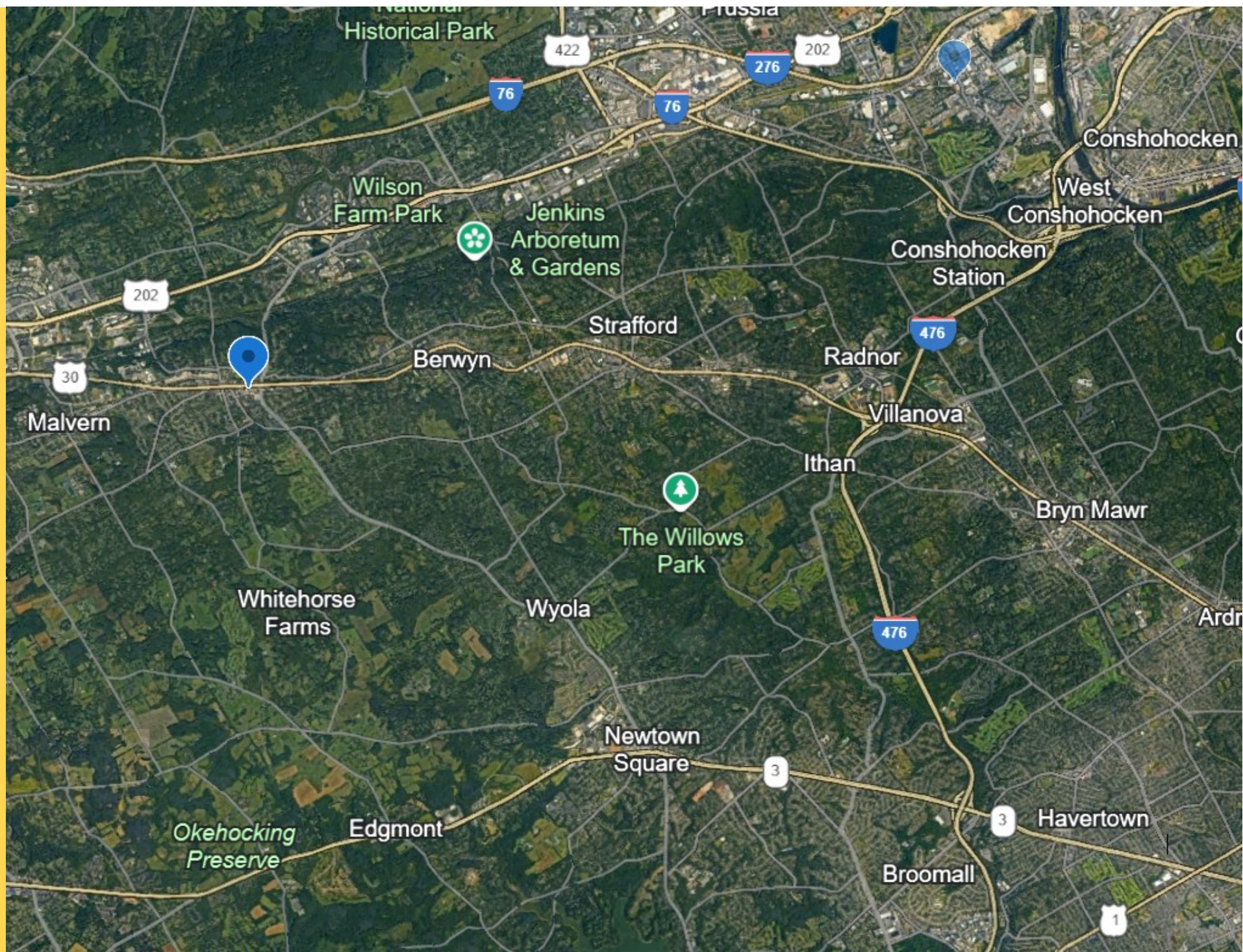


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