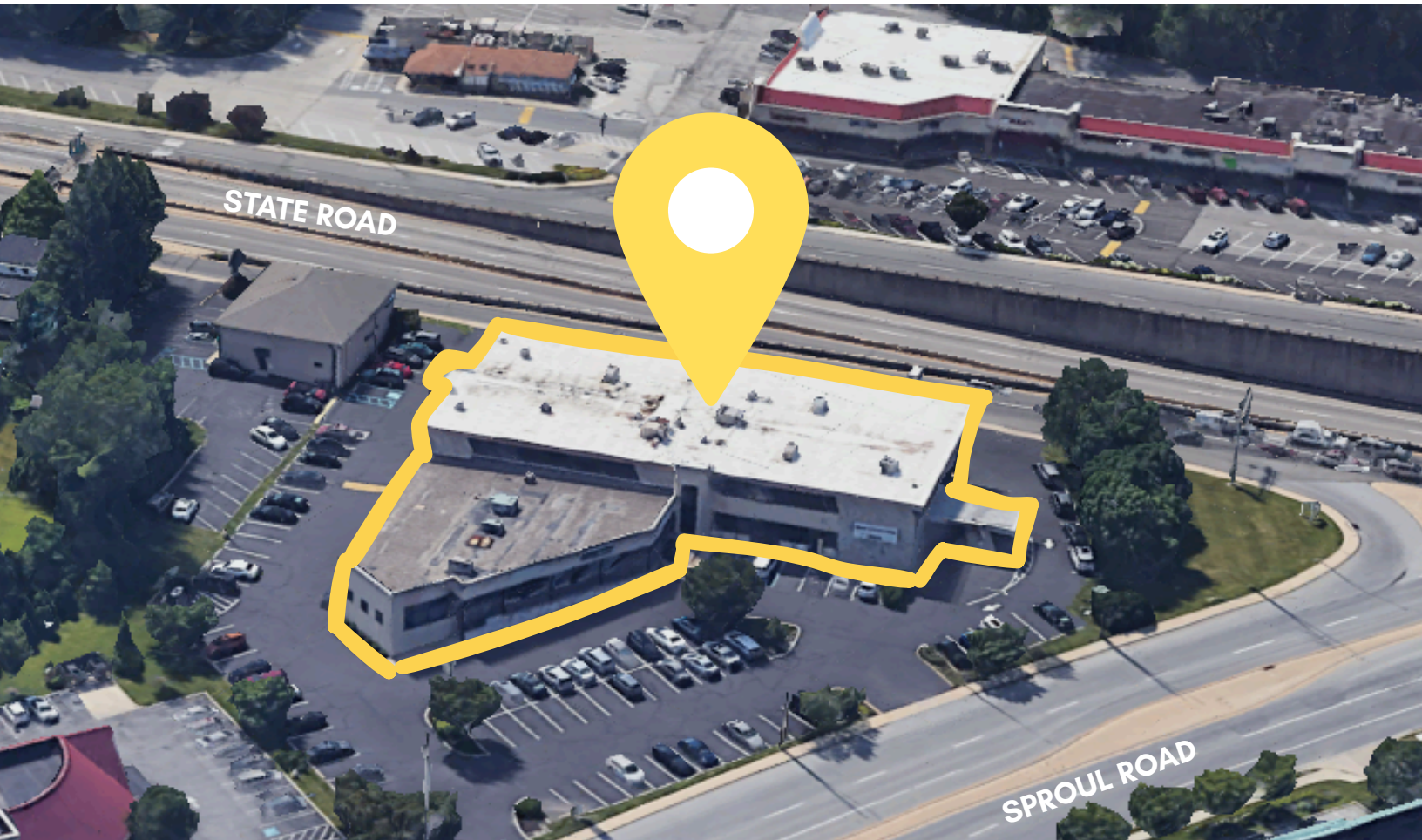


# SPRINGFIELD PLAZA

905 W. SPROUL ROAD/130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER



## HIGH VISIBILITY

MULTI-USE AND FLEXIBLE SPACES

Intersection: W. Sproul Road,  
& 130 S. State Road

- ✓ Traffic Count: 76,000+ AADT.
- ✓ Daytime population of over 250,000 people within a 5-mile radius.
- ✓ Superior Access and Visibility, Walking distance to Major stores and Retailers.
- ✓ Commercial, Medical and Retail Spaces
- ✓ DOMINANT TRADE AREA
- ✓ JUST EAST OF THE BLUE ROUTE (I-476)
- ✓ 20 MILES FROM CENTER CITY
- ✓ 11 MILES FROM PHL INTERNATIONAL
- ✓ DELAWARE COUNTY

# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER

## SPRINGFIELD PLAZA

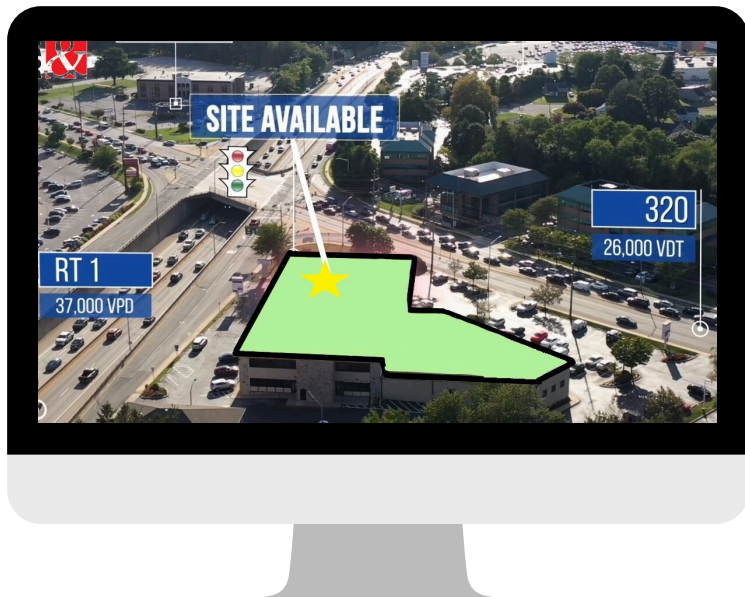
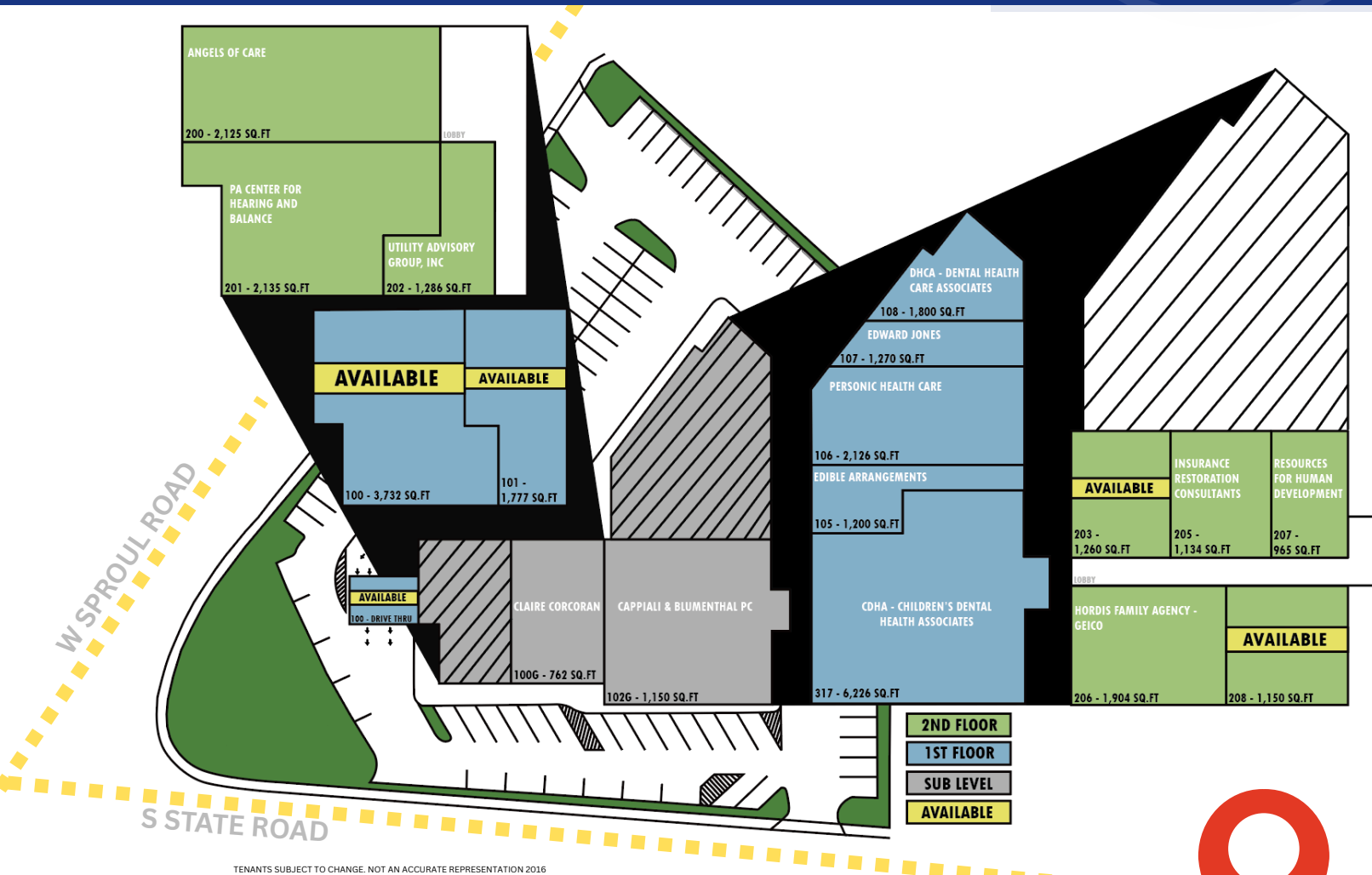
LOCATION BENEFITS

A high-visibility, mixed-use commercial center in the heart of Delaware County. Located at the intersection of Route 1 and Route 320, just off I-476, Springfield Plaza offers flexible leasing opportunities in one of the most active corridors in the region. Featuring first-floor retail with drive-thru potential, second-floor office suites, and excellent signage exposure, this site provides unmatched access and branding power for your business. With over 60,000+ combined daily traffic count (ADT), Springfield Plaza supports a wide range of tenant types—from healthcare and financial services to retail and food & beverage.



# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER



## Commercial neighbors

TENANTS INCLUDE EDIBLE ARRANGEMENTS, PERSONIC HEALTHCARE, DENTAL HEALTHCARE ASSOCIATES, CDHA, ANGELS OF CARE, PA CENTER FOR HEARING AND BALANCE, GEICO & MORE

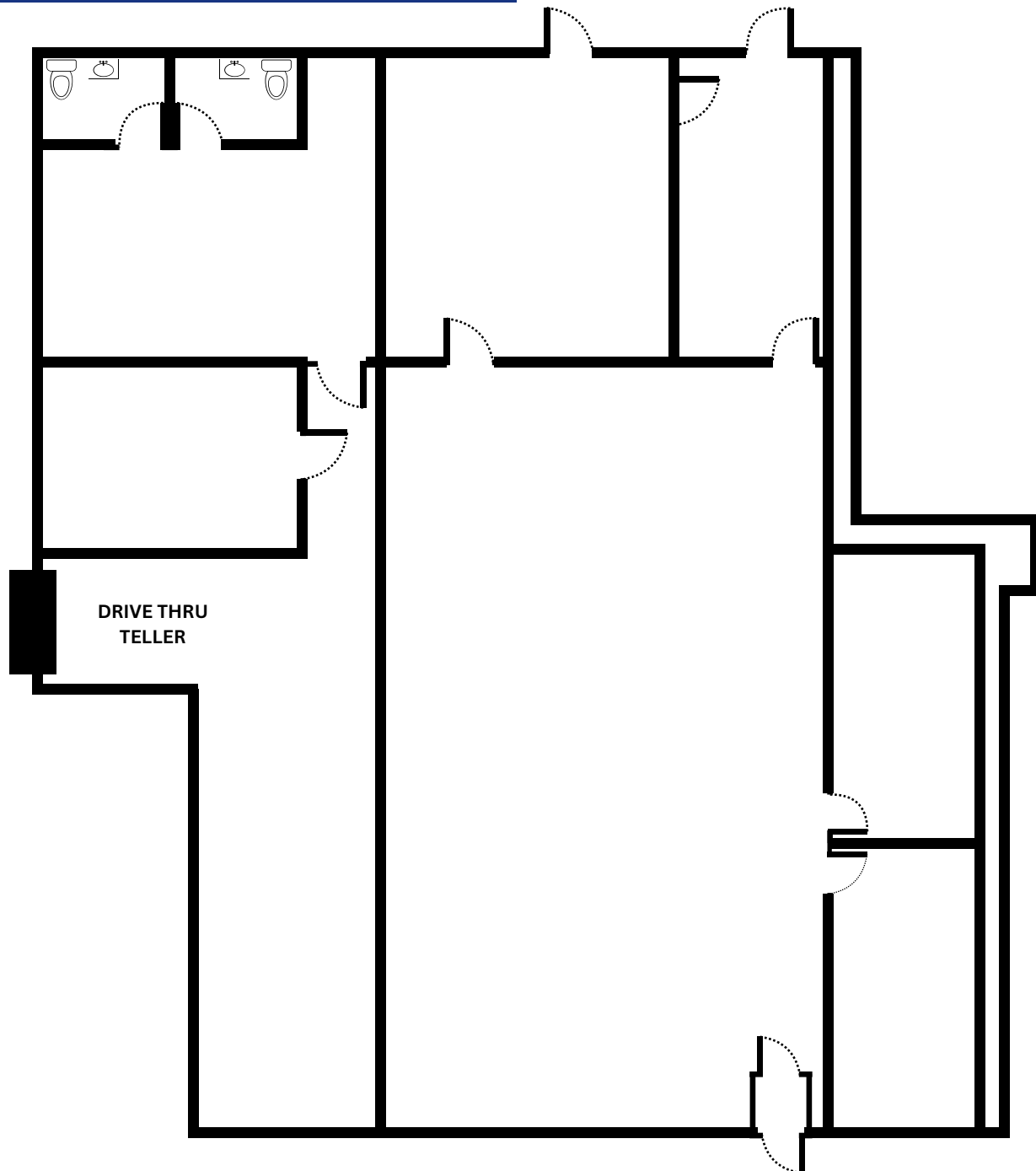
# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER

100  
3,800 SQ FT

## FLOOR 1

VACANCY



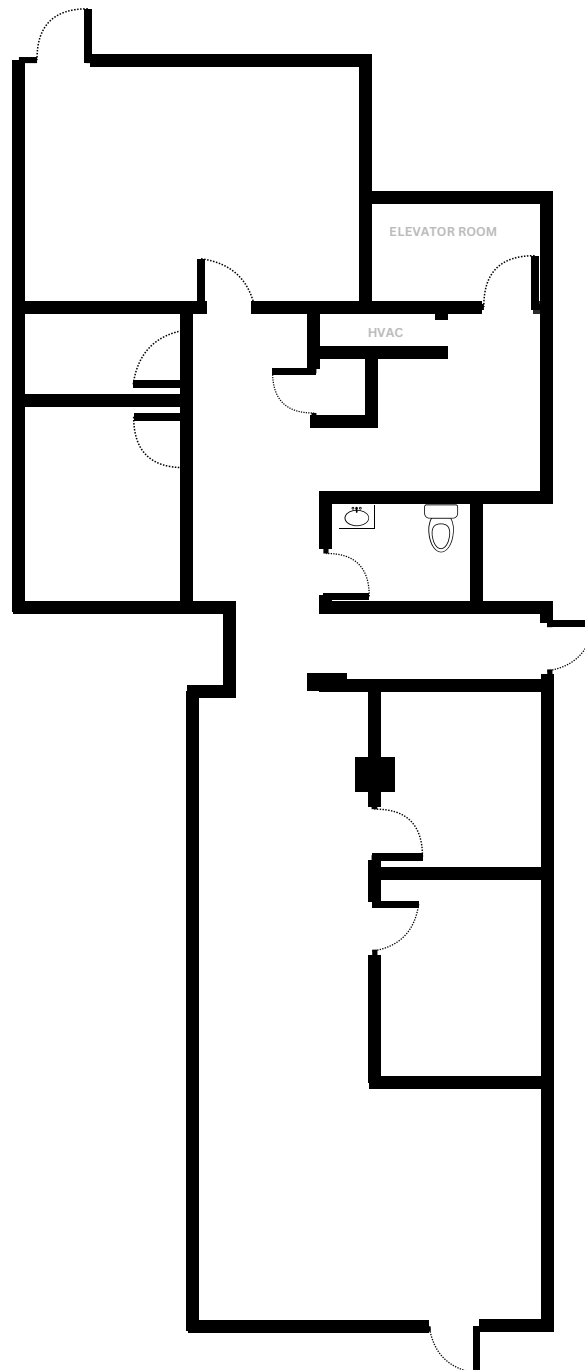
# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER

101  
1,775 SQ FT

## FLOOR 1

VACANCY



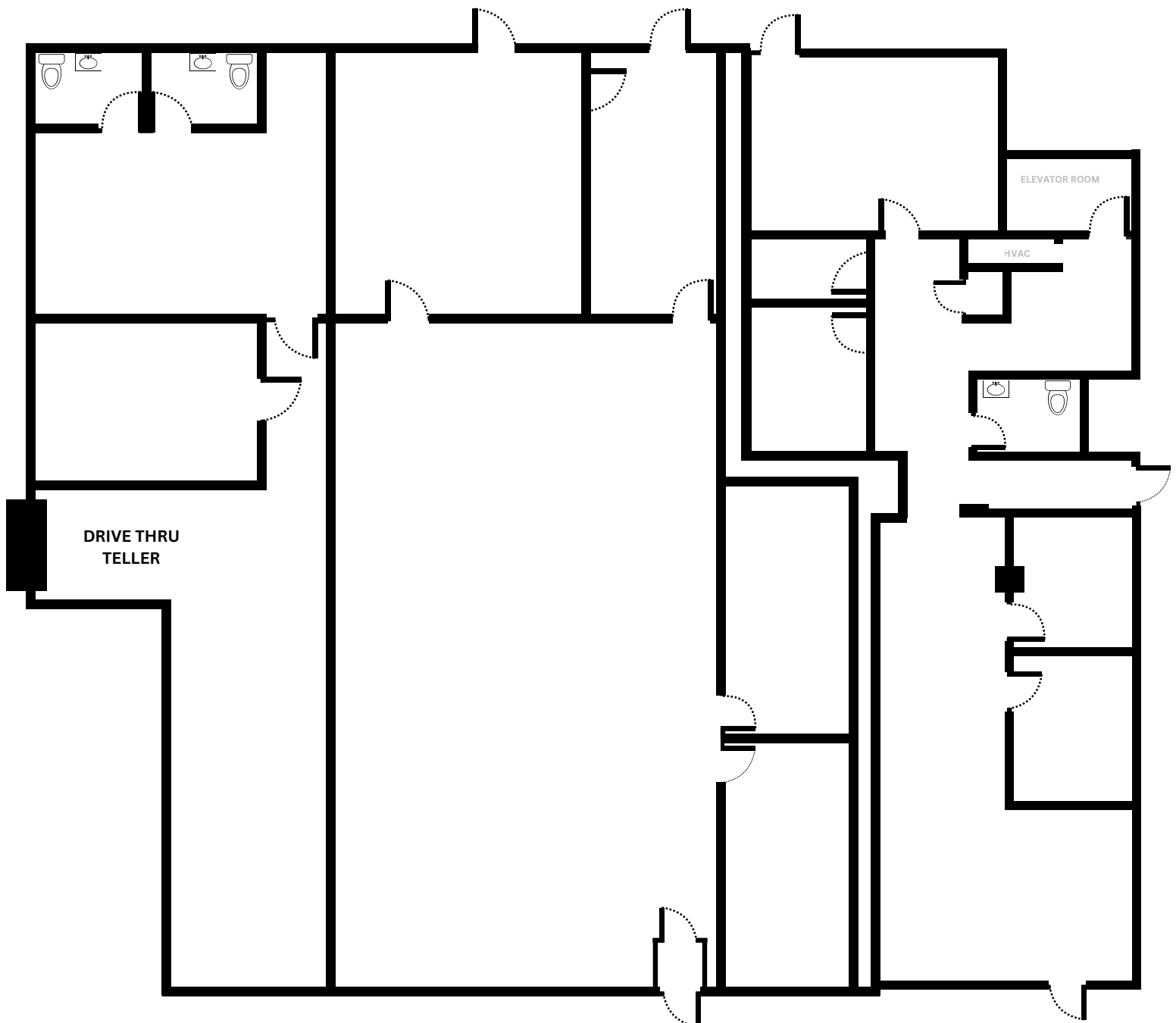
# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER

100&101  
5,575 SQ FT

## FLOOR 1

VACANCY



# 905 W. SPROUL ROAD

130 S. STATE ROAD, SPRINGFIELD, PA 19064  
BUSINESS AND SHOPPING CENTER

203  
1,260 SQ. FT.

## FLOOR 2

VACANCY

