



**AVAILABLE
FOR SALE
OR LEASE**

**\$3,000,000.00
OR
\$30.00/SF NNN**

Contact:

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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 maybe in cooperation with another broker.



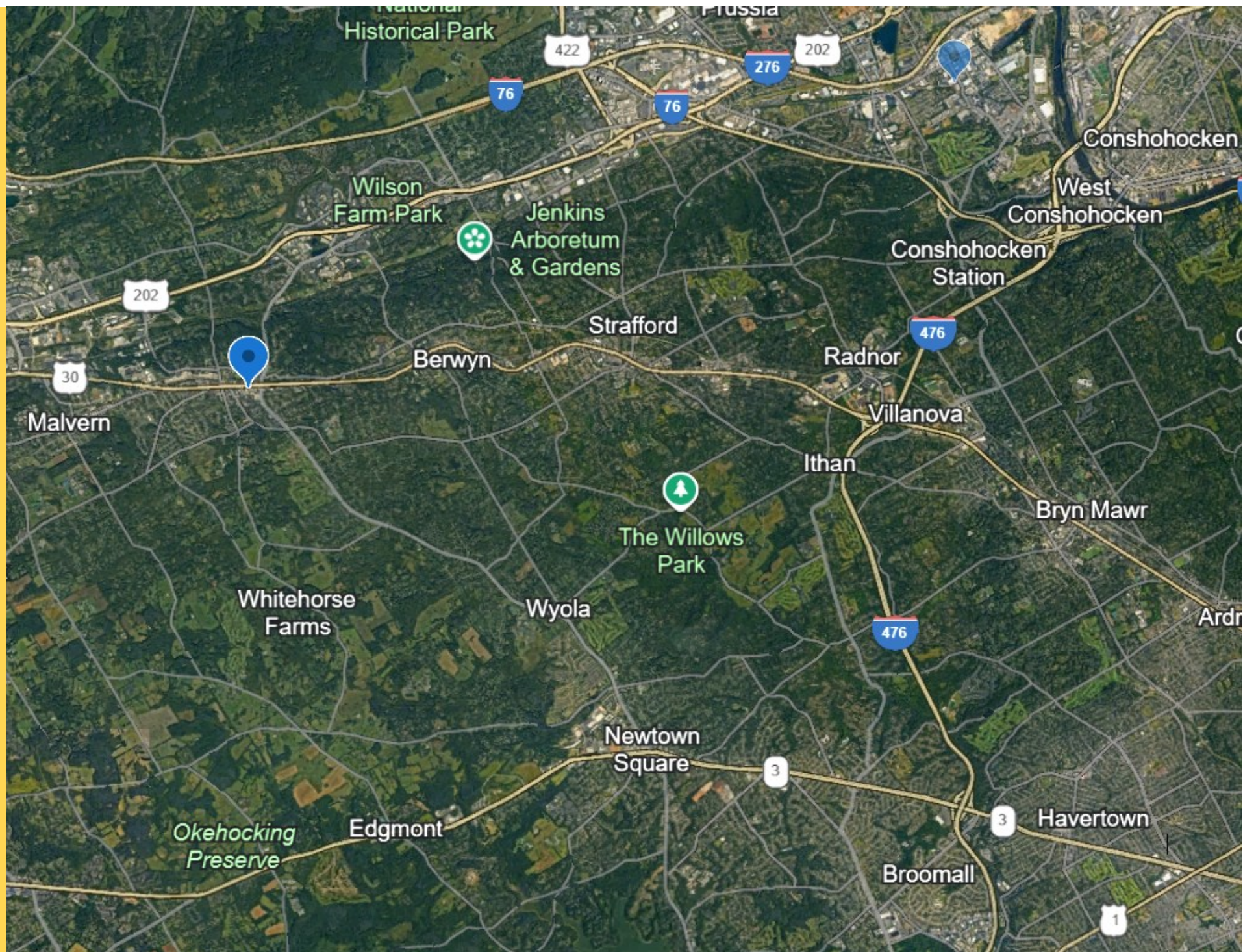
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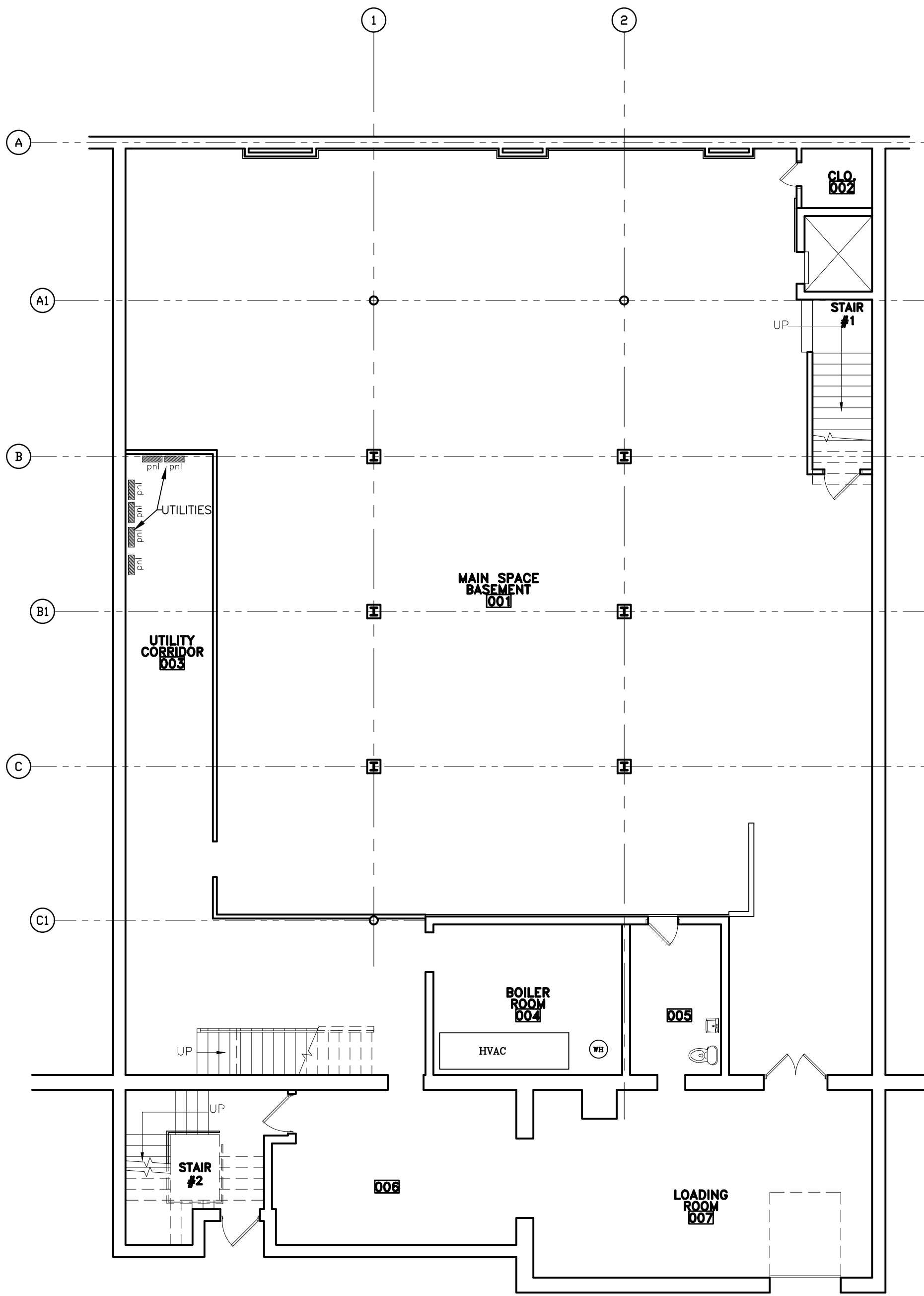
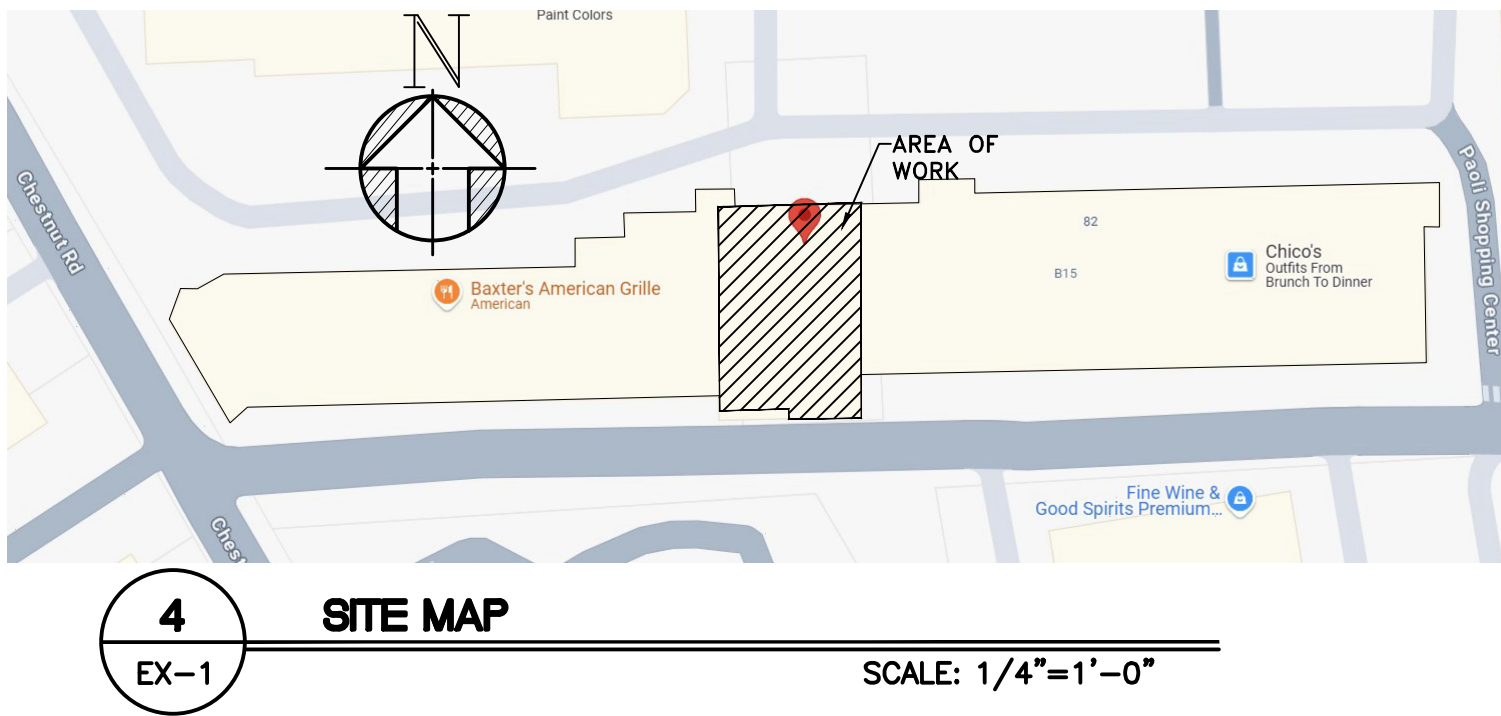


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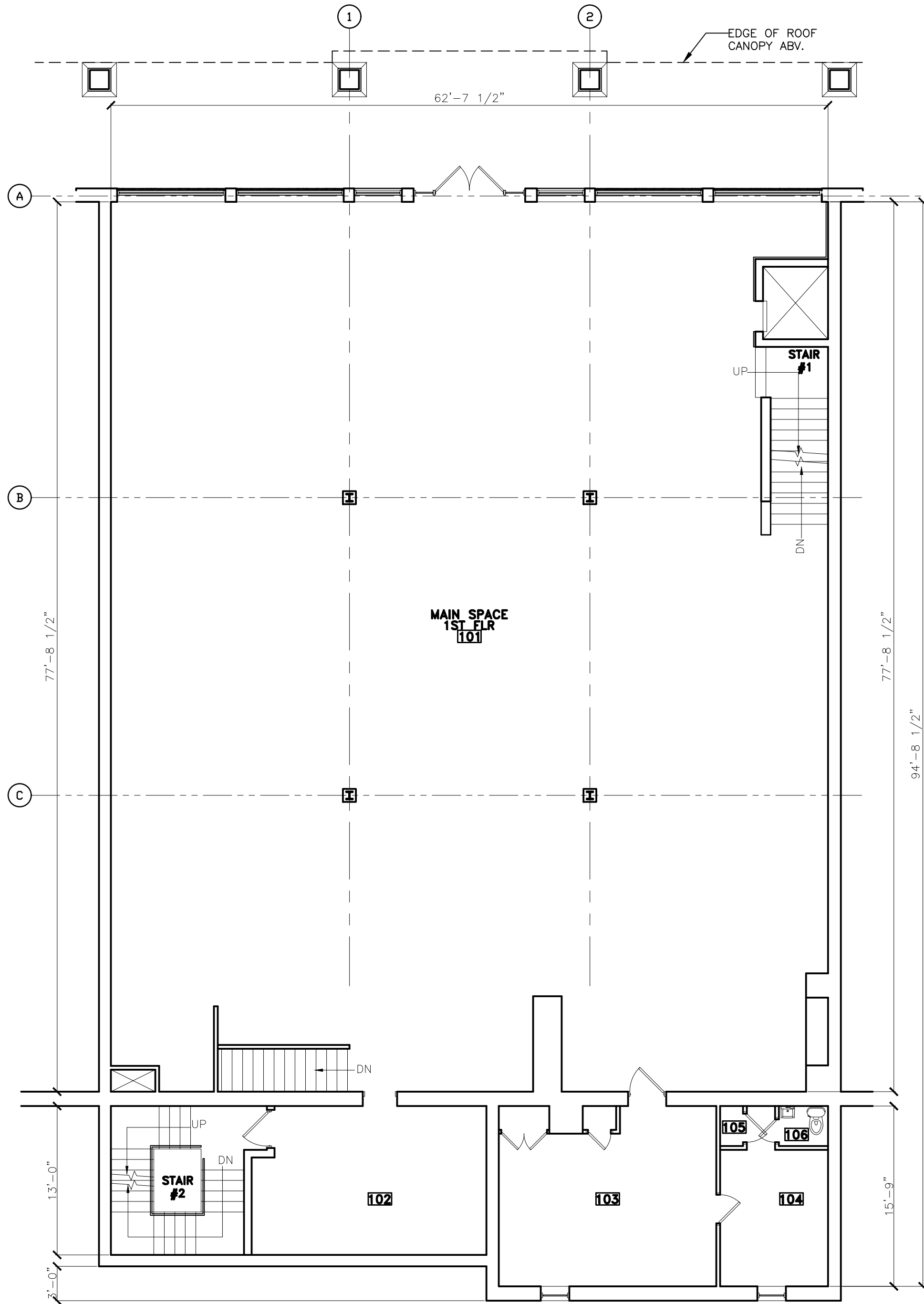


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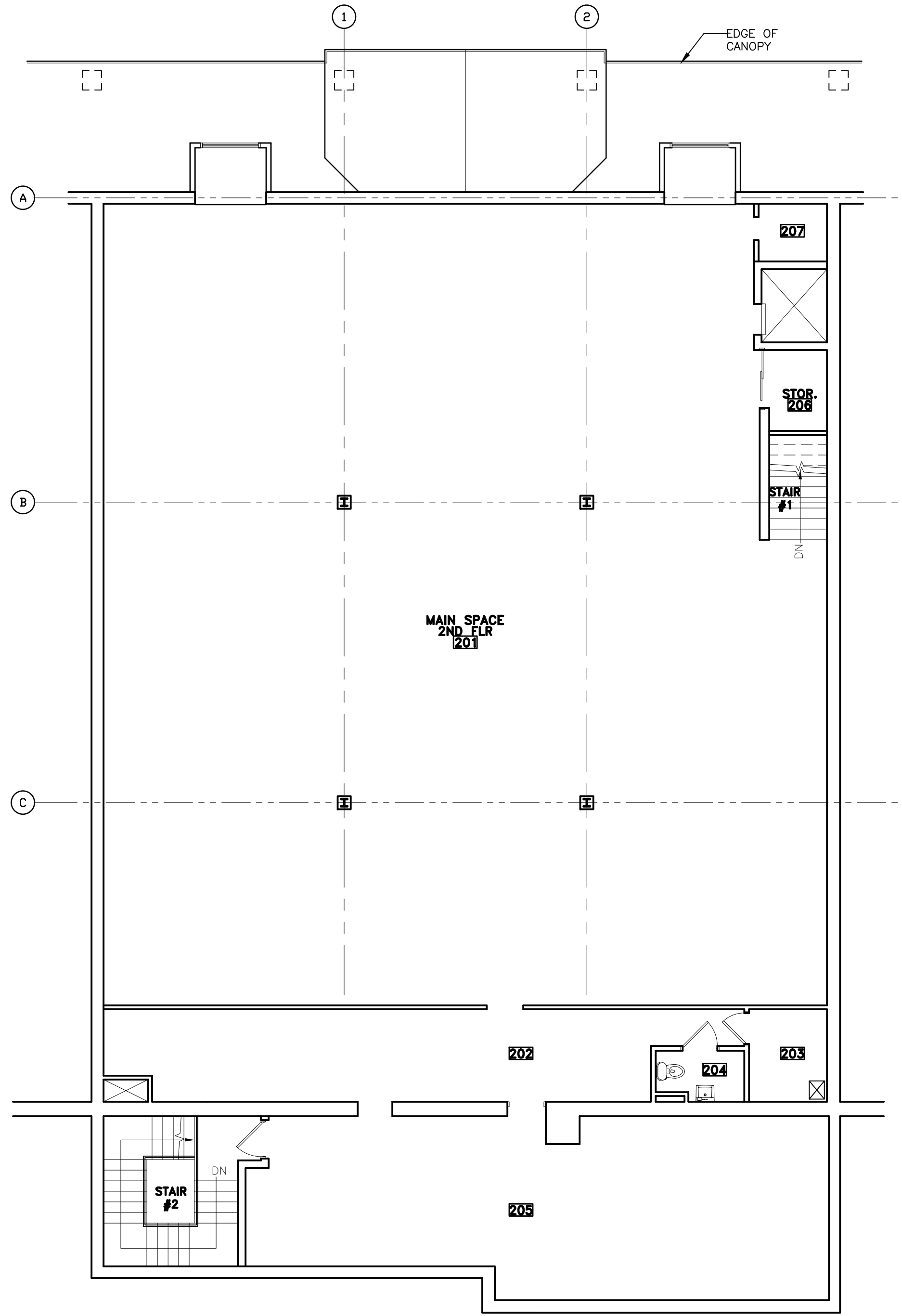
AREA DATA			
ROOM #	ROOM NAME	SQ.FT.	CLG HT.
001	BASMENT MAIN	3,727	
002	CLOSET	30	
003	UTILITY CORRIDOR	616	10'-0"
004	BOILER ROOM	200	BOT. OF JOISTS
005	-	96	10'-11"
006	-	257	FLR TO
007	LOADING	441	B.O. DECK
101	1ST FLR MAIN	4,621	10'-1" AFF
102	-	258	
103	-	292	
104	-	122	
105	-	7	
106	-	15	
201	2ND FLR MAIN	4,166	9'-11" AFF
202	-	395	
203	-	54	
204	-	32	
205	-	725	
206	STORAGE	35	
207	CLOSET	30	



1 EXIST. BASEMENT
5,816 NET SF
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)
SCALE: 1/8"=1'-0"



2 EXIST. FIRST FLOOR
5,838 NET SF
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)
SCALE: 1/8"=1'-0"



3 EXIST. 2ND FLOOR
5,838 NET SF
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)
SCALE: 1/8"=1'-0"

NOT FOR PERMIT OR CONSTRUCTION

DATE: 02.24.25		REVISIONS		AS-BUILT FLOOR PLANS	
SHEET NO. EX-1		DESCRIPTION		PREPARATION FOR NEW TENANT FIT-OUT	
© 2025		SCALE: AS NOTED		CHRIS YANGELLO	
		DRAWN BY: TB		90 LANCASTER AVENUE	
		CHECKED BY: WM		PAOLI , PA 19301 TREDYFFRIN TOWNSHIP	
		PROJ. NO. :			
		SHEET OF 1			