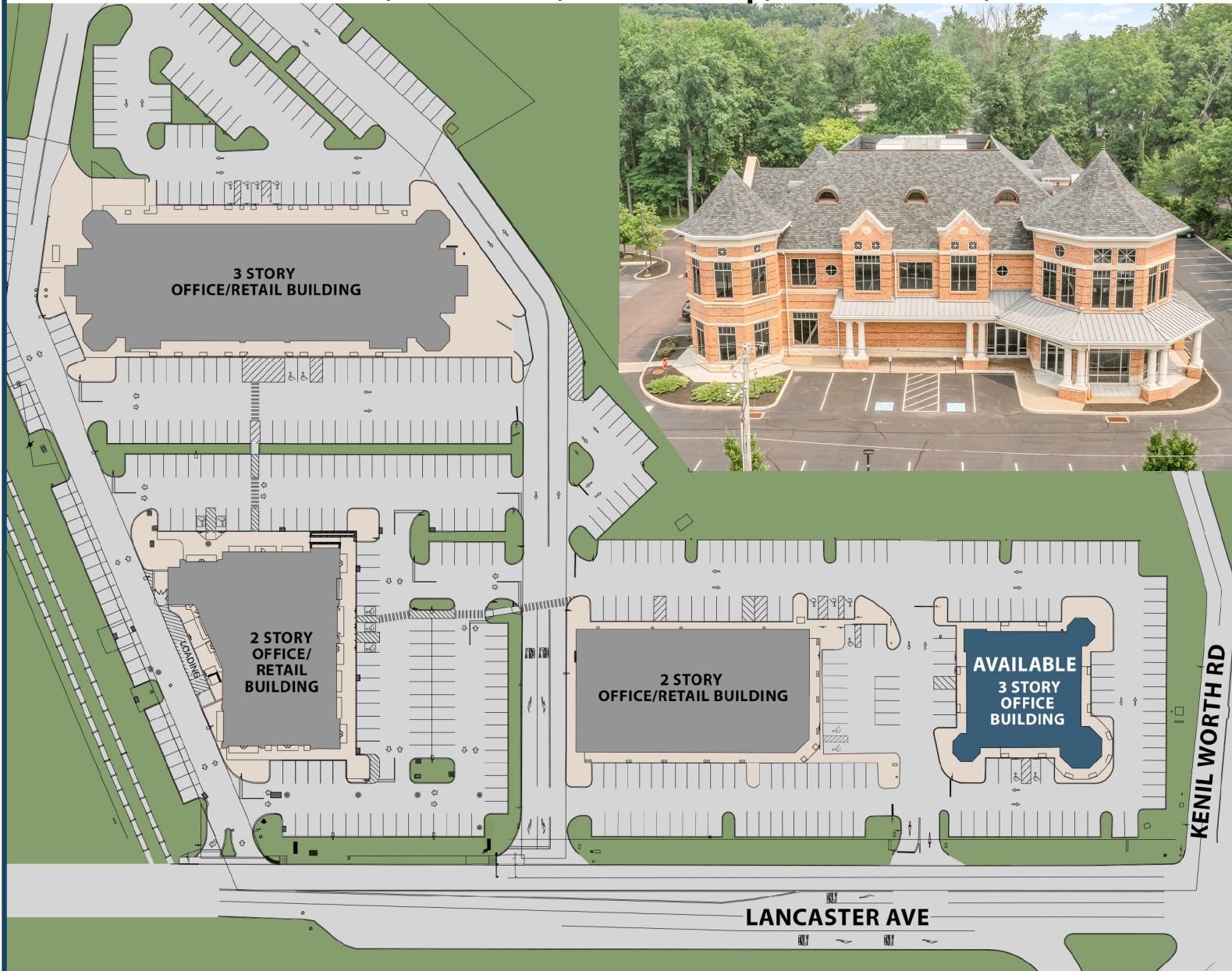


SIGNATURE OFFICE SPACE AVAILABLE

2,880 SF on 2nd Floor & 5,571 SF on 3rd Floor

797 E. Lancaster Ave, Villanova, Radnor Twp, Delaware Co, PA 19085



The Villanova Center

HIGHLIGHTS:

- "The Villanova Center" - a desirable multi-tenant, four (4) building complex, ideally located at the intersections of Rte 30, I-476, and Rte 320
- Traffic Count of 32,000 vehicles per day
- Join Starbucks, First Watch, Goodness Bowl, Bernie Robbins Jewelers, BullDog Yoga, Chase Bank, Villanova Nails, Abraham Eye Associates, FedEx-Kinkos, and Super Cuts,
- Exceptional Lancaster Avenue visibility and building facade signage opportunity

DEMOGRAPHICS:

- 1 Mile - Population of 8,000 with an Average Household Income of \$157,000
- 3 Miles - Population of 61,000 with an Average Household Income of \$129,000

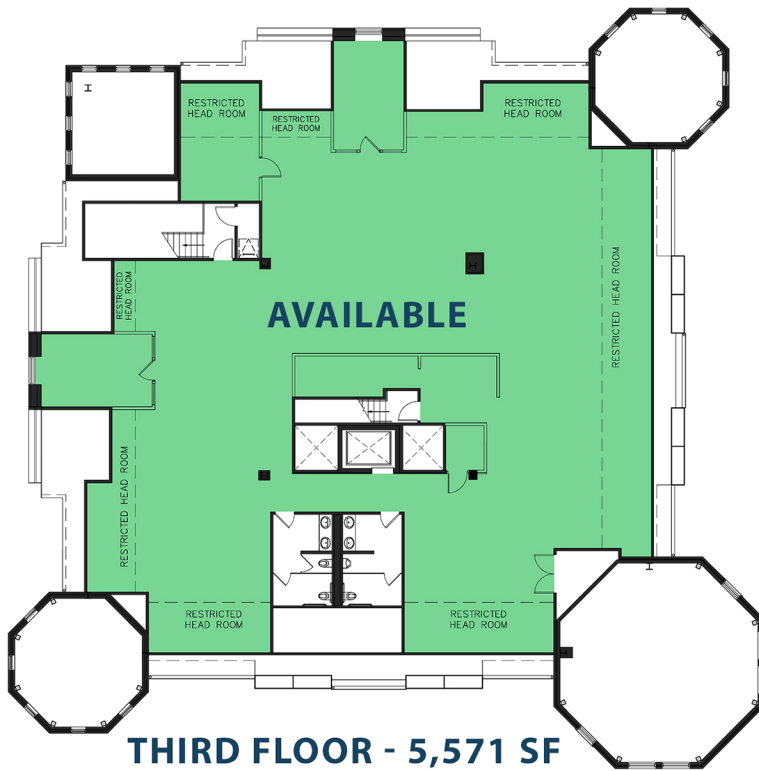


ROBERT SHIRLEY
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rshirley@provcogroup.com

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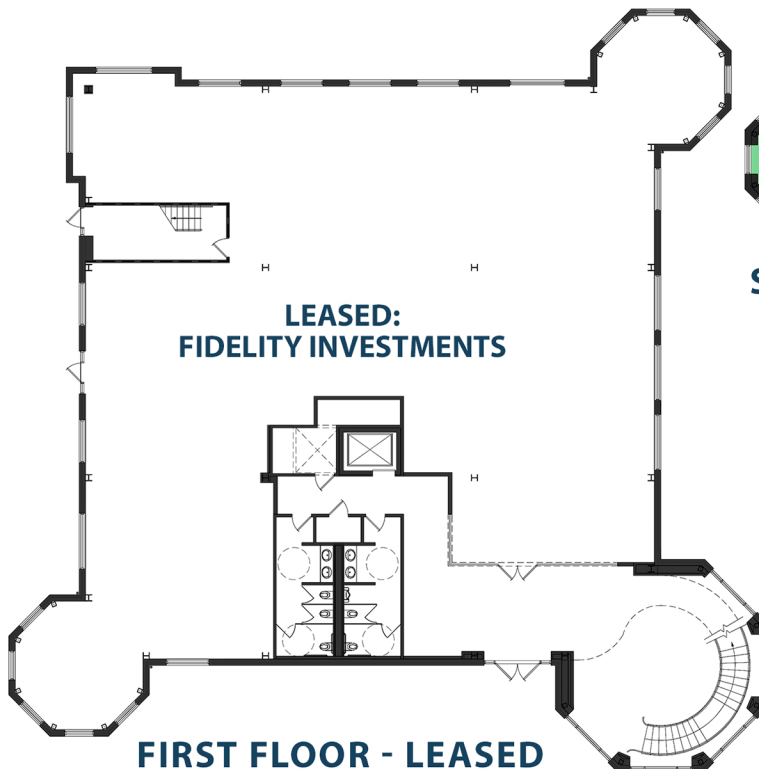
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THIRD FLOOR - 5,571 SF



SECOND FLOOR - 2,880 SF



FIRST FLOOR - LEASED



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The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. All RSF no. are approximate.