

4739-4749 West Lincoln Highway
Parkesburg, PA

FOR LEASE



Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

An aerial photograph of a commercial building with a grey roof and brown trim. The building has several windows and a sign that says "EYEGLASSES". In front of the building is a large parking lot with white lines for parking spaces. There are some blue markings and a hatched area in the parking lot. The surrounding area is green with trees and grass.

4739-4749 West Lincoln Highway
Parkesburg, PA

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

4739-4749 West Lincoln Highway Parkesburg, PA

EXECUTIVE SUMMARY

Total Available:	3,202 SF
Unit 4739-4741:	3,202 SF
Unit 4745:	LEASED
Utilities:	Separately metered utilities
Parking:	41 Spaces
Estimated Operating Expenses:	\$3.75/SF



BUILDING NEIGHBORS:

Currently at the West Sadsbury shops three units are already leased to Parkesburg Dental Associate, Dr. David Sulak with Crystal Clear Eyecare, and Randy Hope Steen, Esq.



SITE BENEFITS:

Excellent visibility and access. Located on Lincoln Highway (Route 30) with traffic counts exceeding **22,700 VPD**. Ideal location for professional or medical offices and retail.



LEASE RATE
\$12/SF NNN

LOCATION INSIGHTS

4739-4749 West Lincoln Highway
Parkesburg, PA

Key Facts:

31,455
Population:



10,677
Households:

37.0%
Median Age:



\$61,369
Median
Disposable Income:

Education:

83%
High School
Graduates:



47%
Some College

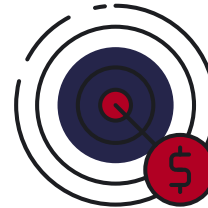


or Bachelors:

Median
Household Income:
\$78,854



Median
Per Capita Income:
\$33,941



Median Net Worth
Income:
\$234,028



LEASE RATE
\$12/SF NNN

LOCATION HIGHLIGHTS



Located on Lincoln Highway (Route 30)



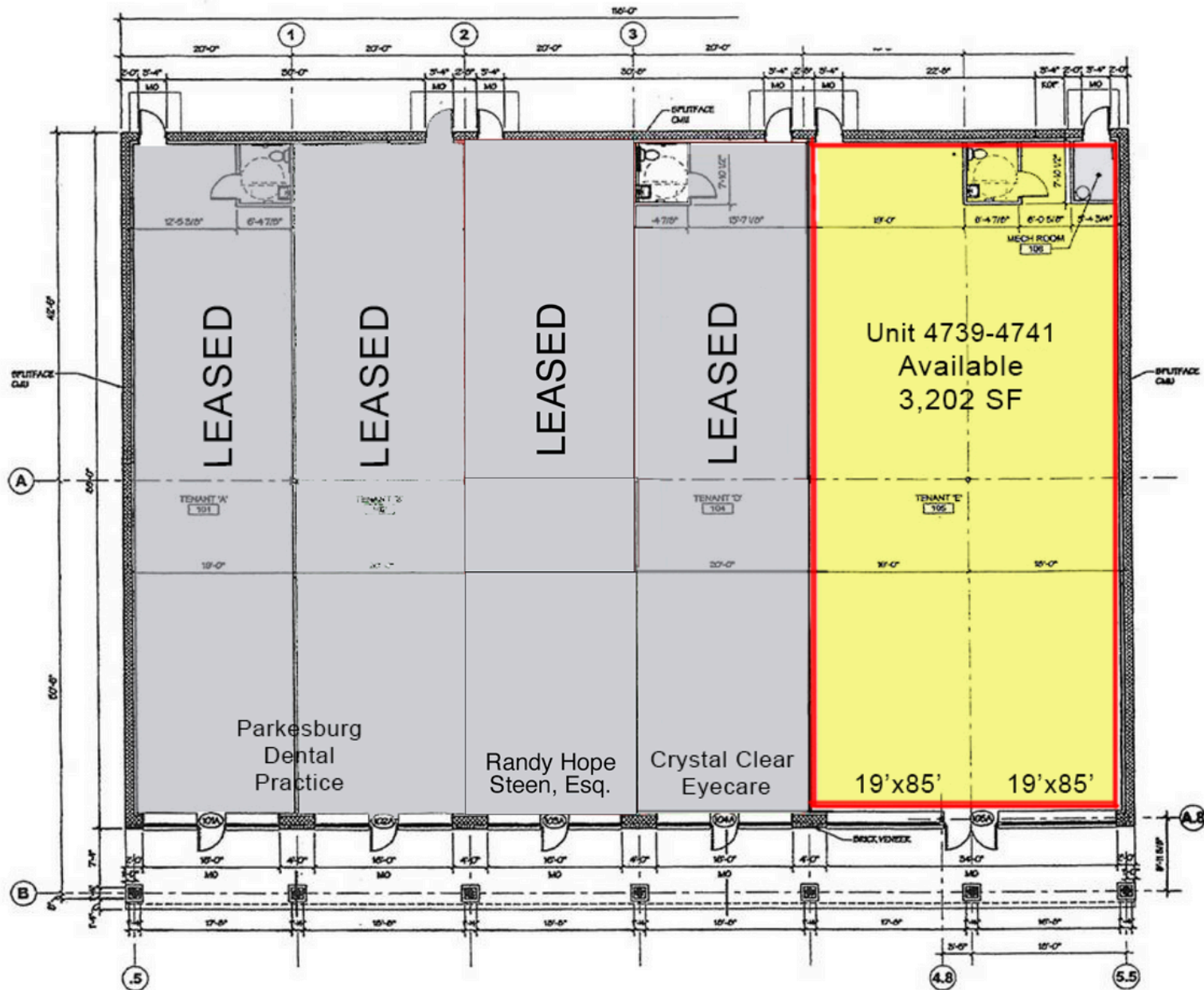
Close to Owen's Place Restaurant and Bar.
Walmart Super Center, Chili's Bar and Grill, Home
Depot, and more.



Close to Old Stone Guesthouse

FLOOR PLANS

Total building consists of 10,030 sq.ft



PHOTOS



PHOTOS

