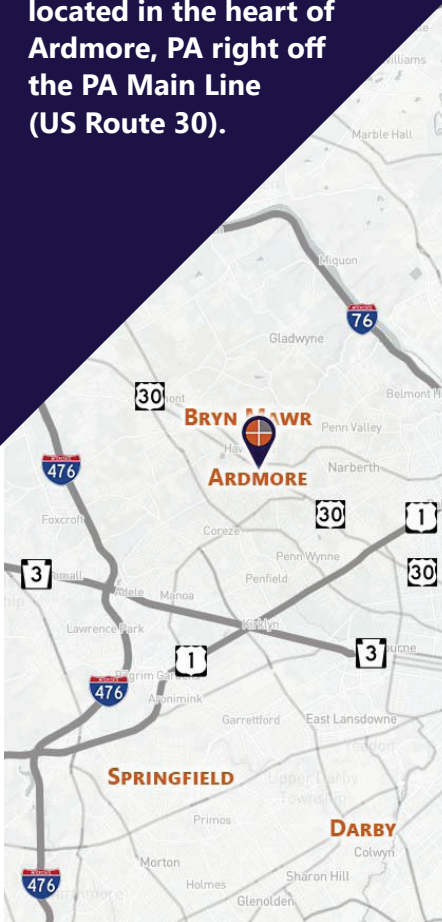


FOR SALE

Prime row property available, located in the heart of Ardmore, PA right off the PA Main Line (US Route 30).



Blaze Cambruzzi
Cell: 717.850.8702
blaze@truecommercial.com

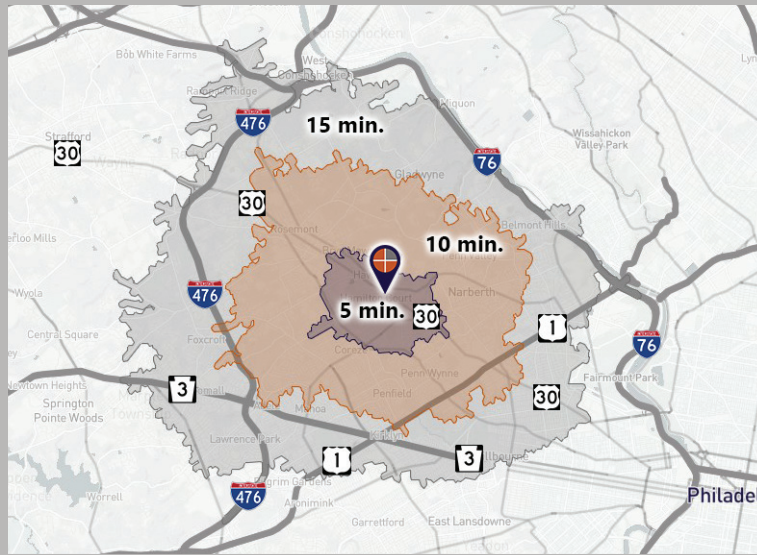
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

PRIME ROW PROPERTY AVAILABLE

DEMOGRAPHICS

Variable	10 Cricket Ave. Ardmore, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	19,837	94,821	251,613
Population Density (Per Sq. Mile)	5,873.1	4,319.8	4,727.4
Total Daytime Population	23,841	95,872	233,616
Total Households	8,058	35,603	94,187
Per Capita Income	\$74,832	\$72,952	\$56,690
Average Household Income	\$183,725	\$194,303	\$150,615
Average Disposable Income	\$124,538	\$129,817	\$104,283
Aggregate Disposable Income	\$1,003,526,155	\$4,621,859,502	\$9,821,628,247
Total (SIC01-99) Businesses	1,309	4,067	9,228
Total (SIC01-99) Employees	13,446	45,568	96,781
Total (SIC01-99) Sales	\$2,376,519,262	\$6,479,686,288	\$18,374,489,230
Annual Budget Expenditures	\$1,259,033,550	\$5,876,267,640	\$12,218,787,672
Retail Goods	\$399,473,109	\$1,879,886,997	\$3,927,667,067

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Located in the vibrant heart of Ardmore, 10 Cricket Avenue offers a unique investment opportunity in one of the Main Line's most walkable and evolving neighborhoods. This row property is just steps away from the Ardmore Amtrak and SEPTA station, placing it in a commuter-friendly and amenity-rich environment.

Surrounded by significant residential growth, this property is adjacent to Cricket Flats, a boutique luxury condo development, and directly across the street from the One Ardmore Apartments, a 110-unit mixed-use complex featuring upscale residences and ground-floor retail. These high-density projects have revitalized the local streetscape, ensuring strong pedestrian traffic and creating a thriving live-work-play atmosphere.

Ardmore is distinguished by its mix of independent retailers, top-tier dining options, and cultural attractions such as Suburban Square, all within walking distance. The Cricket Avenue corridor, in particular, has become a hub of growth, bolstered by infrastructure investments, strong community engagement, and sustained demand for well-located real estate.

With flexible zoning and a solid physical footprint, 10 Cricket Avenue presents excellent potential for various uses, including boutique office or studio space, retail, or even a residential conversion to address the rising demand for housing in this highly desirable sub-market. Whether you are seeking a long-term investment with growth potential or a strategic repositioning opportunity, this property offers both stability and future growth potential, driven by its unbeatable location and the momentum of the Ardmore community.

PROPERTY DETAILS

- Total Building Size:..... 1,228 SF
- Sale Price:.....\$650,000
- Zoning:..... TC1 - Town Center 1
- Land/Lot Size:.....0.02 acres
- Date Available:..... Settlement
- Parking:..... Street, Public Lot
- Year Built:..... 1910
- Annual Taxes (Est.):.....\$5,175
- Roof Type:..... Flat
- Heating:..... Gas Forced Air
- Cooling:..... Central Air
- Water/Sewer:..... Public

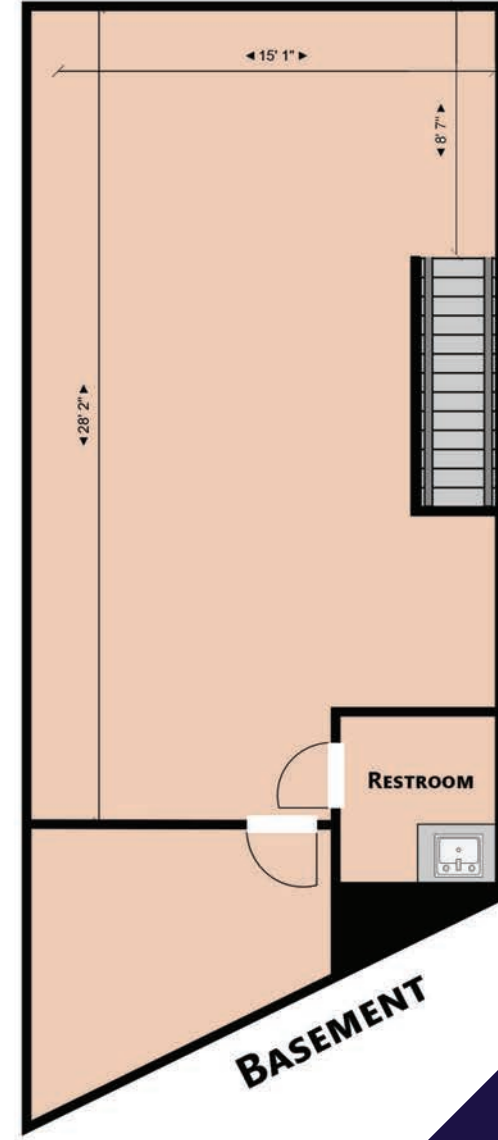
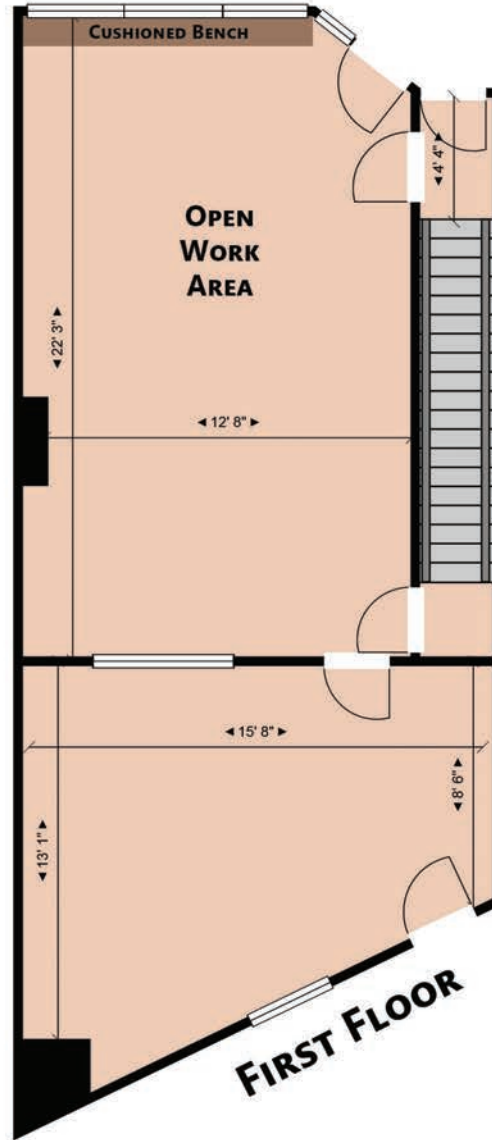
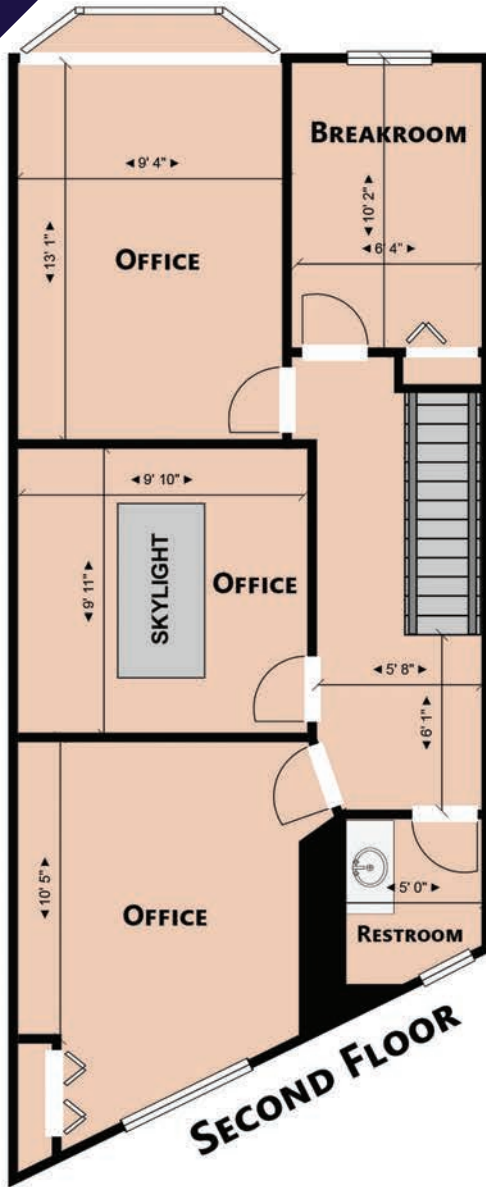
TRAFFIC COUNTS

- Lancaster Ave./US Route 30:..... 18,919 VPD

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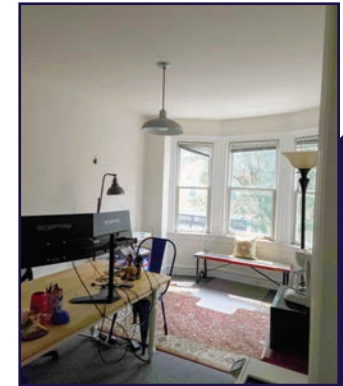
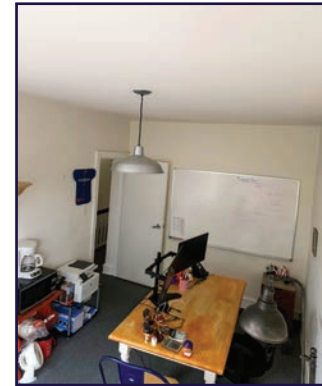
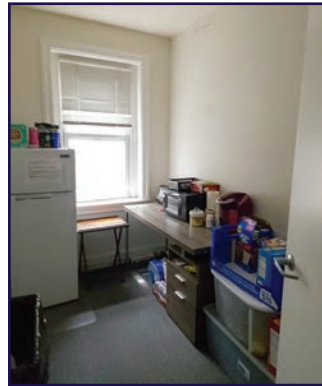
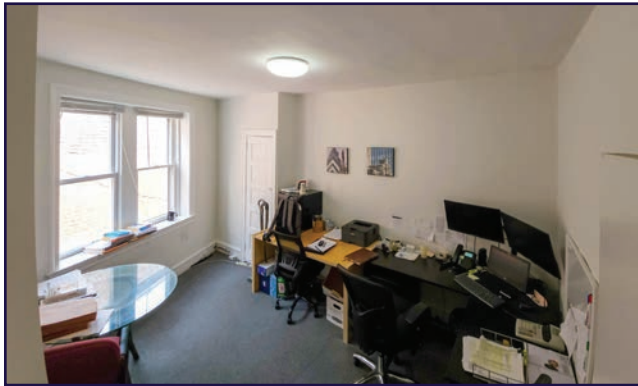
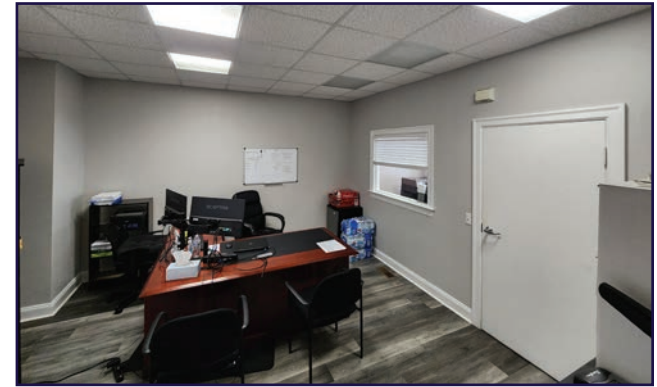
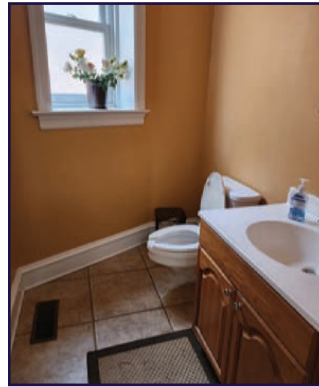
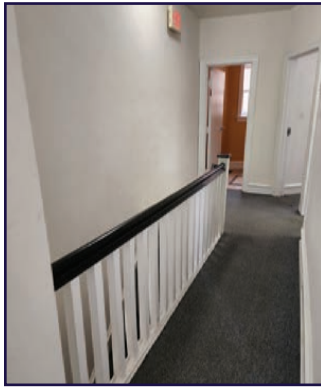
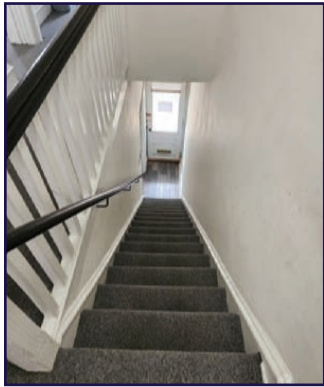
10 CRICKET AVE. | FLOOR PLANS



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BUILDING & INTERIOR PHOTOS



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ESTABLISHED REGIONAL AREA MAP



RECENT ECONOMIC DEVELOPMENT:

One Ardmore Apartment Homes and Cricket Flats are mixed-use developments featuring high-end retail and luxury apartments, located in the prestigious Main Line community.

These developments are just a couple of blocks away from bus and rail stops, as well as numerous bars, entertainment options, fine dining, and premier shopping.



SUBURBAN SQUARE MALL

lululemon SEPHORA SHAKE SHACK
 VERONICA BEARD
 WARBY PARKER
 MADISON REED
 DESIGN WITHIN REACH
 COFFEE, BAKERY, KITCHEN
 KENDRA SCOTT
 YOUR JOE'S
 GAP
 well collective body.mind.life. west elm
 well collective
 CAVA
 Madewell
 Apple
 TRADER JOE'S

NOTE:

Ardmore Station is a train station situated on the Pennsylvania Main Line, serving several Amtrak Keystone Service trains daily. The station is located within the Suburban Square shopping area, surrounded by a large residential community, which includes a significant number of reverse commuters.

Although Ardmore is the busiest station on the line, it is currently underdeveloped, featuring only low-level platforms and small canopies. However, the station is undergoing a major upgrade that will include high-level platforms, a full canopy, a footbridge, and a covered parking deck.

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ESTABLISHED REGIONAL MAP



NOTE:

The Philadelphia Main Line Core Towns include Overbrook, Merion, Narberth, Wynnewood, Ardmore, Haverford, and Bryn Mawr.

These seven (7) towns are known as one of the primary bastions of old money in Southeastern Pennsylvania. They tend to be denser than other suburbs and feature vibrant, walkable downtown areas. All of these communities were established along Lancaster Avenue prior to the construction of the railroad.

THE PENNSYLVANIA MAIN LINE

The Philadelphia Main Line, often referred to simply as the Main Line, is a historically and socially defined region of suburban Philadelphia, Pennsylvania. It runs northwest from Center City Philadelphia, following the former Pennsylvania Railroad's prestigious Main Line, parallel to the Philadelphia and Lancaster Turnpike, known as U.S. Route 30.

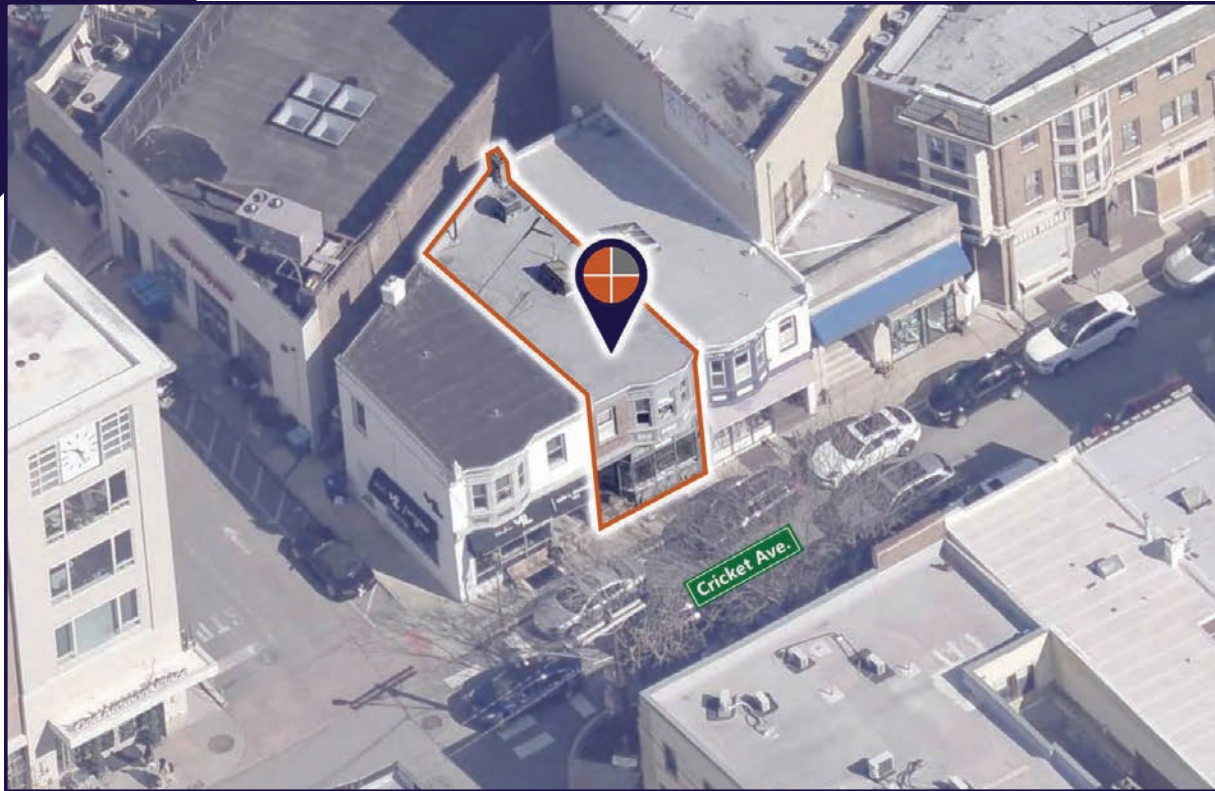
In the 19th century, the railroad first connected the towns along the Main Line. These towns became home to sprawling country estates belonging to Philadelphia's wealthiest families, establishing the area as a bastion of "old money" over the years.

Today, the Main Line refers to the western suburbs of Philadelphia along Lancaster Avenue (U.S. Route 30). It extends from the city limits to Bryn Mawr and, ultimately, to Paoli, covering an area of about 200 square miles.

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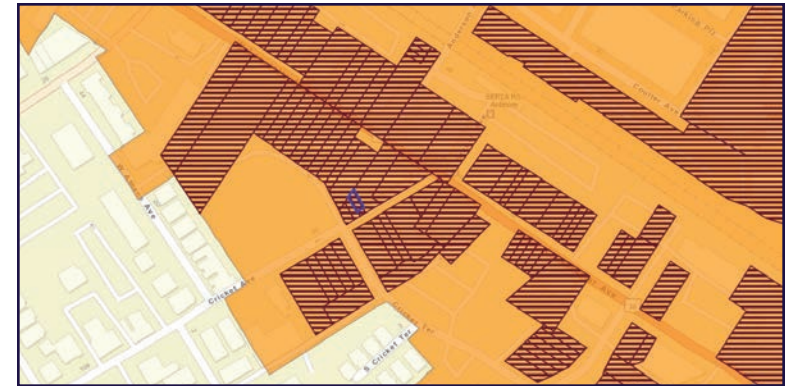


LOWER MERION TOWNSHIP ZONING



TOWN CENTER (TC1) WITH HISTORIC RESOURCES OVERLAY DISTRICT (HROD)

TC1 is a medium-intensity, walkable area that serves the entire Township along commercial corridors and between traditional and neighborhood main streets.



Favorable zoning area with possibilities for both commercial and residential uses.

The intent of the Town Center (TC) District is to preserve and enhance the multifaceted uses of the Township’s established commercial areas by graduating the intensities thereof, with TC being the most intensive in terms of usage and density and consisting of commercial, residential, and mixed uses. TC Districts are the medium to larger commercial areas, related to major transportation corridors, mixing local, regional and national retail, with some residential uses above the first floor.

The TC1 Districts are the Township’s traditional shopping districts that developed around train stations and grew as corridors over time. These are pedestrian-oriented with buildings entered from street-front sidewalks, with a variety of retail and service uses, and may include shared and municipal parking.

See the Full Zoning List and Information Here:



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