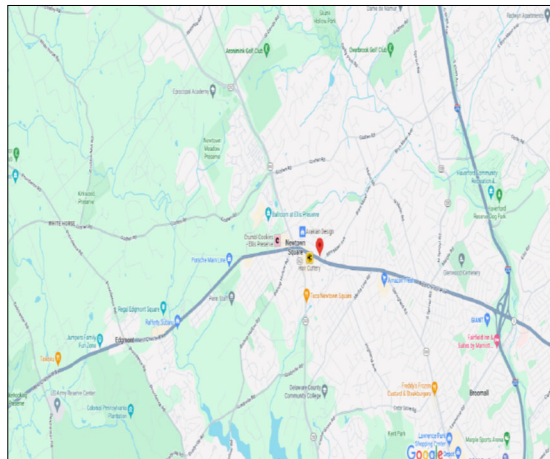


FOR LEASE

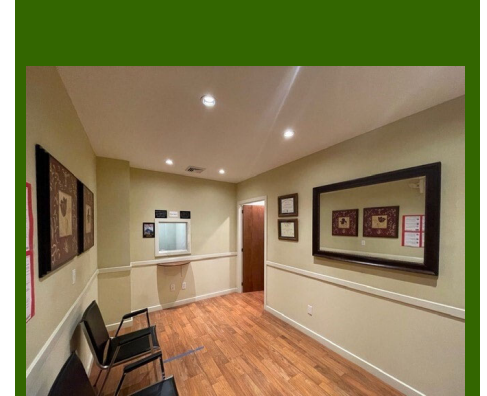
3501 West Chester Pike (Route 3), Newtown Square, PA 19073

PROPERTY HIGHLIGHTS

- 1,000 SF AVAILABLE
- RECEPTION AREA, OFFICE, 3 EXAM ROOMS, 2 BATHROOMS
- FIRST CLASS OFFICE BUILDING
- ELEVATOR
- CONV TO PUBLIC TRANSPORTATION
- LARGE PARKING LOT
- \$28/SF GROSS + ELECTRIC



Demographics	1-MILE	3-MILE	5-MILE
Population			
2023 Estimated	10,548	45,794	166,631
2028 Estimated	10,601	46,350	167,005
Avg Household Income			
2023 Estimated	\$181,304	\$205,840	\$187,630
2028 Estimated	\$211,731	\$233,906	\$212,666



For more information, please contact:

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Information deemed reliable but not guaranteed