

FOR LEASE

±17,130 SF FLEX BUILDING / RETAIL PAD

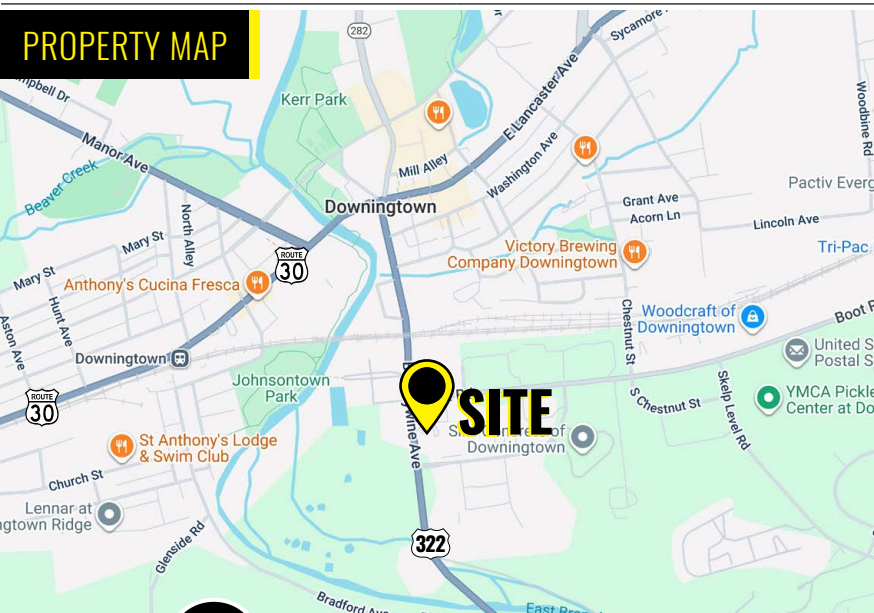
415 Brandywine Ave | Downingtown, PA 19335

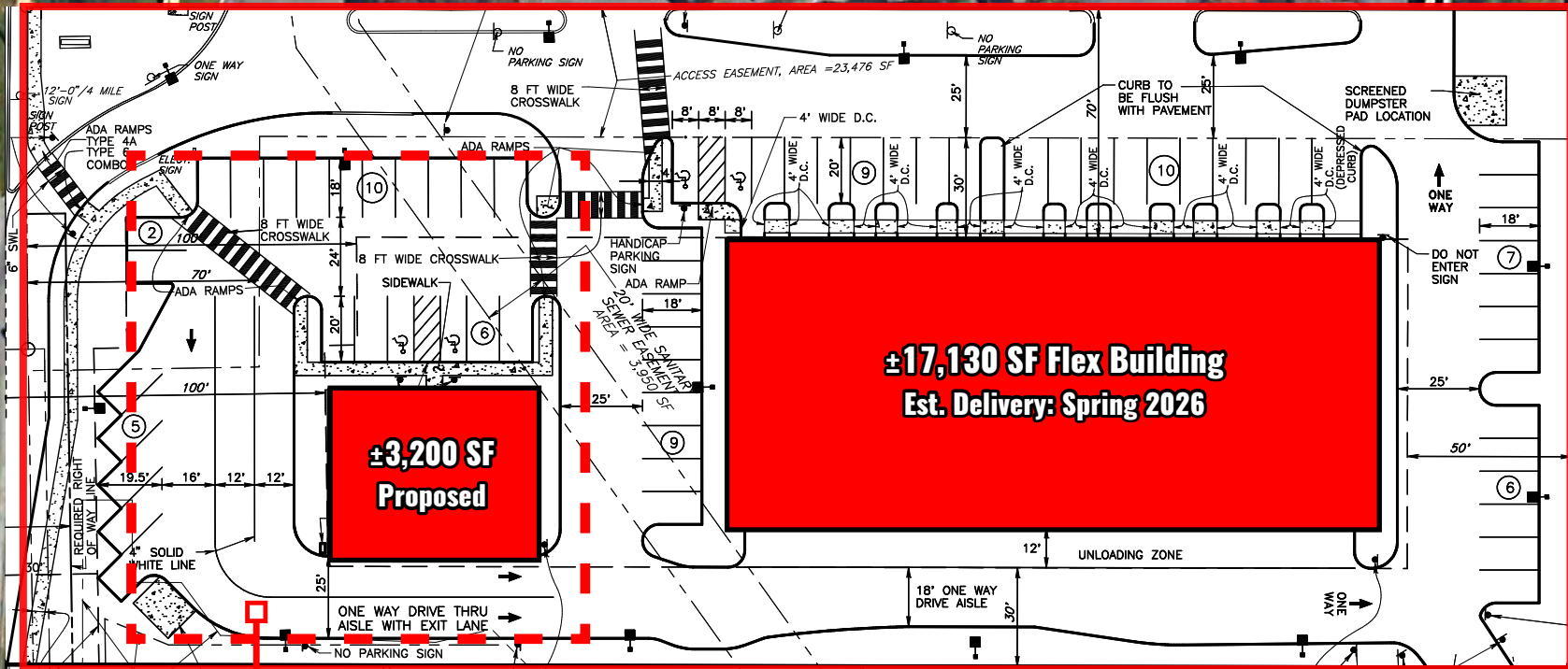
NEGOTIABLE

PROPERTY FEATURES / HIGHLIGHTS

- ±17,130 SF Flex Building & ±0.60 Acre Pad For Lease
- Flex Building: ±17,130 SF on +1.5 Acres
 - Ceiling Height: 18'8" under beam
 - Drive In Doors: 14ft high
 - Columns: Clear Span
 - Estimated Delivery: Spring 2026
- Retail Pad: ±0.60 Acres

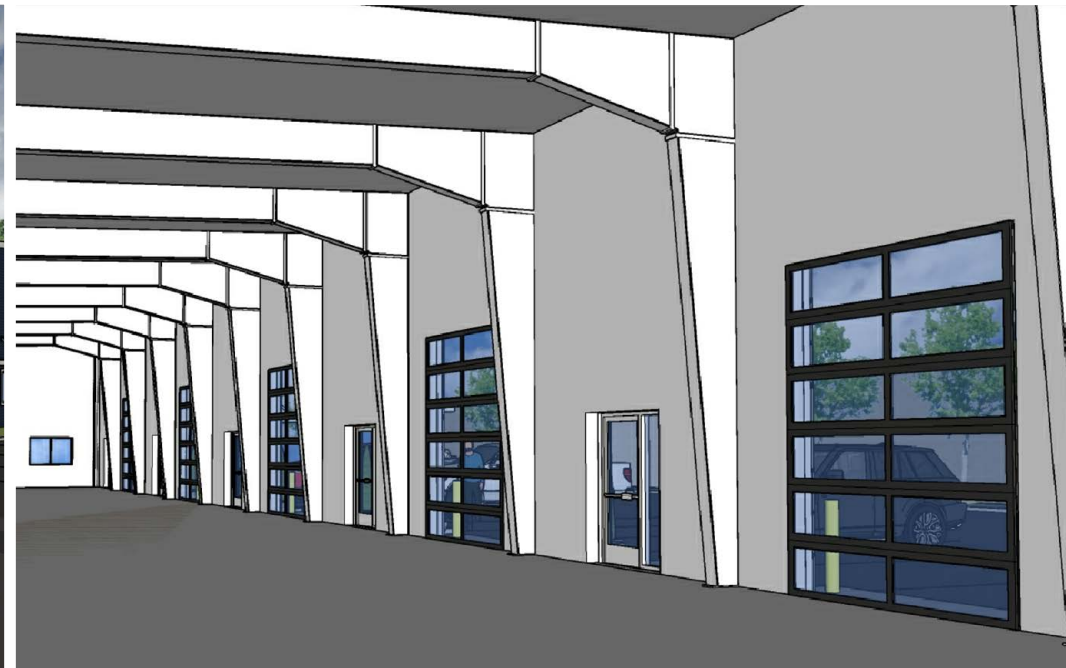
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,644	36,135	97,630
AVG HHI	\$83,323	\$107,068	\$119,312
HOUSEHOLDS	2,668	13,589	36,430





Brandywine Ave
±15,000 VPD

±0.60 Acre
Pad Site





ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
BREWERY & RESTAURANT

