



203 Haverford Avenue, Narbeth, PA

# 4,000 SF in New Mixed-Use Development **for Lease**

**Larry Steinberg**

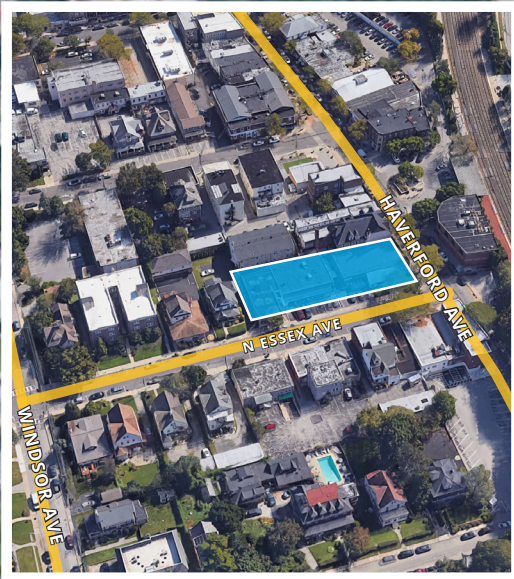
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SPOT'S THE PLACE FOR PAWS

COCO THAI BISTRO

DANNYS GUITAR SHOP

MCSHEAL'S

PHO-EVERYOURS

THE CHEESE COMPANY

VILLAGE TREATS



LE PETIT MITRON

AMERICAN FAMILY MARKET



HAVERFORD AVE



● RESTAURANT    ● RETAIL

# Property Features

- Hard Corner in Heart of Downtown Narberth Business District
- Frontage on both Haverford Ave and N Essex Ave
- Directly Across from Narberth Train Station (1,500+ Commuters/Day)
- Half a mile from Wynnewood Shopping Center and Whole Foods
- One block from Narberth Park

# Demographics

1 mile

|  |                         |  |                             |
|--|-------------------------|--|-----------------------------|
|  | <b>16,030</b><br>people |  | <b>\$260,605</b><br>avg HHI |
|  | <b>5,392</b>            |  | <b>8,926</b><br>employees   |

3 mile

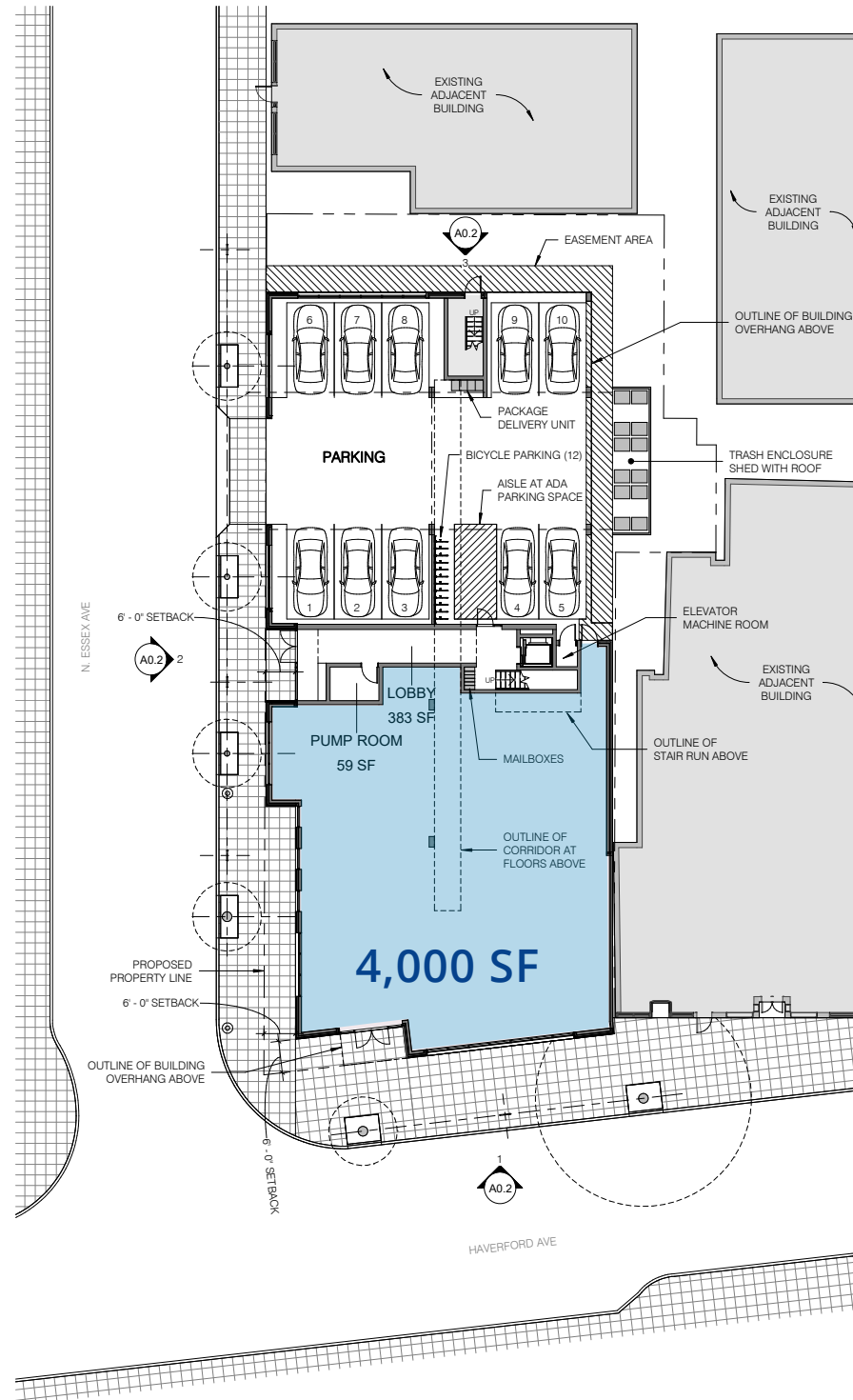
|  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
|  | <b>178,215</b><br>people    |  | <b>\$134,063</b><br>avg HHI |
|  | <b>72,488</b><br>households |  | <b>92,011</b><br>employees  |

5 mile

|  |                              |  |                             |
|--|------------------------------|--|-----------------------------|
|  | <b>564,353</b><br>people     |  | <b>\$105,045</b><br>avg HHI |
|  | <b>232,987</b><br>households |  | <b>275,667</b><br>employees |

# Floor Plan

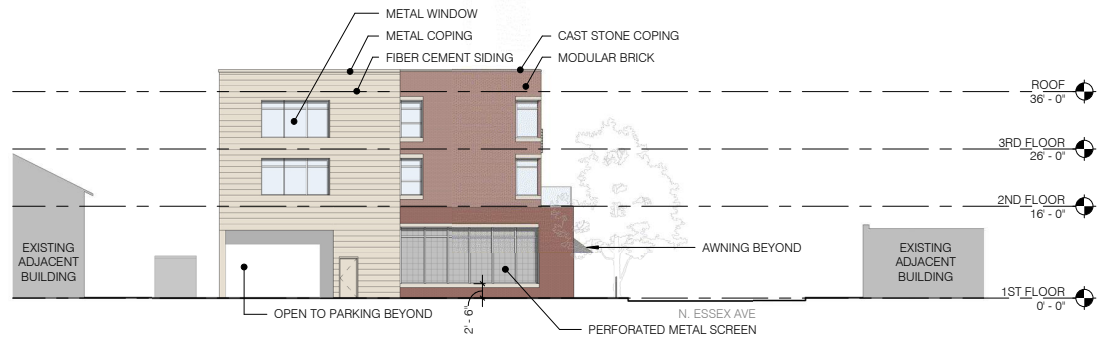
First Floor



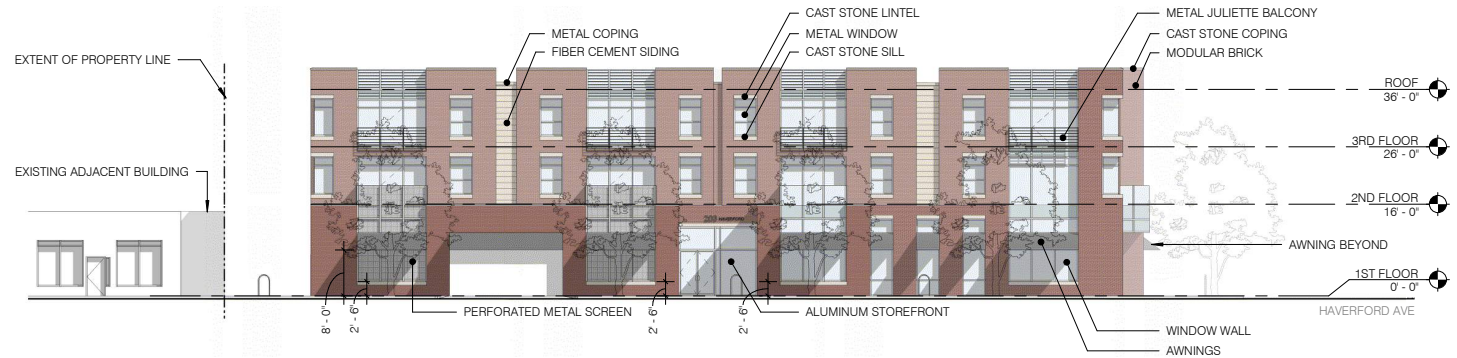


# Elevation Plans

North Elevation



West Elevation



South Elevation



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