



# RETAIL / FLEX SPACE - NEWTOWN SQUARE



**AVAILABLE  
FOR LEASE**

**\$15/SF NNN**

**LOCATION: 5046A & 5050 West Chester Pike, Newtown Square, PA 19073**

**PROPERTY HIGHLIGHTS:**

- ◆ 2 Units Available: 5046A WCP: 1,100 SF Flex & 1,094 SF Office; 5050 WCP: 5,889 SF Flex
- ◆ Demographics within 5 Mi: Population +/- 87,608 & AHI \$158,796
- ◆ Busy Shopping Center Located on Heavily Traveled West Chester Pike/Rt. 3
- ◆ Neighbors Include: Providence Plaza, La Locanda Ristorante, VCA Wellington Animal Hospital, Metro Self Storage, Rafferty Subaru, Ellis Preserve (Newly Constructed) & More!
- ◆ Easy Access to Transportation
- ◆ Ave. Daily Traffic: +/- 30,692 combined

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

# 1,194 SF & 5,889 SF

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