

AVAILABLE FOR LEASE

\$15/SF NNN

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RETAIL / FLEX SPACE - NEWTOWN SQUARE



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

PROPERTY HIGHLIGHTS:

- ◆ 2 Units Available: <u>5046A WCP</u>: 1,100 SF Flex & 1,094 SF Office; 5050 WCP: 5,889 SF Flex
- ♦ Easy Access to Transportation
- ◆ Ave. Daily Traffic: +/- 30,692 combined

- ◆ Demographics within 5 Mi: Population +/- 87,608
 & AHI \$158,796
- Neighbors Include: Providence Plaza, La Locanda Ristorante, VCA Wellington Animal Hospital, Metro Self Storage, Rafferty Subaru, Ellis Preserve (Newly Constructed) & More!

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.



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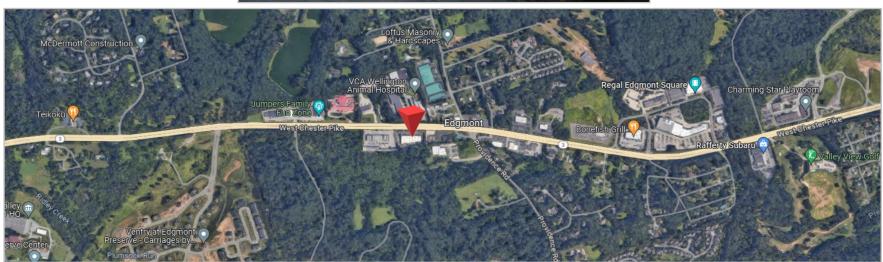
1,194 SF & 5,889 SF







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