

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

**AVAILABLE
FOR LEASE**

\$25/SF NNN

Contact:

Alex Topalidis

Cell: 484-473-5358

Office: 610-359-9700

atopalidis@capitalcomre.com

RETAIL PROPERTY FOR LEASE



LOCATION: 8 St. Albans Avenue, Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ LOCATED IN THE HEART OF NEWTOWN SQUARE
- ◆ FORMER VETERINARY; END CAP
- ◆ WALKING DISTANCE TO ELLIS PRESERVE
- ◆ AMPLE PARKING FOR THE LOCATION W/ADDITIONAL REAR PARKING
- ◆ BUILDING SIZE: +/- 3,063 SF
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 161,983 & AHI +/- \$163,963

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. Some properties may be in cooperation with another broker.

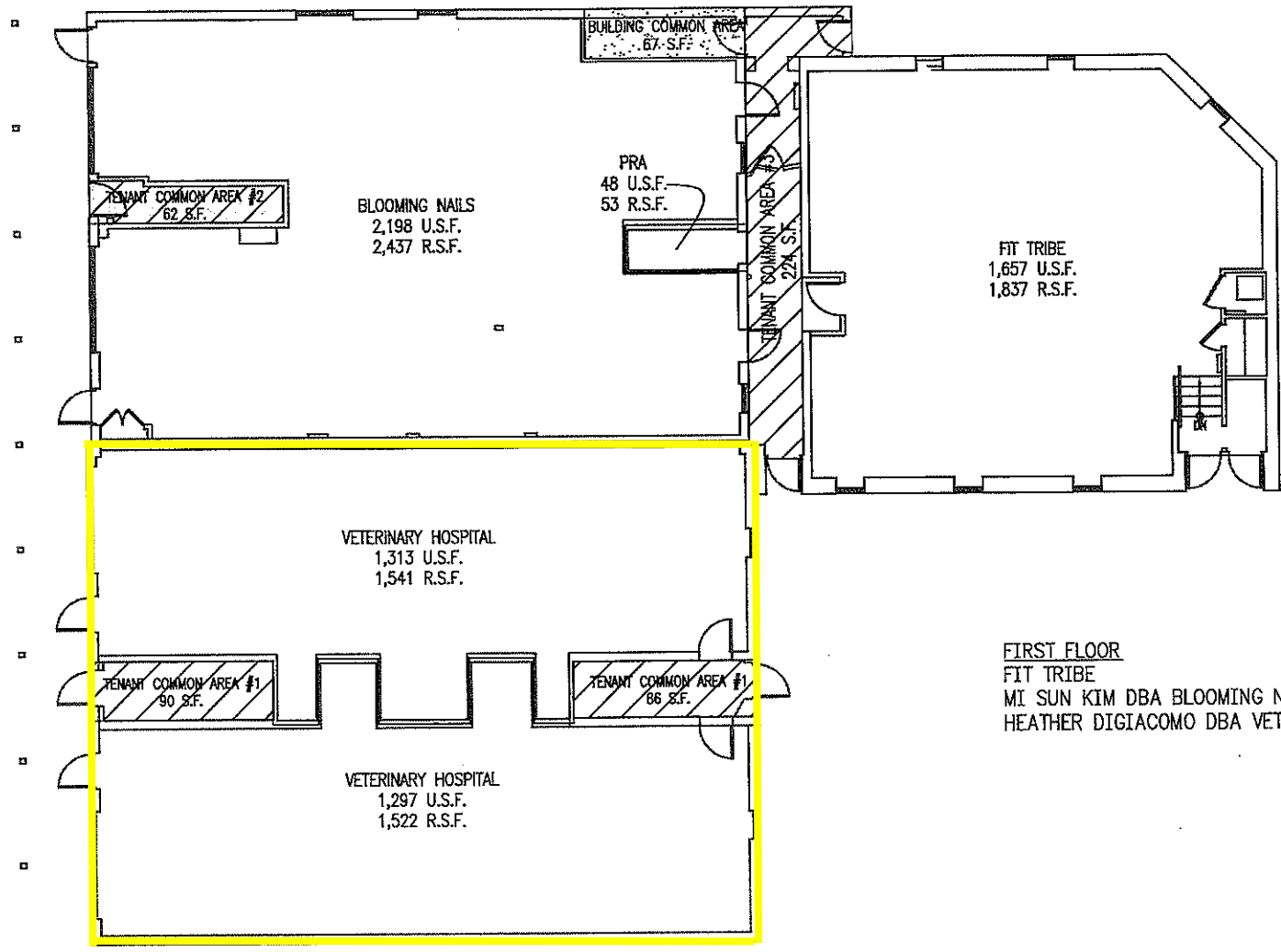


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Y:\Resident Holding Company_2_Saint Albans\Drawings\SF Calcs\SF4 (12-06-16)\SF_4.dwg



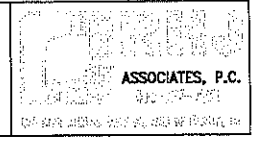
FIRST FLOOR
 FIT TRIBE
 MI SUN KIM DBA BLOOMING NAILS
 HEATHER DIGIACOMO DBA VETERINARY HOSPITAL

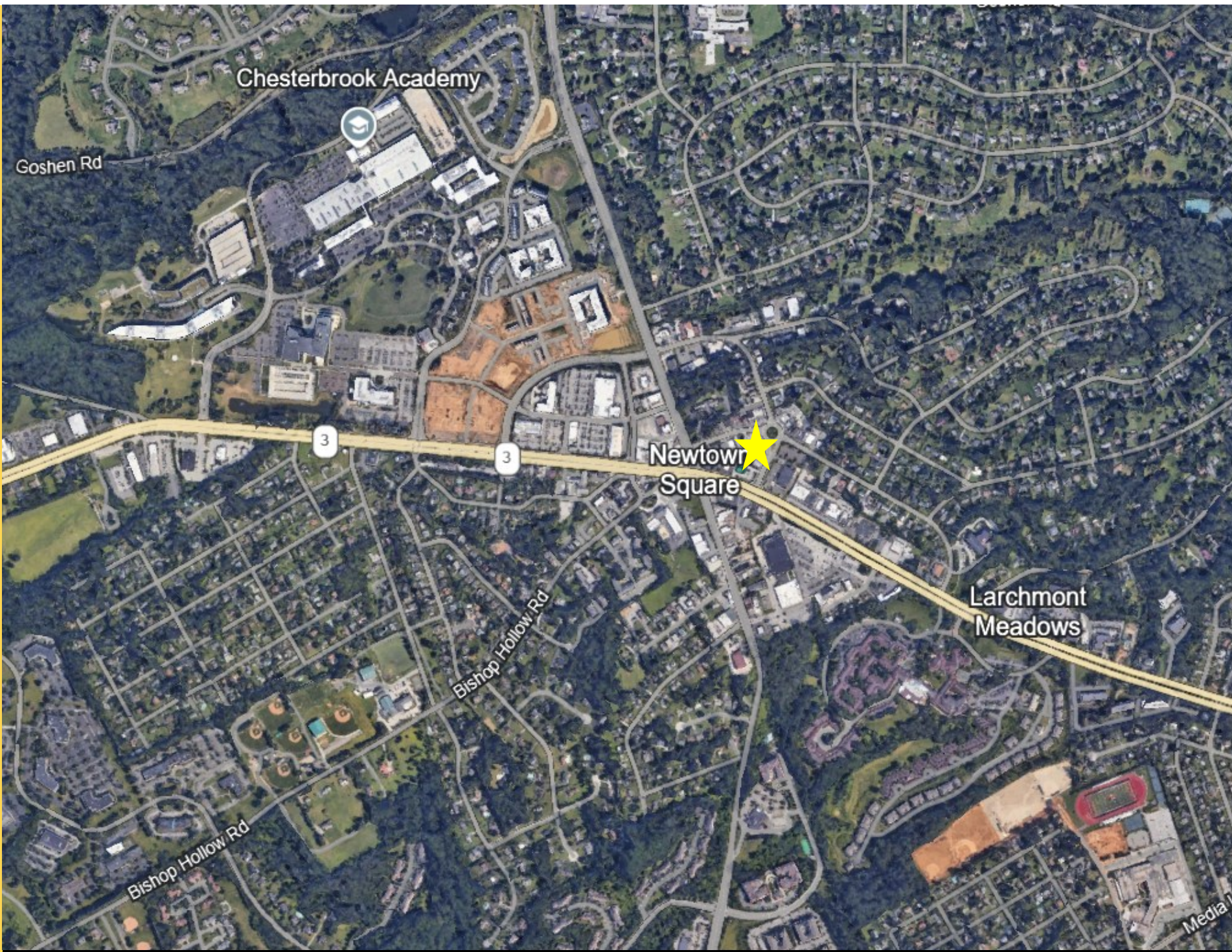
SCALE: 1/16"=1'-0"

REVISED: DECEMBER 06, 2016
 REVISED: SEPT. 16, 2009
 DATE: JULY 30, 2009

SRE
 SPAEDER REAL ESTATE

EXISTING CONDITIONS AT:
2 SAINT ALBANS AVENUE
 FIRST FLOOR
 NEWTOWN SQUARE, PA 19073





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