



OFFICE SPACE AVAILABLE

1 E. UWCHLAN AVENUE, SUITE 101 | EXTON, PA 19341

FOR LEASE

**PROPERTY OVERVIEW**

This up-to-date office building is located at the busy intersection of Routes #100 and #113 in Lionville (suburb of Exton) convenient to the PA Turnpike and 30 Bypass. This office suite is situated in the mix of a large national retail and restaurant hub of Exton, with seven branded hotels at your fingertips. The suite is on the first floor next to the management offices with a vending room, offering many daily choices for meal or refreshments. The asking rent for this sublease is \$22.50 psf plus electric. Common restrooms are right outside in the hall. This building offers plenty of parking, is owned by a well know local company, and is very well maintained with on site management.

**PROPERTY SUMMARY**

Available SF:	971 SF OF SHARED OFFICE SUITE
Lease Rate:	\$22.50/ SF
Date Avail.:	Immediate
Sewer:	Public
Water:	Public

CO-TENANTS



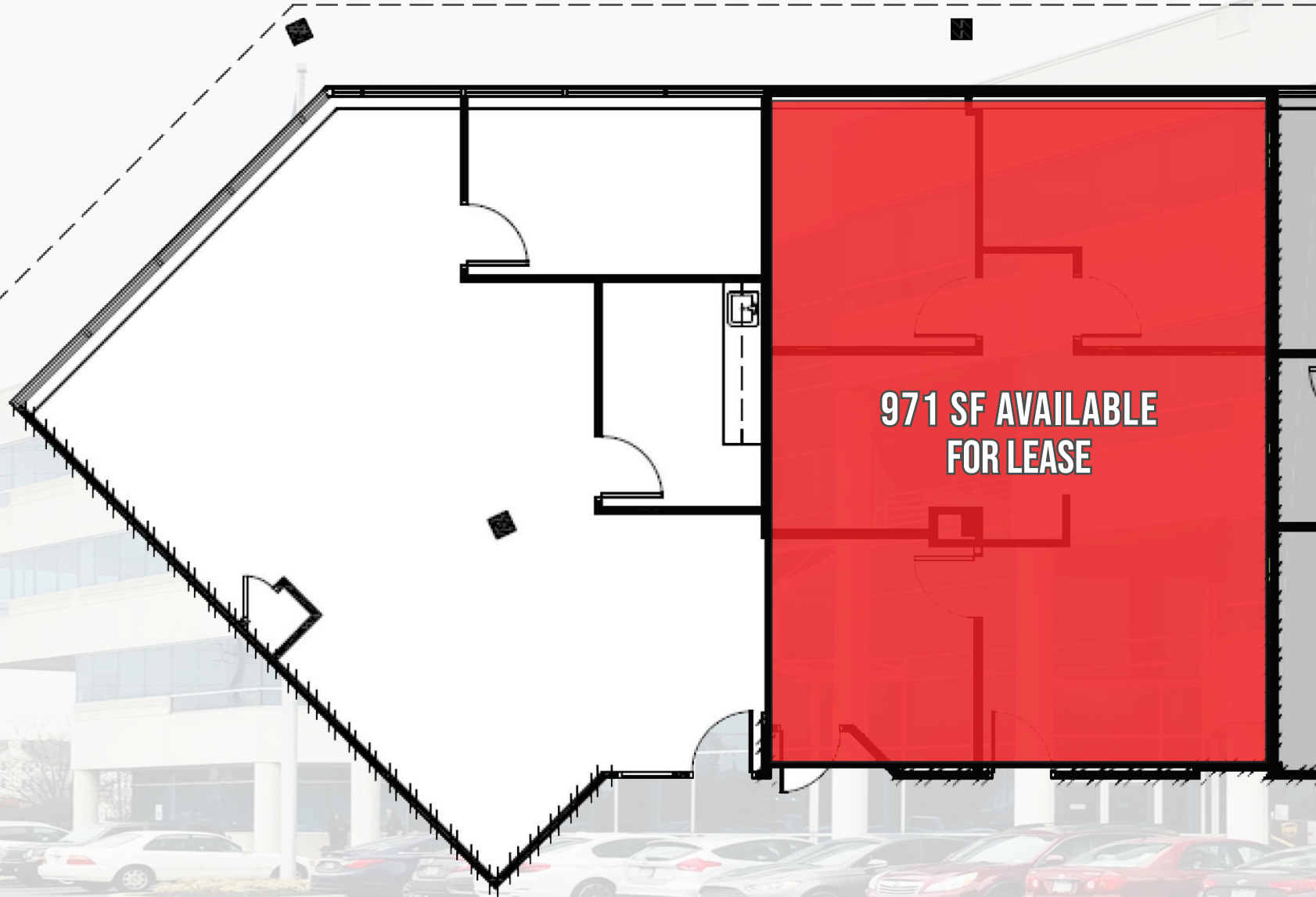
ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**DALLAS SCHURR**  
610.321.1111 | DSCHURR@BENNETTWILLIAMS.COM  
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



### 20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION  
**157,916**



MEDIAN HH INCOME  
**\$150,085**



# OF EMPLOYEES  
**123,944**



# OF HOUSEHOLDS  
**60,311**

### TRAFFIC COUNT

1 E. UWCHLAN AVENUE: 23,778 VPD



**DQ** Great Clips **ATI**  
PHYSICAL THERAPY

**Lionville Shopping Center**  
**GIANT** petvalu  
 FINE WINE & GOOD SPIRITS  
 verizon wireless WELLS FARGO

**SITE**

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**DALLAS SCHURR**  
 610.321.1111 | DSCHURR@BENNETTWILLIAMS.COM  
 www.bennettwilliams.com

**Bennett WILLIAMS**  
 COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.