

1244 E. Lancaster Ave.

Downingtown, PA | 19335

For Lease



Property Overview

Available
±6,750 SF

Brandywine Imaging Center is a medical office building immediately available for lease in heart of Chester County. This property is just off of Rt 30 bypass (56k VPD) in Downingtown on Lancaster Avenue (20k VPD) in front of Lowes Home improvement and next to Citadel Federal Credit Union. Former Brandywine Imaging Center completely built out for medical and potentially equipment and furniture available.

Bill Hess
610.321.1111
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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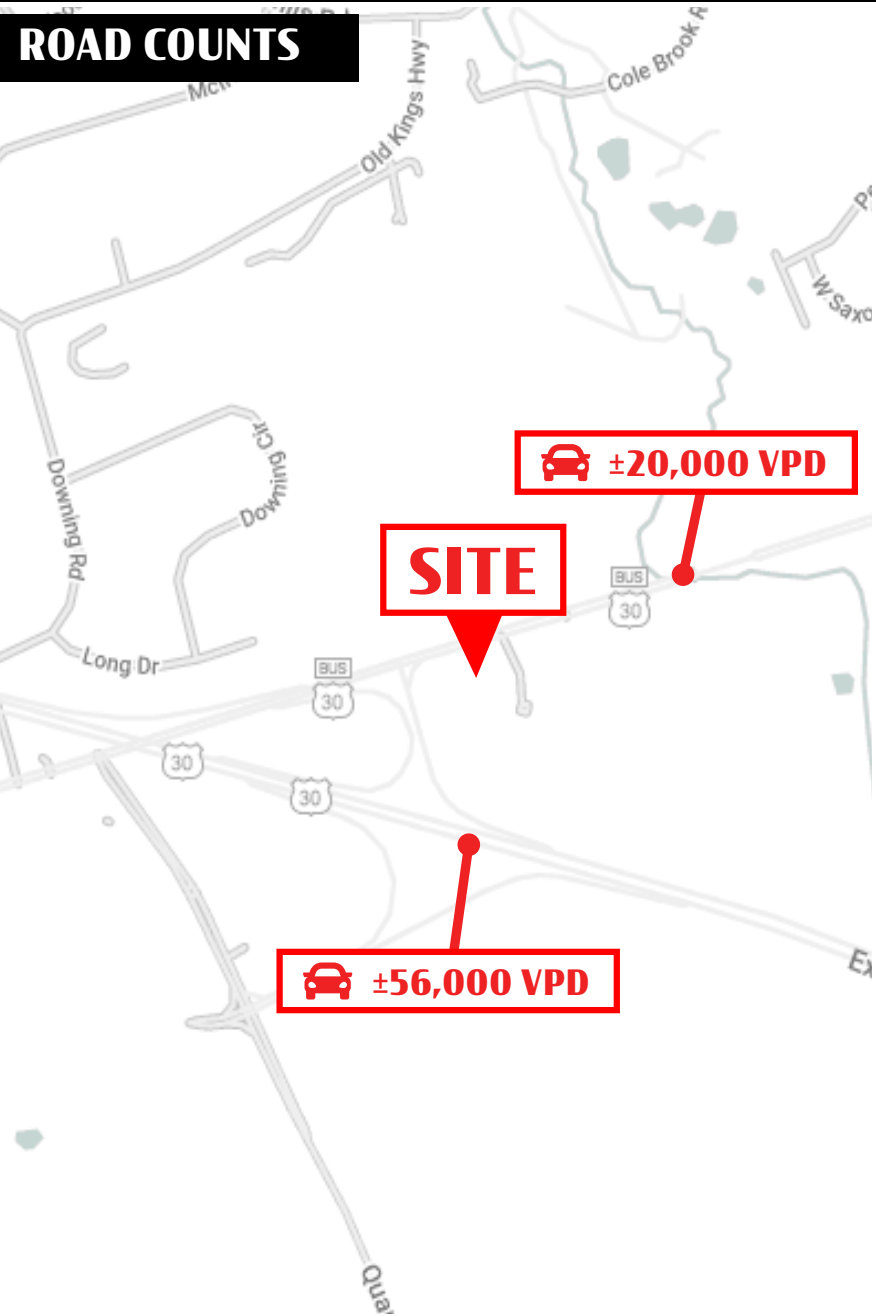
ACTIVE MEMBER OF:
RETAIL BROKERS
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ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,957	47,455	101,577
TOTAL EMPLOYEES	5,301	32,300	65,292
AVERAGE HHI	\$122,583	\$141,154	\$157,034
TOTAL HOUSEHOLDS	1,607	18,670	37,915

TRAFFIC COUNTS: E. Lancaster Ave. ± 20,000 VPD



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MARKET AERIAL



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