

6 West Lancaster Avenue

Ardmore, PA | 19003

For Lease



Property Overview

Choose 2,000 SF prime street level retail or prime 4,000 SF second floor retail/office space on heavily travelled Lancaster Avenue (Rt. 30) at the signalized intersection of Anderson Avenue in the heart of Ardmore, a popular eastern Main Line suburb of Philadelphia between Wynnewood and Bryn Mawr. This opportunity is a few short steps from Suburban Square and the Ardmore Amtrak/Septa train station. There is a public parking garage directly behind the building, and these spaces offer two access doors, one on Lancaster Avenue and another on Cricket Avenue. The 4,000 SF space, a former travel agency for over 20 years, will be delivered as a vanilla shell with two restrooms. This space features floor to ceiling windows overlooking busy Lancaster Avenue and is ideally suited for boutique office, retail, medical or fitness uses. The 4,000 SF space offers two entrances with stairways to this very special second floor space. The 2,000 SF space is a new vanilla box with 2 restrooms and is a rare offering.

Surrounding Retailers

TRADER JOE'S

west elm



SHAKE SHACK

Madswell



Bill Hess | Jane McGill

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



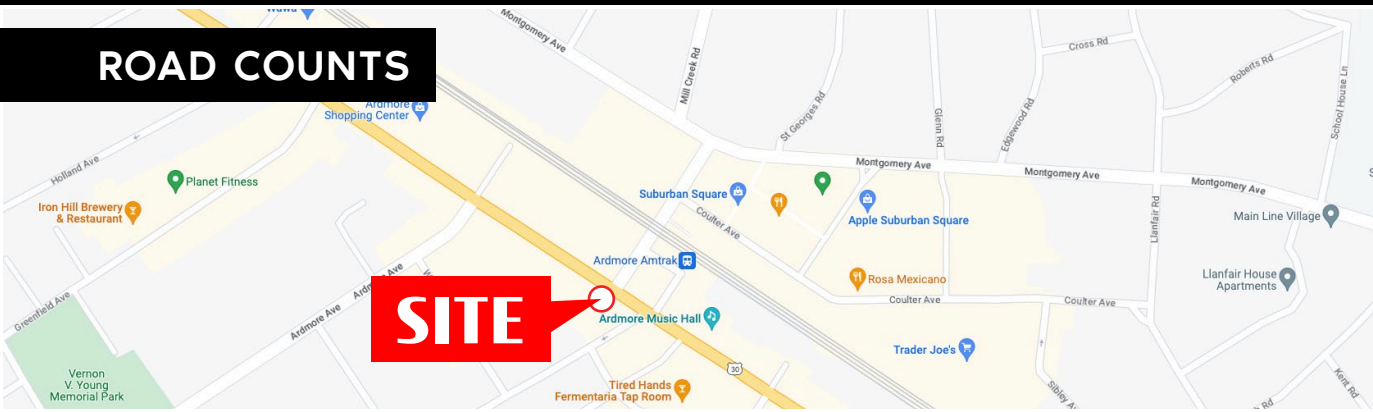
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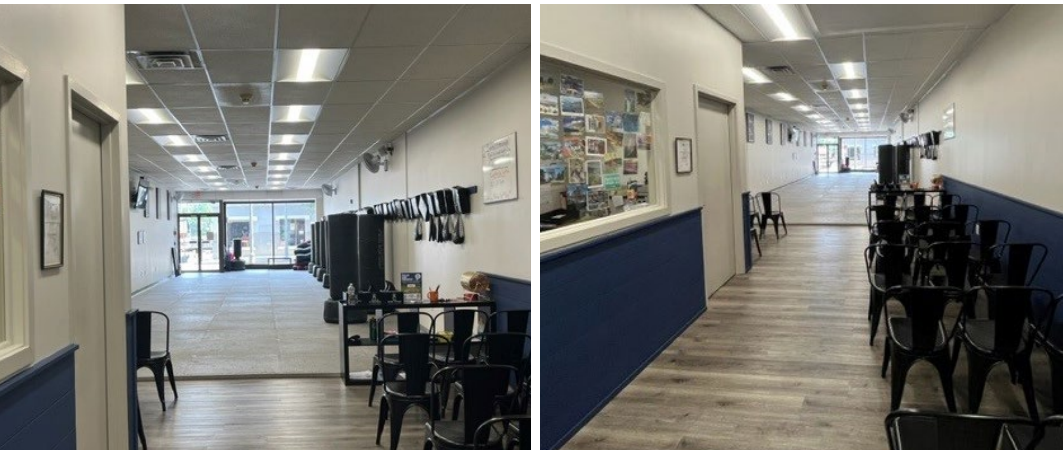
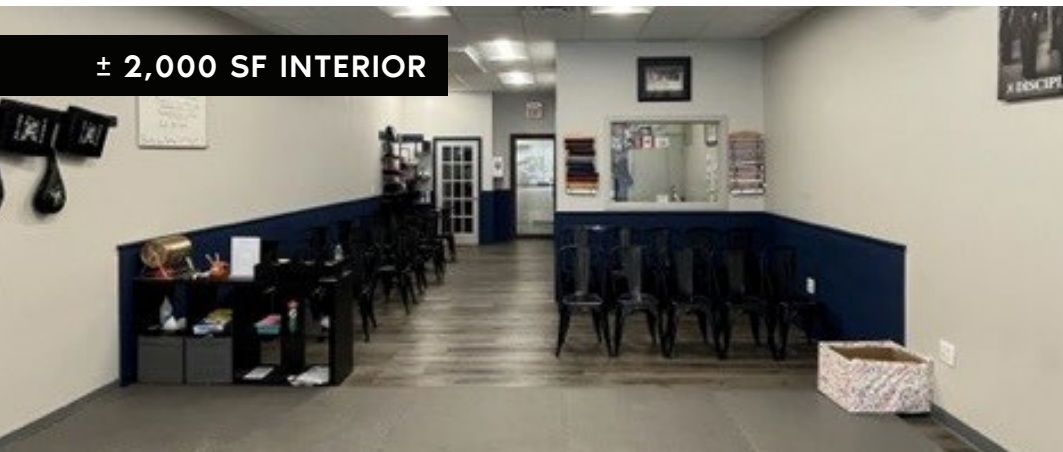
ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,232	126,483	427,926
TOTAL EMPLOYEES	9,850	61,760	203,323
AVERAGE HHI	\$168,858	\$170,038	\$114,108
TOTAL HOUSEHOLDS	7,521	48,012	170,784

TRAFFIC COUNTS: Lancaster Ave ± 30,000 VPD

± 2,000 SF INTERIOR



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MARKET AERIAL



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



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