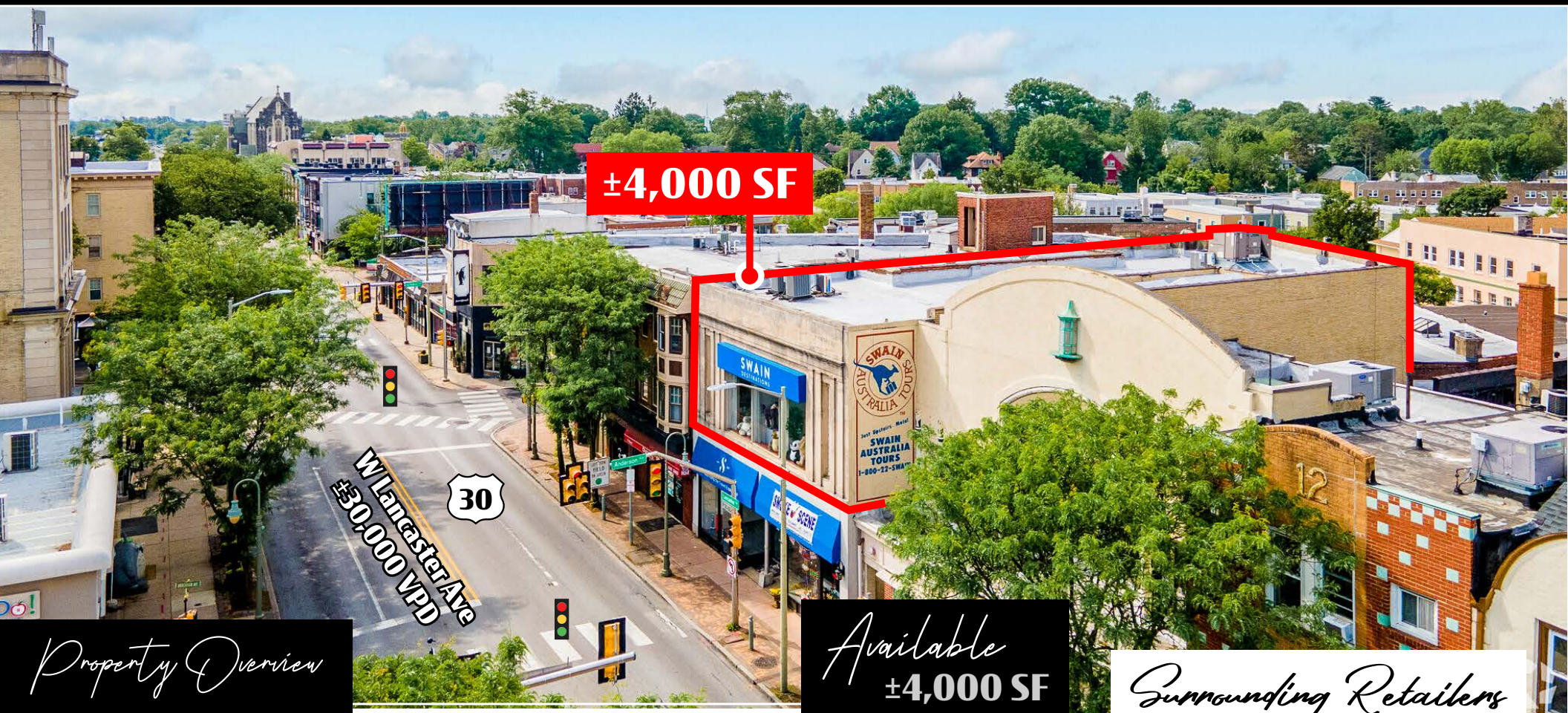


6 West Lancaster Avenue

Ardmore, PA | 19003

For Lease



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 this space offers two access doors, one on Lancaster Avenue and another on Cricket Avenue. This 4,000 SF space, formerly a travel agency, currently offers a reception area, three private offices, a conference room, bullpen area with 9 cubicles, kitchenette, a vault and two restrooms. This opportunity is ideally suited for retail, boutique office, medical or fitness uses.

Surrounding Retailers

TRADER JOE'S

west elm



SHAKE SHACK

Madewell



Bill Hess | Jane McGill

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



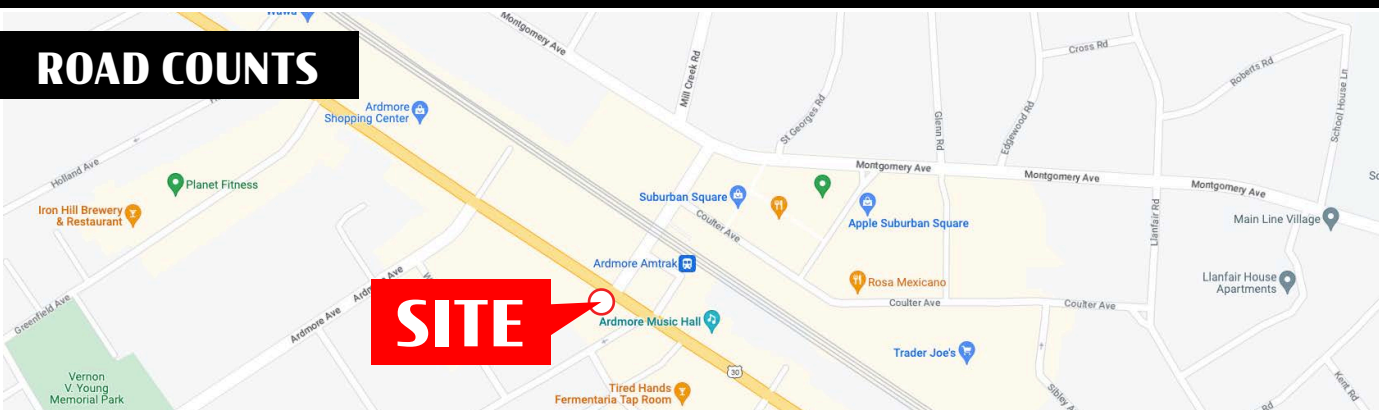
COMMERCIAL BROKERAGE. *Redefined.*

6 West Lancaster Avenue

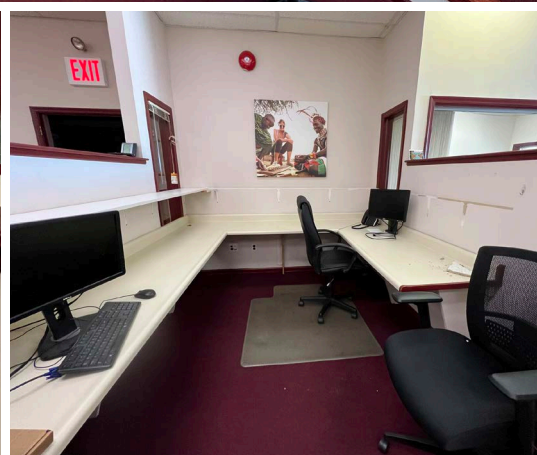
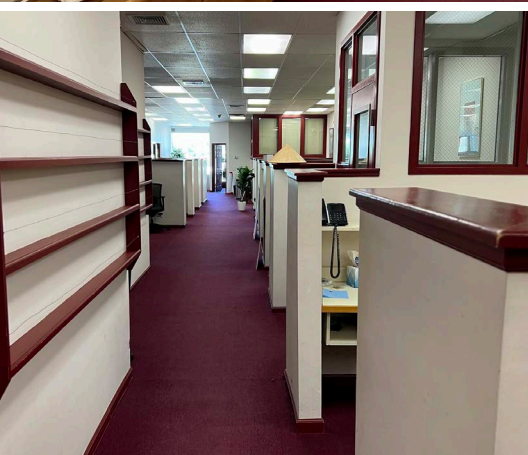
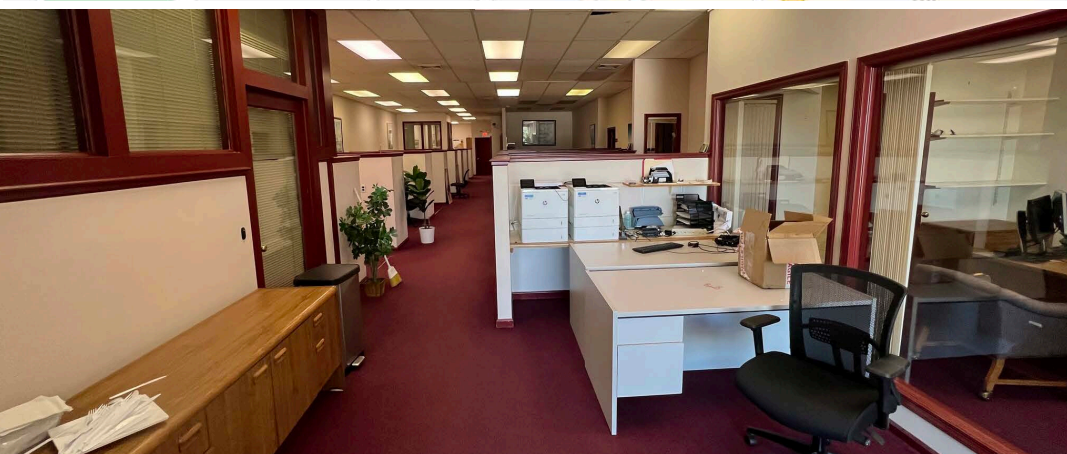
Ardmore, PA | 19003

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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			



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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.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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