

# 136 GARRETT AVE

BRYN MAWR, PA | 19010



**±899 SF OFFICE AVAILABLE | FOR LEASE**



**TOMMY CICCARONE, JR | JANE MCGILL**

For Lease Information: 484.947.5334 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY HIGHLIGHTS

- Township: Radnor
- Rent: \$2,200 Plus Utilities
  - Lease will be NNN
  - Rent above reflects the Base + NNN
- SF: 899
  - Suite 2 N
- Parking: On site
- Signage: Yes
- Build Outs:
  - Fully fit out kitchen
  - Private Restroom



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	103,522	218,370	385,166
EMPLOYEES	27,933	76,800	136,999
AVERAGE HHI	\$101,708	\$114,168	\$113,528
HOUSEHOLDS	39,909	85,137	150,973
TRAFFIC COUNTS: US-30 (±22,000 VPD)			



# MARKET AERIAL

**SITE**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### **TOMMY CICCARONE, JR.**

tommy@bennettwilliams.com



### **JANE MCGILL**

jmcgill@bennettwilliams.com

## CONTACT US

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

