

# 18 E LANCASTER AVE

PAOLI, PA | 19301



**470 SF**  
**OFFICE SPACE**  
**FOR LEASE**



**TOMMY CICCARONE | JANE MCGILL**

For Lease Information: 484.947.5800 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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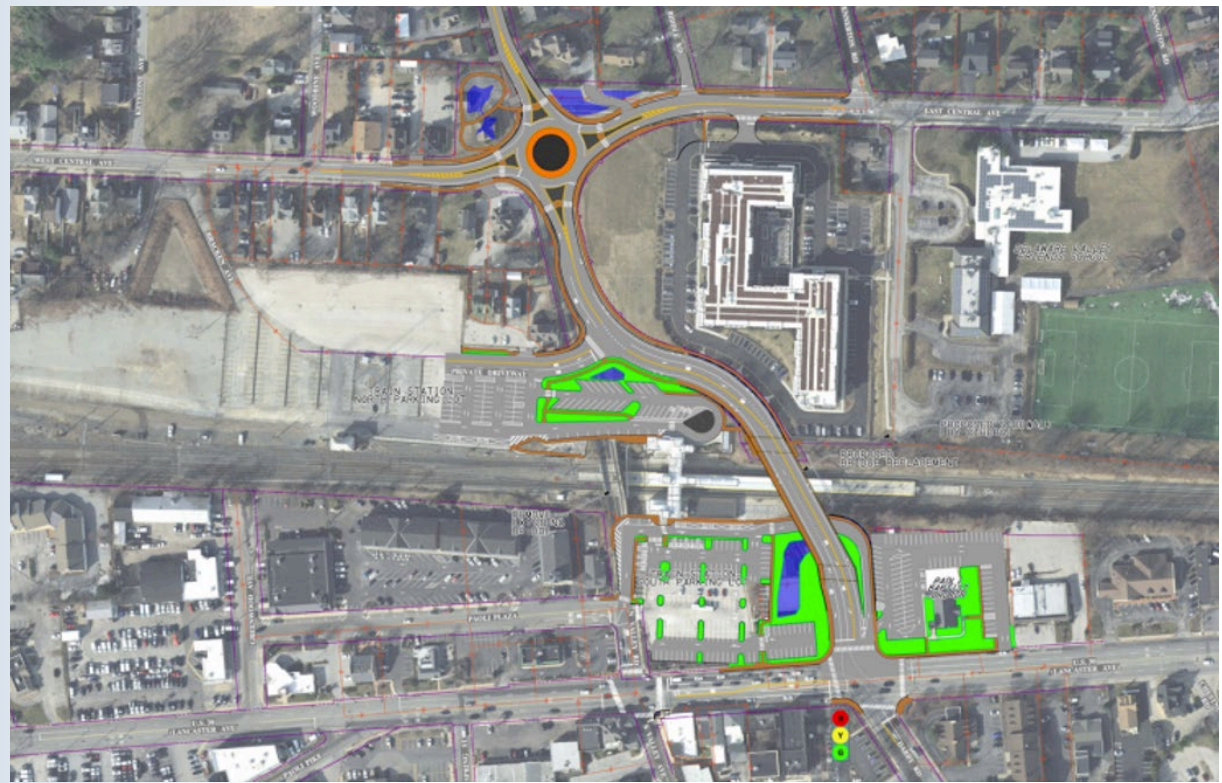


# PROPERTY HIGHLIGHTS

- Township: Tredyffrin
- Zoning: TCD Town Center
- SF: 470 / 2nd Floor
- Parking: Public
- (2) Private Offices
- Conference Room
- Kitchenette

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	40,580	93,156	215,519
	TOTAL EMPLOYEES	44,398	93,353	203,202
	AVERAGE HHI	\$221,207	\$228,013	\$198,691
	TOTAL HOUSEHOLDS	16,403	37,005	87,439

Paoli is a suburb of Philadelphia, PA in Chester County located about 25 miles from the city. It is situated in portions of two townships - Tredyffrin and Willistown - and is bordered by Malvern, Berwyn, Phoenixville, and West Chester. It is well known for being the location of the Battle of Paoli, which occurred during the American Revolutionary War on September 20, 1777.



## PAOLI TRAIN STATION REMODEL

The Paoli Train Station is undergoing major renovations to improve accessibility for all users and increase parking and the flow of traffic. Phase one has been completed and has brought the station up to full ADA compliance and accessibility standards. This included building ramps, a pedestrian overpass, parking lot improvements & elevators. Phase two, known as "Paoli Transportation Center Highway Improvements Project" will include replacing an existing bridge which crosses over Amtrak and Septa rail lines. The new bridge will redirect traffic to the intersection of Lancaster Avenue and Darby Road. Phase three, the "Intermodal Station and Parking Garage", involves expanding the transportation center. The intermodal station complex will include an additional high-level platform on the outbound side, a new waiting area, ticket offices, enhanced bus facilities and a 600+ space commuter parking garage. Retail storefronts are also anticipated to be included in the new parking structure.







# MARKET AERIAL



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### **NEW JERSEY OFFICE:**

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



## LISTING AGENTS:



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### **CONTACT US**

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