

533 E LINCOLN HWY

EXTON, PA | 19341



**±1,400 SF
FOR LEASE**



TOMMY CICCARONE JR | ROBERT GAMBONE

For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- SF: 1,400
- ADA: YES
- Sprinklered: YES
- Parking: 6.67 / 1000
- Power: 3 Phase
- Gas: Yes
- Township: West Whiteland
- Zoning: O/R - Office Residential District
- Sewer: Public
- Water: Public
- Rent: \$2,500.00 plus utilities



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

25,575

77,198

189,069

EMPLOYEES

9,656

31,799

67,873

AVERAGE HHI

\$131,193

\$134,711

\$124,312

HOUSEHOLDS

9,530

29,327

72,694



TOMMY CICCARONE JR | ROBERT GAMBONE

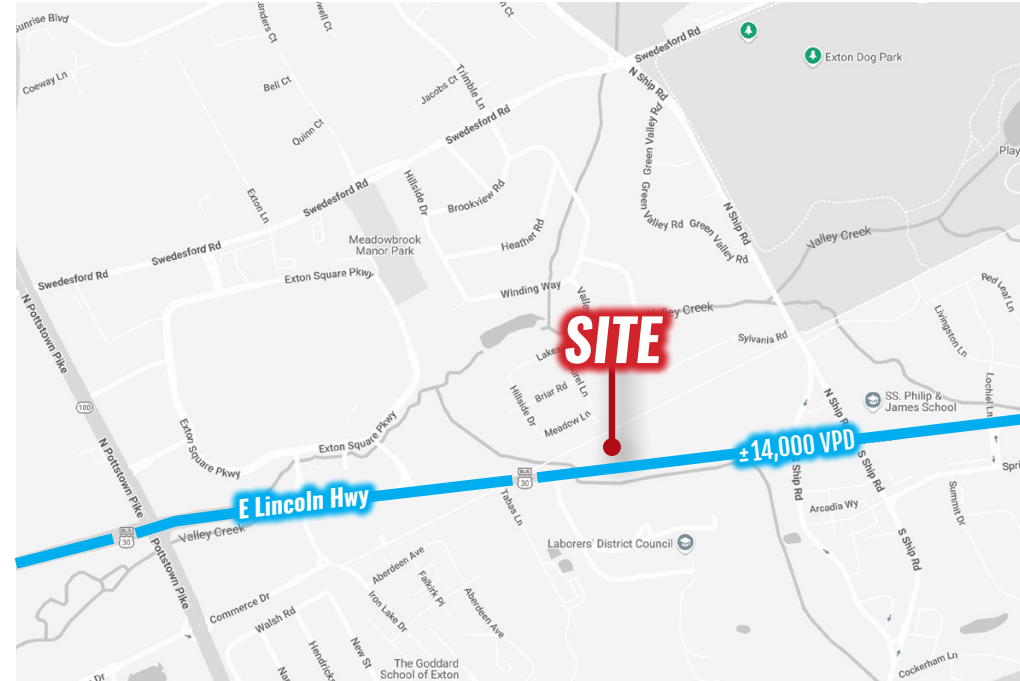
For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

ABOUT THE AREA

- 376 apartments
- 243 townhomes
- 146,673 square feet of commercial space including shops and restaurants
- 95,232 square feet of fitness and entertainment
- 48,095 square foot of office space
- 47,392 square feet for a new Main Line Health facility
- 6,440 square feet for a daycare



TOMMY CICCARONE JR | ROBERT GAMBONE

For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



TOMMY CICCARONE JR | ROBERT GAMBONE

For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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



LISTING AGENTS:



Tommy Ciccarone Jr

Tommy@bennettwilliams.com



Robert Gambone

RGambone@bennettwilliams.com

CONTACT US

484.947.5334 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

