

77 MANOR AVE

DOWNINGTOWN, PA 19335



OFFICE/MEDICAL OFFICE
±3,309 SF • FOR LEASE

PROPERTY HIGHLIGHTS

- SF: 3,309 +/-
- ADA: YES
- Sprinklered: NO
- Elevator: YES
- Parking: 6.67 / 1000
- Basement: YES
- Township: Borough of Downingtown
- Zoning: C1 General Commercial
- Power: 3 Phase
- Gas: Yes
- Sewer: Public
- Water: Public

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

37,713

95,293

185,707

EMPLOYEES

15,369

43,921

82,607

AVERAGE HHI

\$163,519

\$175,904

\$171,615

HOUSEHOLDS

14,726

36,792

69,749



FLOOR PLAN

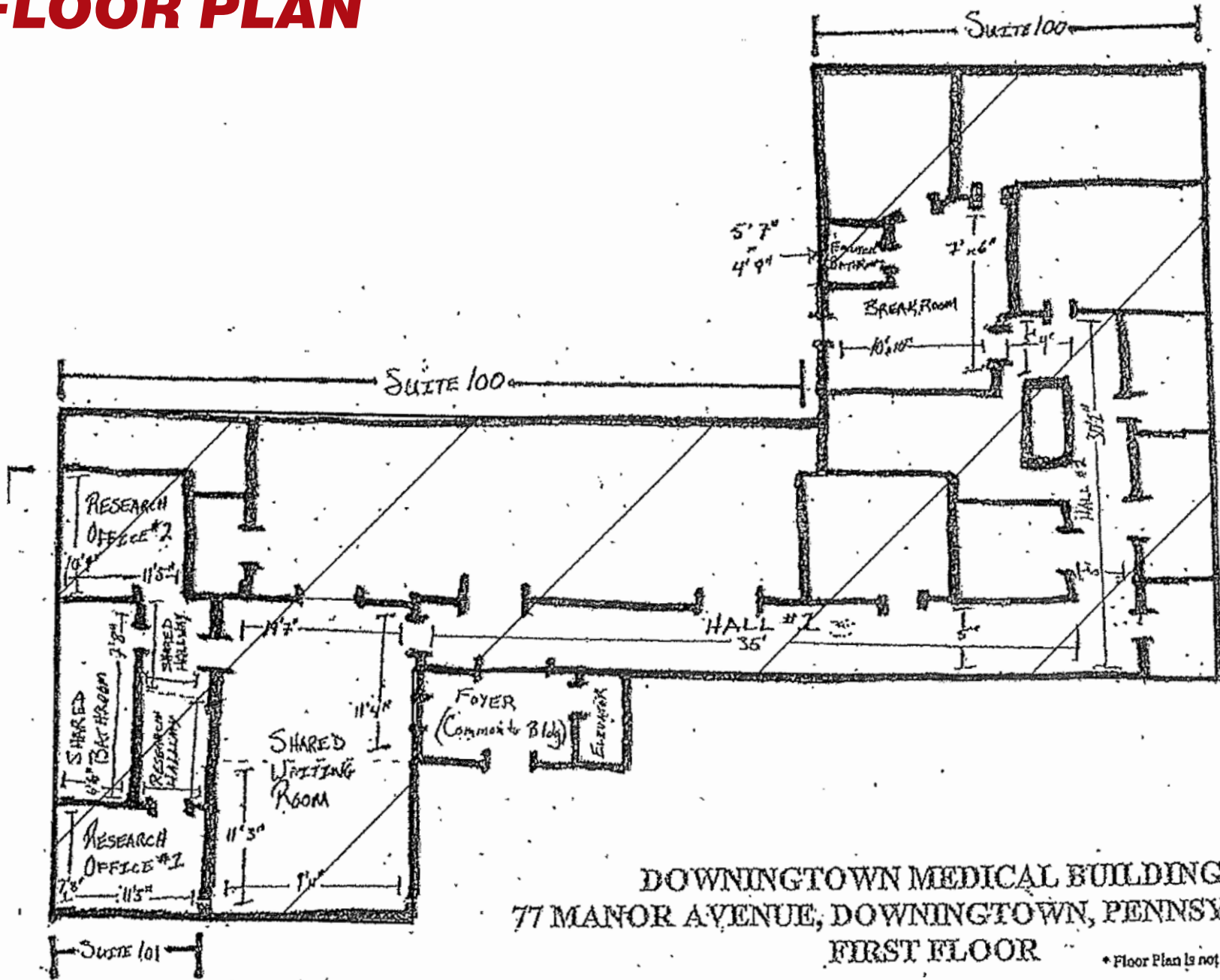
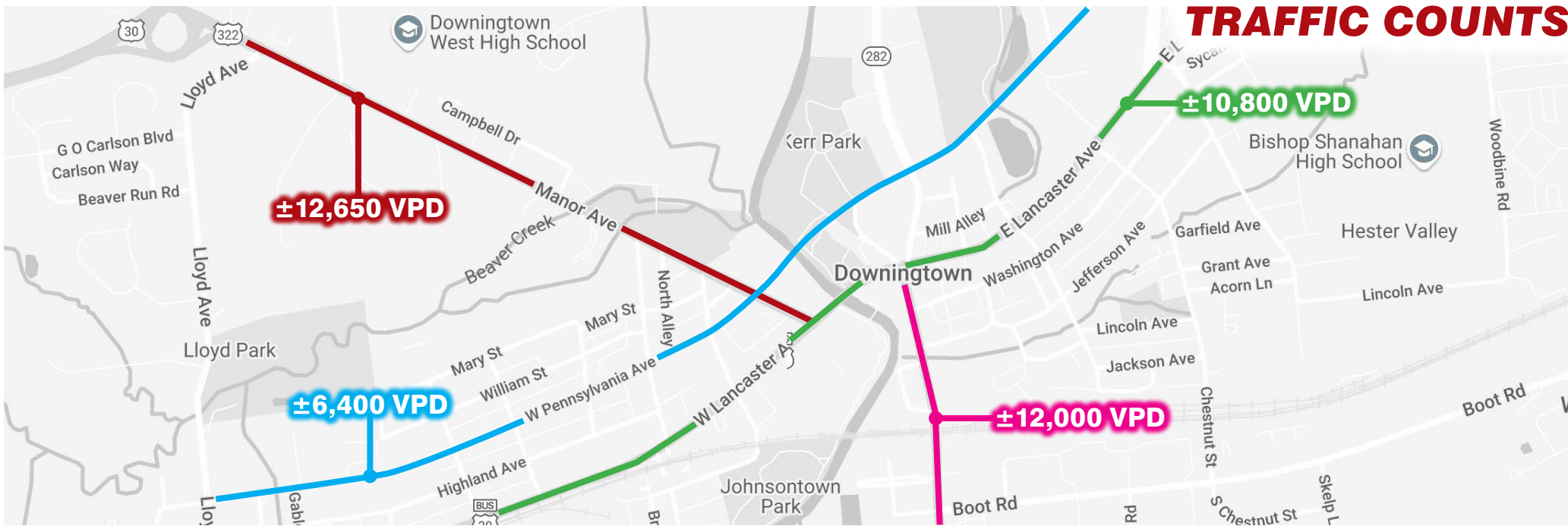


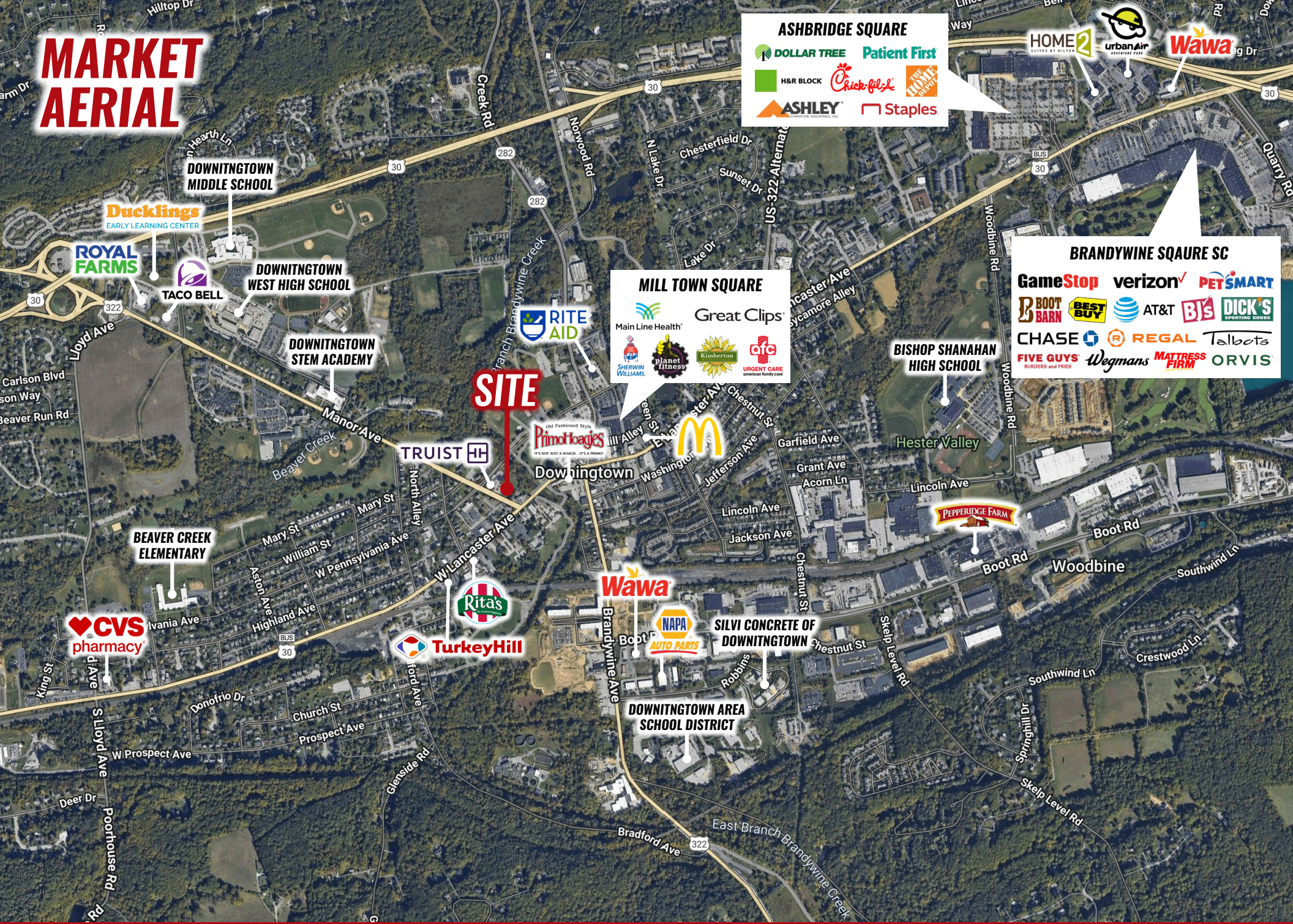
Exhibit A

TRADE AREA

Downingtown is a Borough in Chester County, Pennsylvania, 33 miles west of Philadelphia. Originally one of the last mills on the edge of the unsettled western frontier, Downingtown is rich in historical significance. The East Lancaster Historic District was placed on the national Register of Historic Places in 1979 and there are 20 historic structures cited within the district. Today the Borough of Downingtown is one of the most desirable places to live with a dense suburban feel and highly rated public schools.



MARKET AERIAL



ASHBRIDGE SQUARE

- DOLLAR TREE
- Patient First
- H&R BLOCK
- Chick-fil-A
- THE HOME DEPOT
- ASHLEY
- Staples

HOME 2

- urbanAir
- Wawa

BRANDYWINE SQAURE SC

- GameStop
- verizon
- PETSMART
- BOOT BARN
- BEST BUY
- AT&T
- BJ'S
- DICK'S SPORTING GOODS
- CHASE
- REGAL
- Talbots
- FIVE GUYS
- Wegmans
- MATTRESS FIRM
- ORVIS

MILL TOWN SQUARE

- Main Line Health
- Great Clips
- SHERWIN WILLIAMS
- planet fitness
- Kimberton
- URGENT CARE

DOWNTNGTOWN MIDDLE SCHOOL

Ducklings
EARLY LEARNING CENTER

ROYAL FARMS

TACO BELL

DOWNTNGTOWN WEST HIGH SCHOOL

DOWNTNGTOWN STEM ACADEMY

RITE AID

SITE

TRUIST

Primotiages

McDonald's

BISHOP SHANAHAN HIGH SCHOOL

BEAVER CREEK ELEMENTARY

CVS pharmacy

Rita's

TurkeyHill

Wawa

NAPA AUTO PARTS

SILVI CONCRETE OF DOWNTNGTOWN

PEPPERIDGE FARM

DOWNTNGTOWN AREA SCHOOL DISTRICT

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

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

LISTING AGENTS:



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About Bennett Williams

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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.

