

77 MANOR AVE

DOWNINGTOWN, PA 19335



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



TOMMY CICCARONE JR. | BILL HESS | STACY MARTIN

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



COMMERCIAL BROKERAGE. *Redefined.*

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



Exhibit A

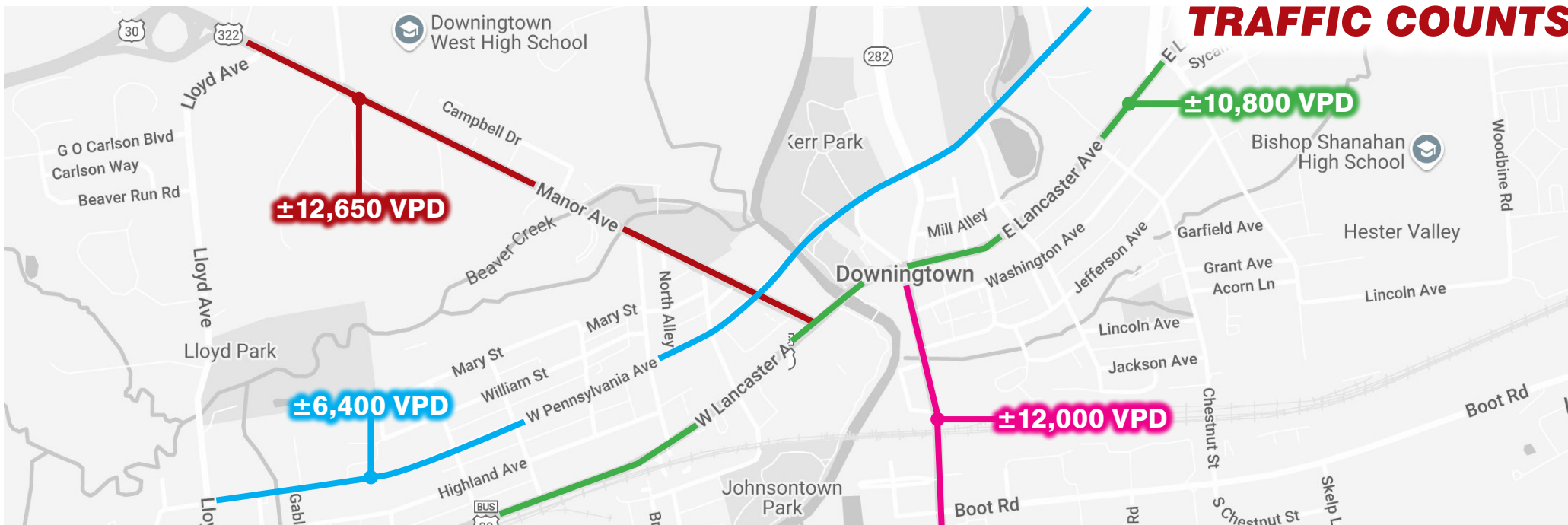
DOWNINGTOWN MEDICAL BUILDING
77 MANOR AVENUE, DOWNINGTOWN, PENNSYLVANIA
FIRST FLOOR

* Floor Plan is not drawn to scale.

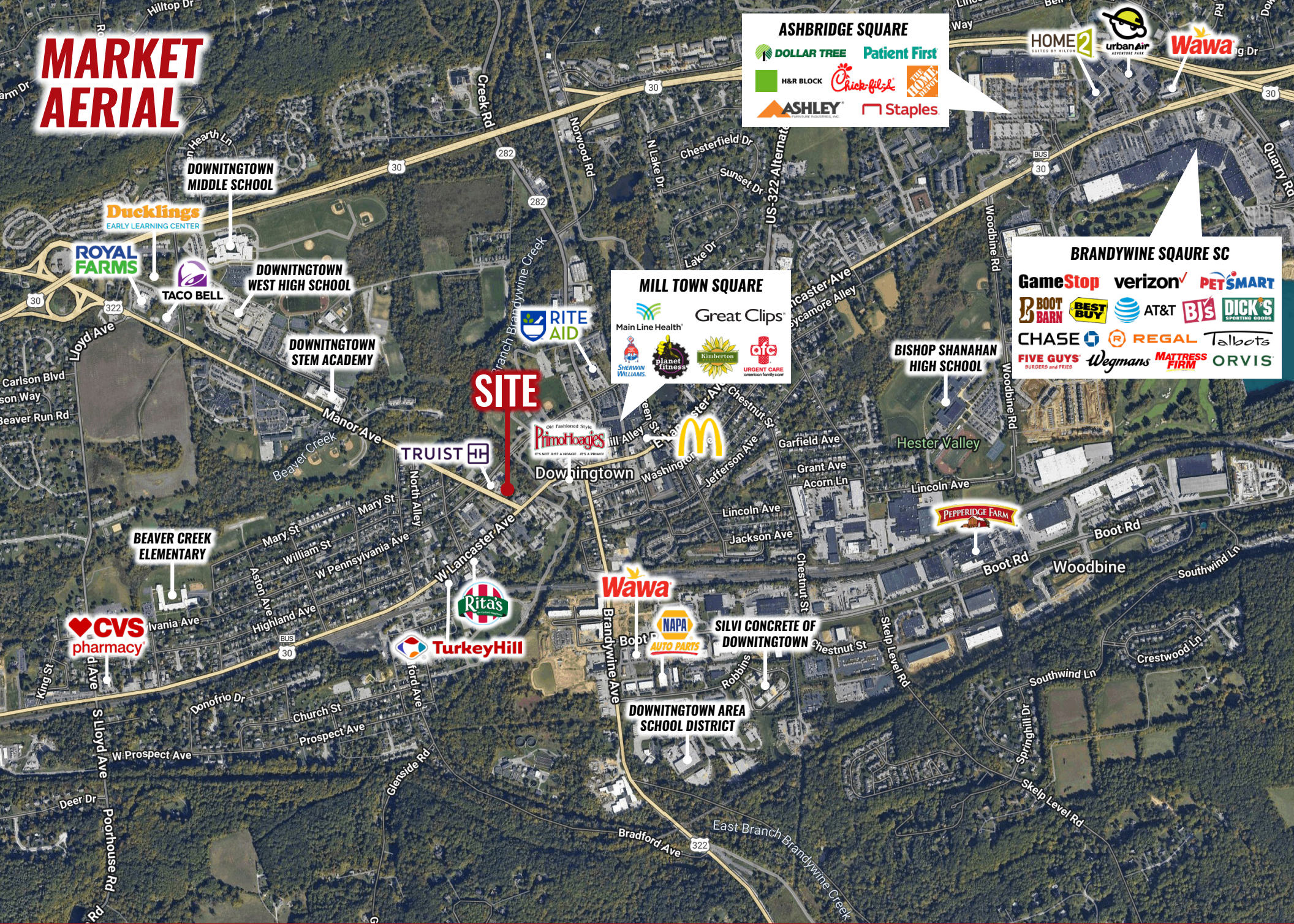
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TRADE AREA

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



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



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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.

