

100 E LANCASTER AVENUE

DOWNINGTOWN, PA • 19335

±3,107 SF
FOR LEASE



±11,000 VPD

±13,000 VPD

RETAIL / OFFICE / MEDICAL OFFICE SPACE AVAILABLE

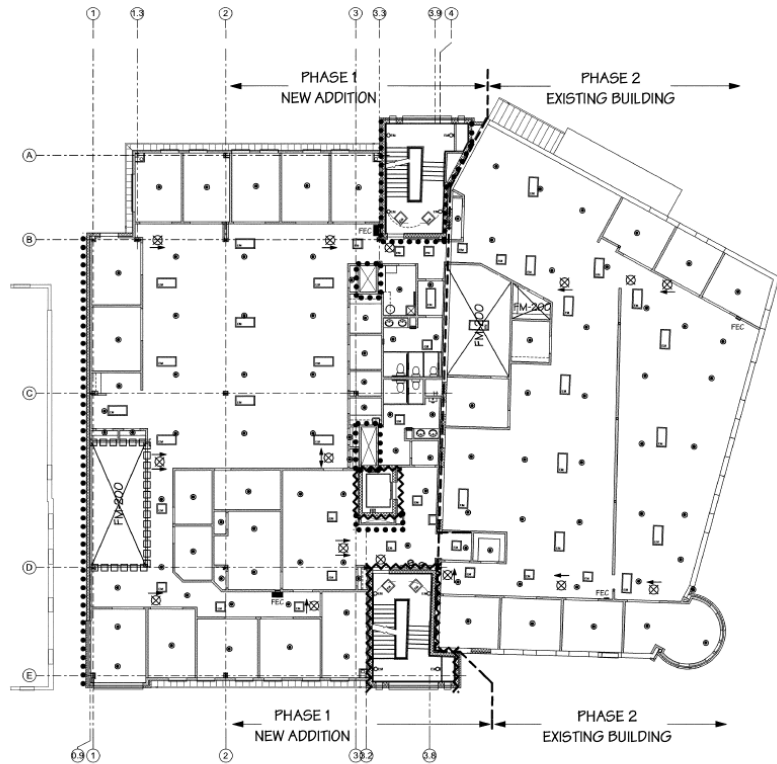
PROPERTY HIGHLIGHTS

- Square Footage (Available)
- 2nd Floor Office (220): 3,107 SF
- ADA: YES
- Sprinklered: YES
- Elevator: YES
- Parking: 3.71 / 1000
- Basement: YES
- Township: Borough of Downingtown
- Zoning: C1 General Commercial
- Retail Sales – Personal Service – Religious – Educational – Place of Amusement
- Power: 3 Phase
- Gas: Yes
- Sewer: Public
- Water: Public
- Lease: NNN



2ND FLOOR - OFFICE

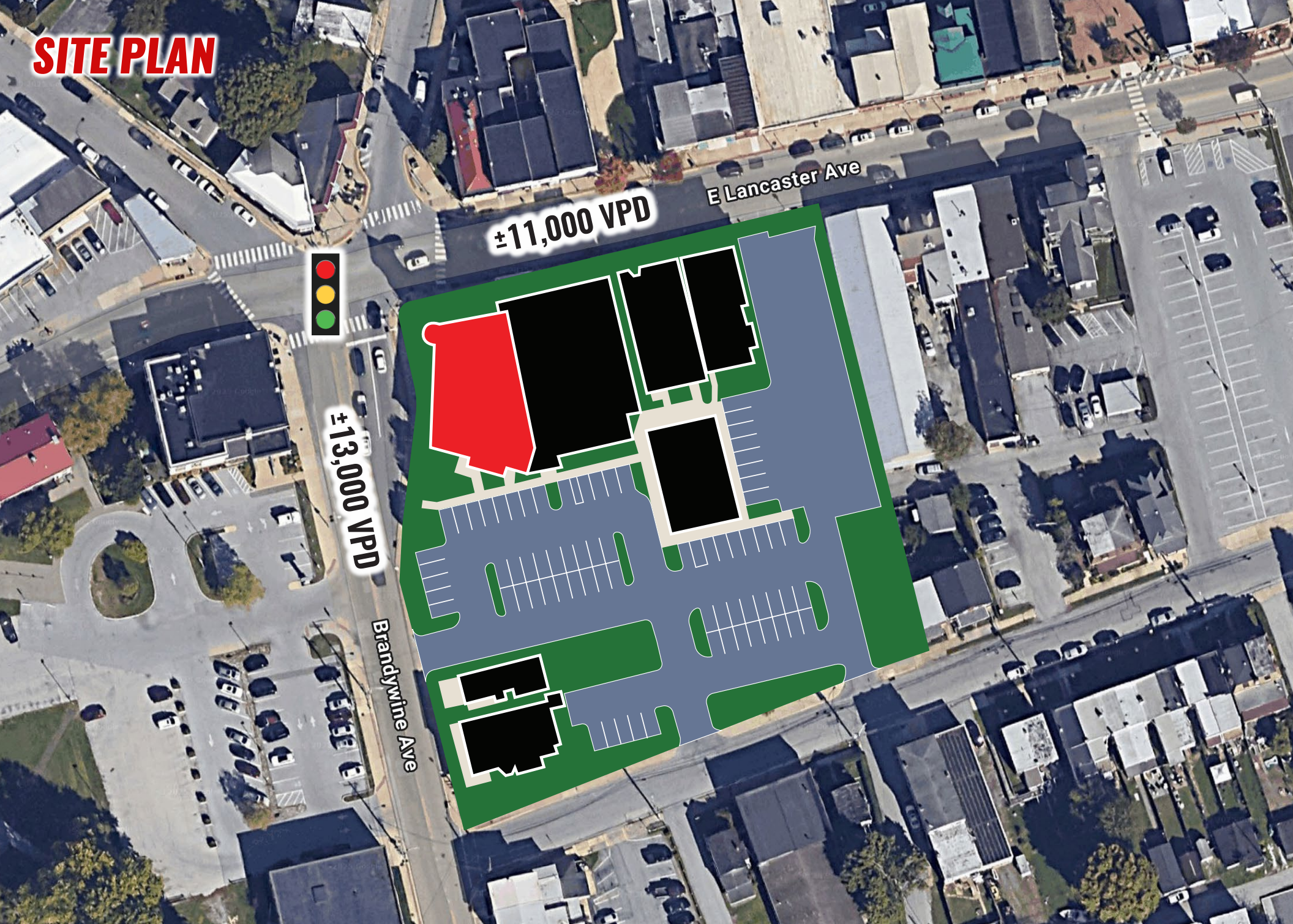
- SF: 3,107
- Lease structure: Plus utilities
- ADA: Yes
- Elevator: Yes
- Parking: Yes (shared)



SECOND FLOOR PLAN



SITE PLAN



±11,000 VPD

±13,000 VPD



E Lancaster Ave

Brandywine Ave

MARKET OVERVIEW



ASHBRIDGE SQUARE

- THE HOME DEPOT
- Staples
- Ashley HOMESTORE
- JOANN
- P.J. WHELAN'S
- DOLLAR TREE
- H&R BLOCK

QUARRY CROSSINGS

- LA FITNESS
- Buffalo Wild Wings GRILL & BAR
- Olive Garden ITALIAN SITTING
- AAA

Wawa

Patient First

FIVE GUYS
BURGERS and FRIES

LOWE'S

MILL TOWN SQUARE

- planet fitness
- SHERWIN WILLIAMS
- Great Clips

BRANDYWINE SQUARE SC

- BOOT BARN
- HARBOR FREIGHT TOOLS
- Wegmans
- BJS
- BEST BUY
- DSW
- PETSMART
- AT&T
- FIVE BEL'W
- verizon

DOWNTOWN WEST HIGH SCHOOL

BISHOP SHANAHAN HIGH SCHOOL

TRUIST

SITE

McDonald's

TurkeyHill

S&B Bank

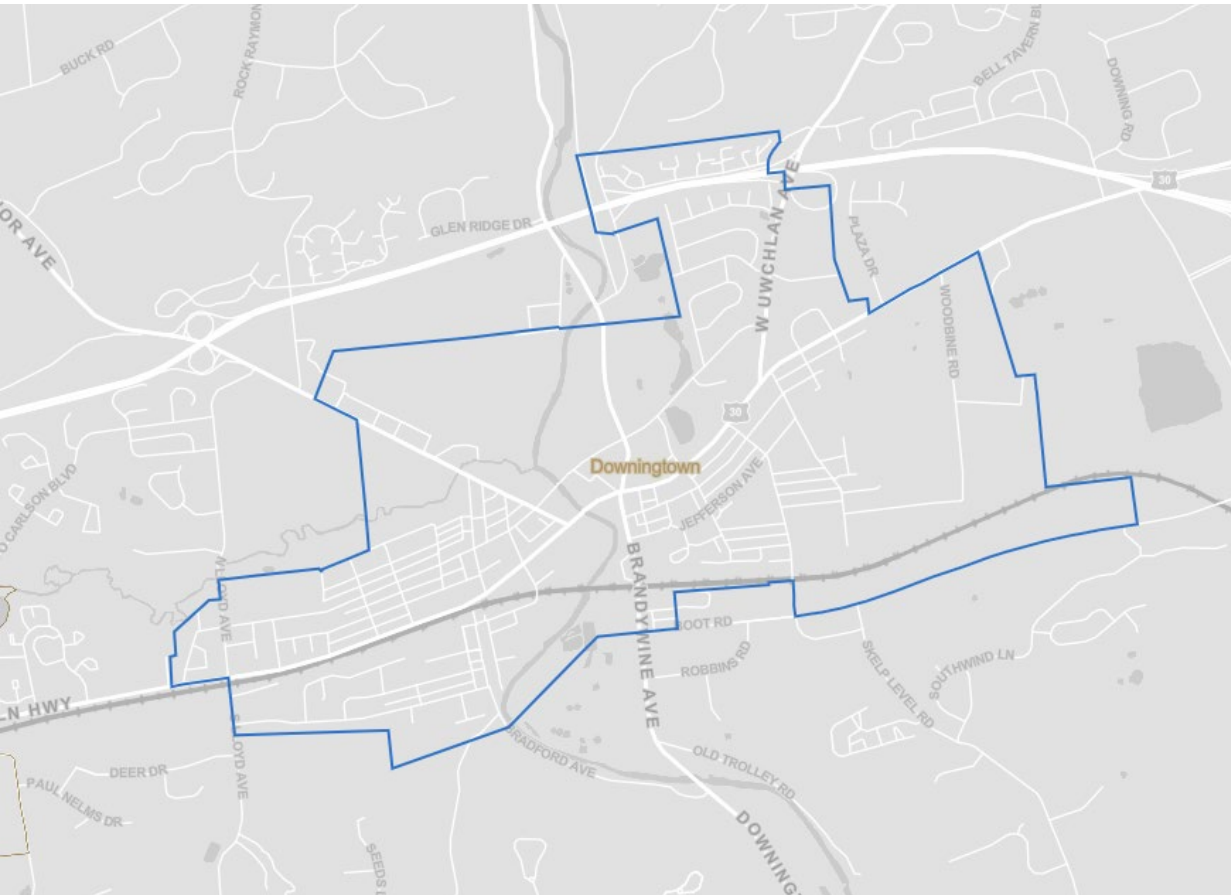
TACO MAR

Rita's

CVS pharmacy

ABOUT THE 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.



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

NEW JERSEY OFFICE:

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

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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.

