

**3,626 SF AVAILABLE *FOR LEASE***



# 1112 W LANCASTER AVE

**BRYN MAWR, PA | 19010**



**BILL HESS | JANE MCGILL | TOMMY CICCARONE, JR.**

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



**POPULATION**

1 MILE- 15,302  
3 MILE- 76,932  
5 MILE- 253,544

**EMPLOYEES**

1 MILE- 7,823  
3 MILE- 43,416  
5 MILE- 146,260

**AVERAGE HHI**

1 MILE- \$229,690  
3 MILE- \$255,600  
5 MILE- \$209,097

**HOUSEHOLDS**

1 MILE- 5,106  
3 MILE- 26,933  
5 MILE- 95,471



## PROPERTY OVERVIEW

- Rare opportunity to lease a well-located, second generation restaurant on Lancaster Avenue (Rt. 30) in Bryn Mawr, the heart of the highly affluent Main Line.
- Kitchen with hood.
- 23 dedicated free parking spaces and plentiful outdoor patio seating.
- Vibrant, walkable shopping and dining district close to Villanova University, Bryn Mawr College, Rosemont College, Harcum College and Haverford College.
- Walking distance to Bryn Mawr Hospital and SEPTA train stations.
- Mixed use area with plentiful residential, retail and commercial spaces.
- Easily accessible by car and public transportation with nearby access to major roadways like I-76 and I-476.



**BILL HESS | JANE MCGILL | TOMMY CICCARONE, JR.**

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

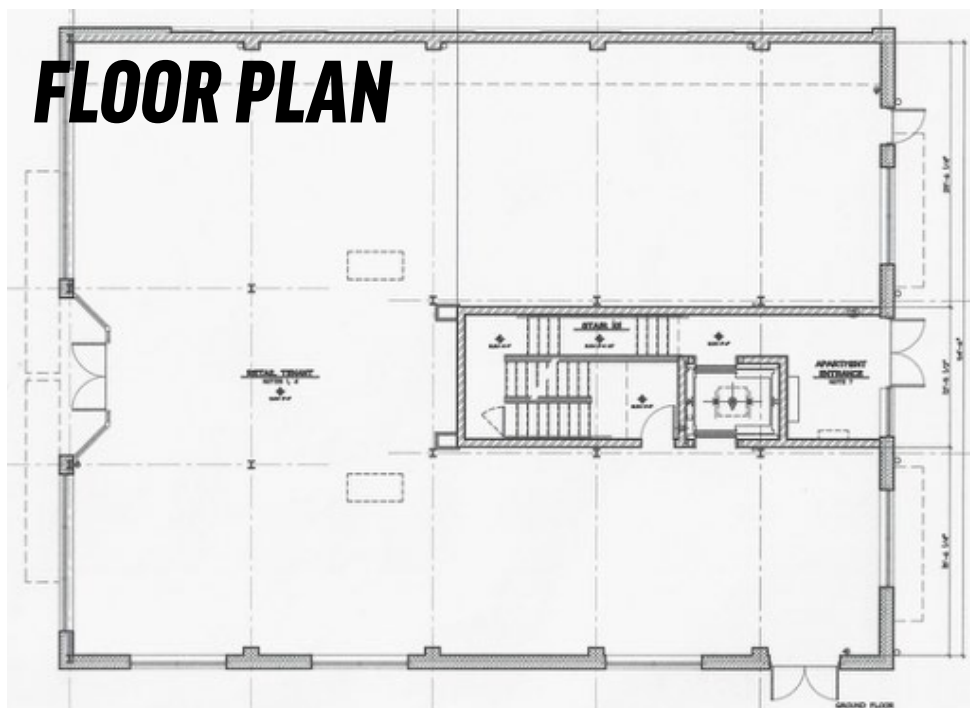


COMMERCIAL BROKERAGE. *Redefined.*

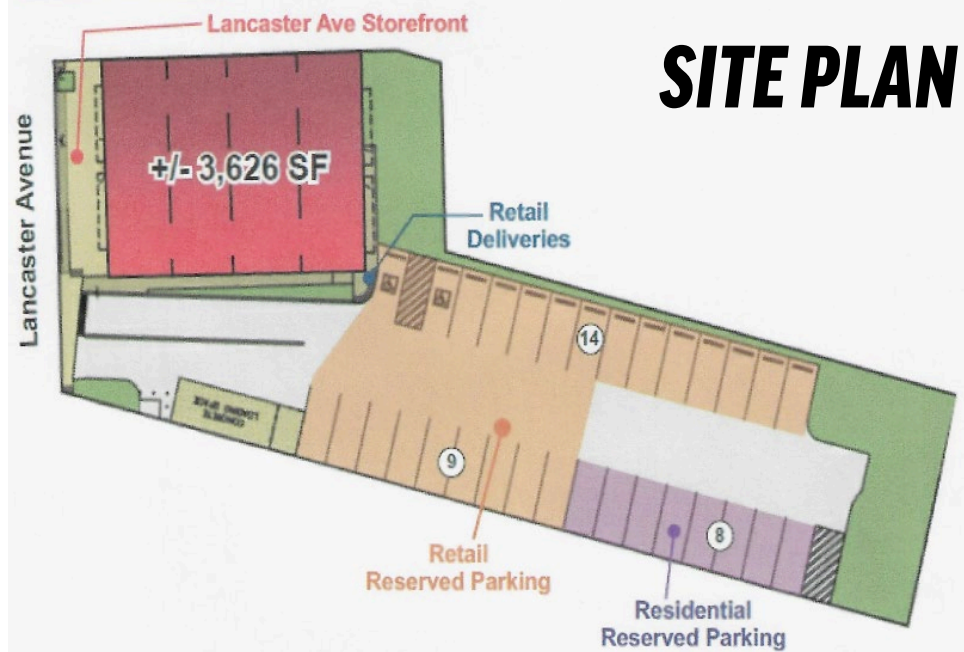




## FLOOR PLAN



## SITE PLAN





# ABOUT THE AREA



## ***DOWNTOWN SHOPPING***

Downtown Bryn Mawr is a vibrant retail destination where upscale brands meet local charm. Shoppers can explore the Bryn Mawr Village Shops, home to national favorites like Bluemercury, or wander a few blocks to discover stylish boutiques such as Fashion Statement and Pasha Boutique. For those with an eye for designer fashion, Rachelle Boutique and Designer Consignment offers coveted labels like Jimmy Choo and Givenchy—at a fraction of the price. This walkable, fashion-forward district appeals to discerning shoppers and trendsetters across the Main Line.



**BILL HESS | JANE MCGILL | TOMMY CICCARONE, JR.**

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# MARKET AERIAL



ROSEMONT  
COLLEGE

BRYN MAWR  
COLLEGE

**SITE**



RACHELLE BOUTIQUE  
AND DESIGNER  
CONSIGNMENT



**BILL HESS | JANE MCGILL | TOMMY CICCARONE, JR.**  
For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://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:



### **BILL HESS**

bhess@bennettwilliams.com



### **JANE MCGILL**

jmccgill@bennettwilliams.com



### **TOMMY CICCARONE, JR.**

tommy@bennettwilliams.com

### **CONTACT US**

610.321.1111 | [www.bennettwilliams.com](http://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.

