

110-112 BALTIMORE PIKE

SPRINGFIELD, PA • 19064

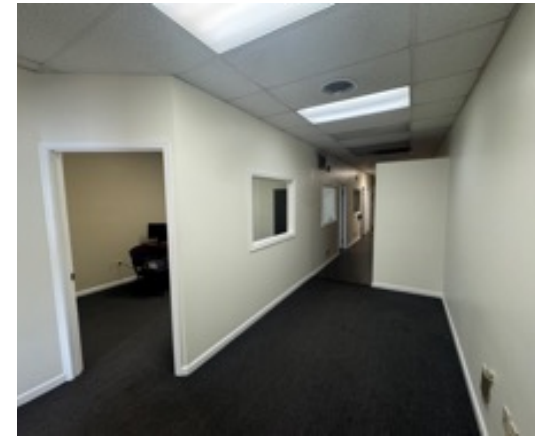
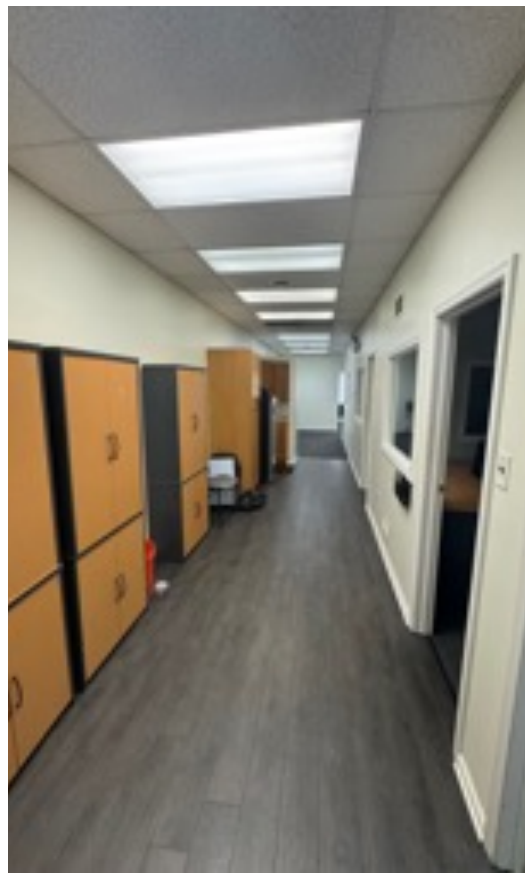


±1,200 SF AVAILABLE

FOR LEASE

ABOUT THE SPACE

- SF: Estimated to be ±1,200 SF
- Rent: \$3,000 + utilities
- Restroom(s): 1 (Non ADA)
- Parking: Nose in parking with access to rear lot
- Reception area
- 4 Private offices
- Frontage: 17 Front



ZONING

SPRINGFIELD / BUSINESS GROUP B-1

By Right Uses:

- Professional Service(s)
 - Architect / Attorney / Physicians / Engineer(s)
- Training & skill development

SPRINGFIELD, PA

Springfield, Pennsylvania, is a historic and vibrant suburban community located in Delaware County, just 12 miles southwest of Philadelphia. With a population of over 25,000 residents, it offers a blend of rich history, suburban charm, and modern amenities.

Springfield's location provides easy access to major highways, including Interstate 476 and Route 1, facilitating convenient travel to Philadelphia and surrounding areas

GOLDEN MILE PROJECT

The Golden Mile in Springfield, Pennsylvania, refers to a prominent stretch of Baltimore Pike—a historic route that has evolved from farmland into a bustling commercial corridor. This area is renowned for its concentration of car dealerships, earning it the nickname "The Golden Mile."

Originally, Baltimore Pike was a vital route for early settlers, facilitating travel and trade. As the automobile industry grew, this segment of the Pike became a hub for car dealerships, solidifying its reputation as "The Golden Mile."

Over time, the Golden Mile has seen significant commercial development. Notably, Springfield Mall, located along this corridor, opened in 1974 and has since become a regional shopping destination. The area also features various retail spaces, such as the Olde Sproul Shopping Village, which offers small shop opportunities along the Golden Mile.

In recent years, there has been a concerted effort to revitalize the Golden Mile. Residents and local officials are working to enhance the area's environmental sustainability, improve traffic flow, and implement zoning improvements to better integrate the commercial space with the surrounding community.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,312	182,543	484,912
EMPLOYEES	4,627	50,960	139,255
AVERAGE HHI	\$117,146	\$115,028	\$107,400
HOUSEHOLDS	8,300	70,741	185,524

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:



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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.

