

3604 WEST CHESTER PIKE

NEWTOWN SQUARE, PA

±3,500 SF AVAILABLE FOR LEASE



property highlights.

- 3,500 SF freestanding building available at the corner of Route 3 and Route 252 in Newtown Square
- Two convenient access points with its own 4-way traffic light off of Route 3
- Excellent visibility and ample parking
- Located near the 114,000 SF new Whole Foods anchored Ellis Preserve Shopping Center.
- Adjacent to the Acme anchored Newtown Square Shopping Center

stats.

2015 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	40,013	146,837	348,484
EST. HOUSEHOLDS	14,967	54,868	133,222
EST. AVG. HH INCOME	\$100,389	\$92,735	\$86,557

WEST CHESTER PIKE (ROUTE 3) TRAFFIC COUNT: 37,171 VPD *ESRI 2015
NEWTOWN STREET ROAD (ROUTE 252) TRAFFIC COUNT: 17,097 VPD



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COMMERCIAL
REAL ESTATE, INC.

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±3,500 SF
AVAILABLE FOR LEASE

252

NEWTOWN STREET ROAD 17,097 VPD

WEST CHESTER PIKE 37,171 VPD

3



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NEWTOWN SQUARE, PA





SAP HEADQUARTERS
2,500 EMPLOYEES

TRINITY HEALTH
500 EMPLOYEES

76
RESIDENTIAL
UNITS

Main Line Health
500 EMPLOYEES

ELLIS PRESERVE
WHOLE FOODS
First Watch
ULTA
MOD
ZOË'S KITCHEN

Main Line Health
500 EMPLOYEES

NEWTOWN SQUARE SHOPPING CENTER
ACME
hair cutters
Massage Envy
Hallmark
Manhattan BAGEL

NEWTOWN SQUARE CORP. CTR.
CAMPUS BLVD. (BRANDYWINE)
±540,000 SF
±2,700 EMPLOYEES

GIANT
PETSMART
planet fitness
AC MOORE
ARTS & CRAFTS

SITE

1-MILE



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