

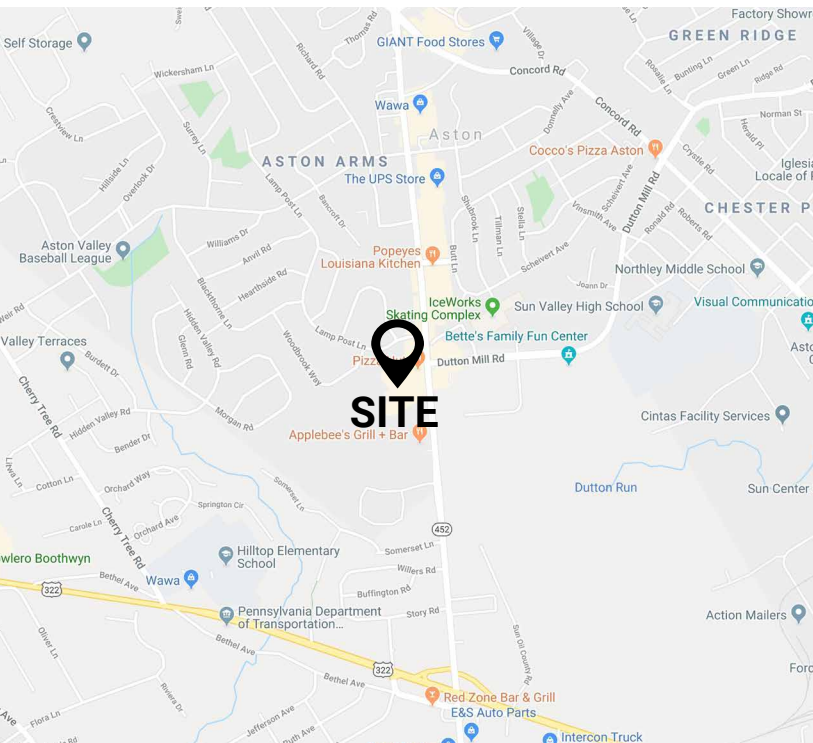
# DUTTON MILL SHOPPING CENTER

## 4401 PENNELL ROAD | ASTON, PA 19014

**± 36,000 SF  
FOR LEASE**

### PROPERTY FEATURES

- ✓ ± 1,600 SF (Min Contiguous) up to ± 26,000 SF (Max Contiguous) Retail Space For Lease
- ✓ Ample onsite parking
- ✓ Minutes to I-95, Route 322 & Philadelphia Airport
- ✓ Asking Price is Negotiable



### CONTACT US

**ZOMMICK MCMAHON**  
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# ASTON SITE PLAN: 4401 PENNELL ROAD



| UNIT | TENANT                         | AREA (SQ FT) |
|------|--------------------------------|--------------|
| 152  | AVAILABLE                      | 14,189       |
| 152A | KIDZ WORLD FUN CENTER          | 12,061       |
| 153  | KIDS FIRST SWIM                | 8,750        |
| 154A | PRECISION PHYSICAL THERAPY     | 2,400        |
| 154B | AVAILABLE                      | 4,008        |
| 156  | AVAILABLE                      | 2,600        |
| 158  | AVAILABLE                      | 1,700        |
| 160  | LUCKY WOK                      | 1,600        |
| 162  | AVAILABLE                      | 1,600        |
| 164  | WEIGHT WATCHERS                | 1,600        |
| 166  | POPPY'S                        | 1,600        |
| 168  | PA NAILS                       | 1,600        |
| 170  | PLUM BISTRO AND CATERING       | 1,600        |
| 178  | DUTTON MILL COLD BEER AND WINE | 6,400        |
| 182  | ELLIOTS RESTAURANT             | 4,200        |
| 186  | CALIFORNIA TAN                 | 1,300        |
| PAD  | PIZZA HUT                      | 9,000        |



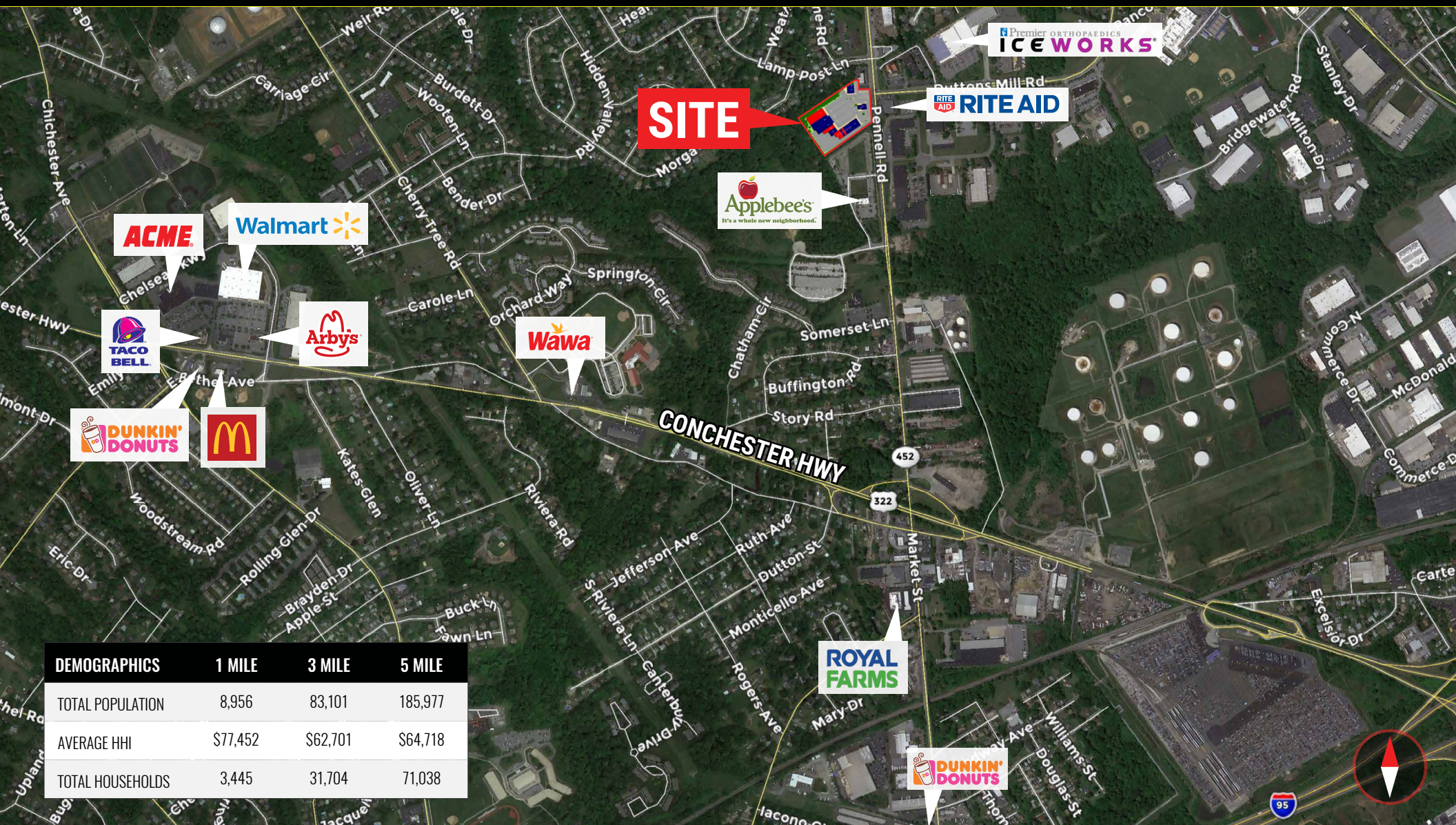
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# ASTON RETAIL MARKET AERIAL: 4401 PENNELL ROAD



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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