

1819 East Lancaster Avenue

Paoli, PA 19301

1,757 SF WILL DIVIDE

ENTIRE BUILDING

\$2,750/Month +U

OR LEASE THE 1ST FLOOR

\$1,500/Month +U

Available for the first time in DECADES! Former CLOCKWORKS Building  
LOCATION! MAIN LINE! LOCATION! PROMINENT CORNER OF RT. 30 & 252



- HUGE storefront retail showcase glass window
- New ADA entrance
- Widened new entry door

- Beautiful wooden fence
- Freshly painted exterior
- New windows throughout

- ADA compliant restroom
- Demolished interior
- New charming look

## Property Highlights

- Best exposure & signage on the Main Line
- Unique opportunity on Lancaster Avenue
- Located in the Heart of Paoli
- Convenient parking
- Strong demographics
- Available NOW!



For more information or a private tour, please contact:

**Paul E. Wolfson**

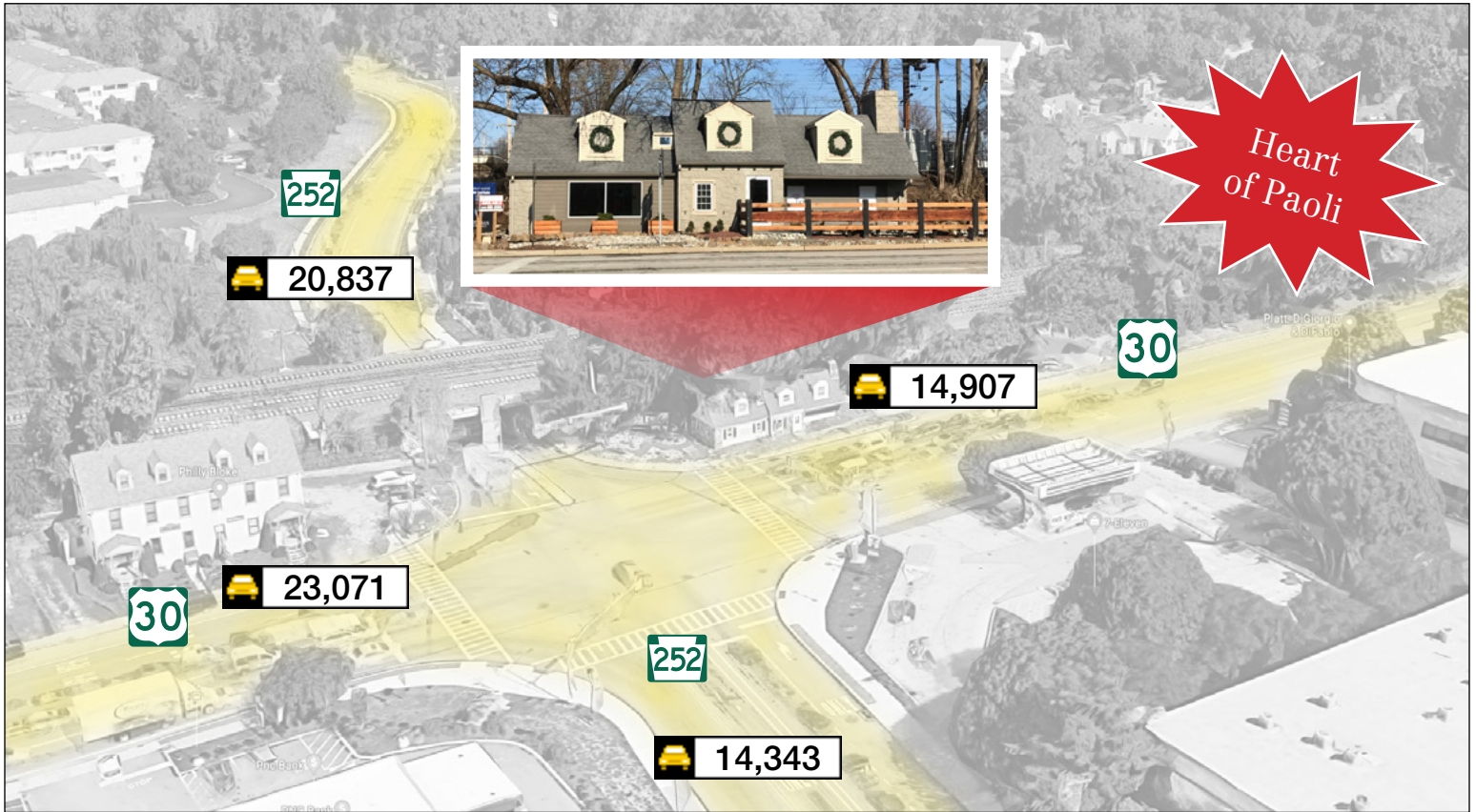
[pwolfson@geisrealty.com](mailto:pwolfson@geisrealty.com)

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 [geisrealty.com](http://geisrealty.com)

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# Location Map



Annual Average Daily Traffic

2019	1 Mile	3 Miles	5 Miles
Population:	8,066	37,745	88,012
Daytime Employees:	7,309	54,282	108,084
Total Households:	3,439	15,391	34,331
Median Household Income:	\$107,093	\$117,803	\$121,268



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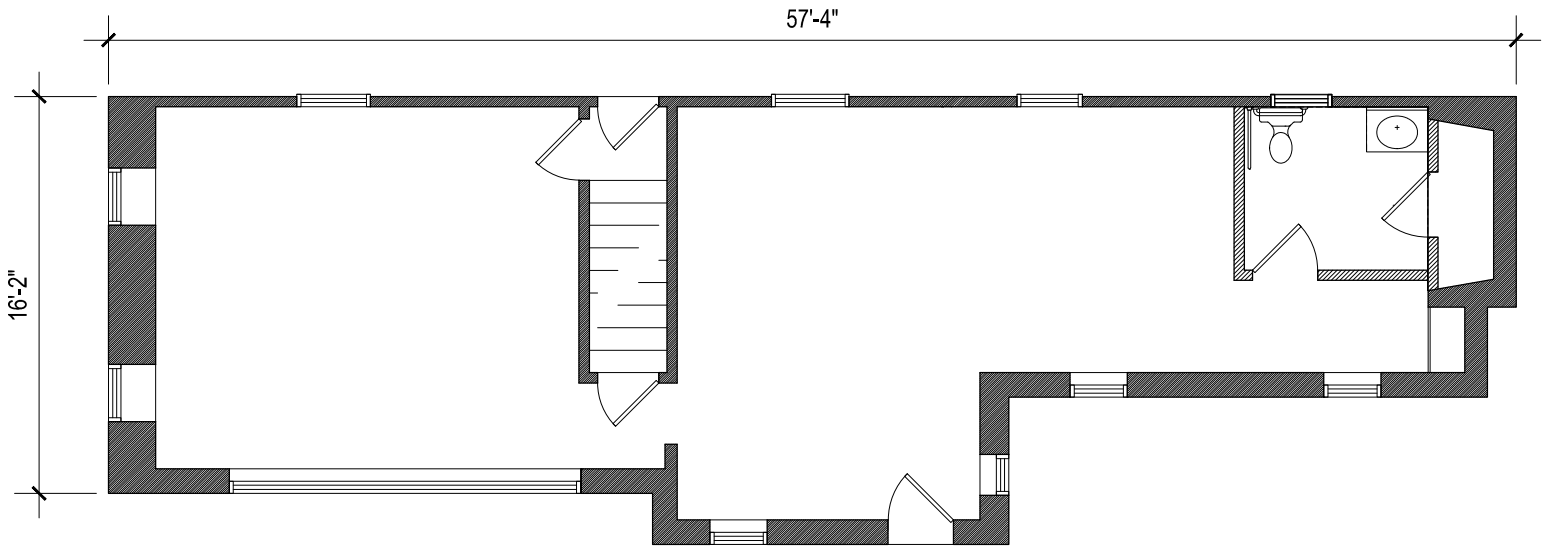
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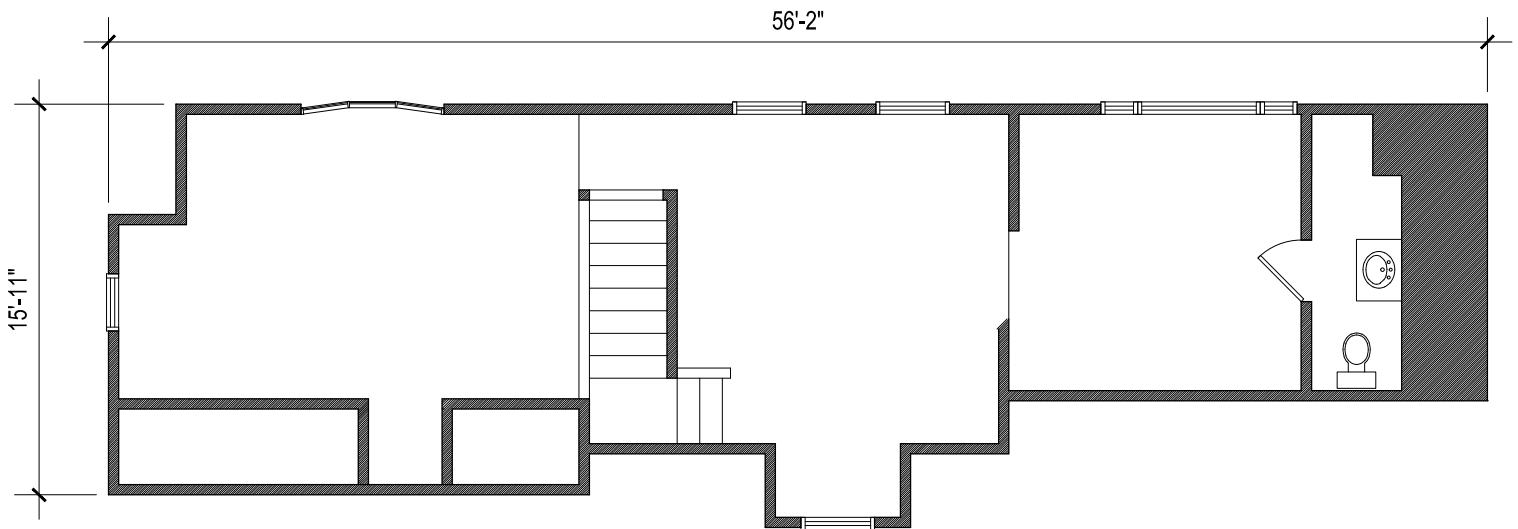


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# Floor Plans



FIRST FLOOR



SECOND FLOOR



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