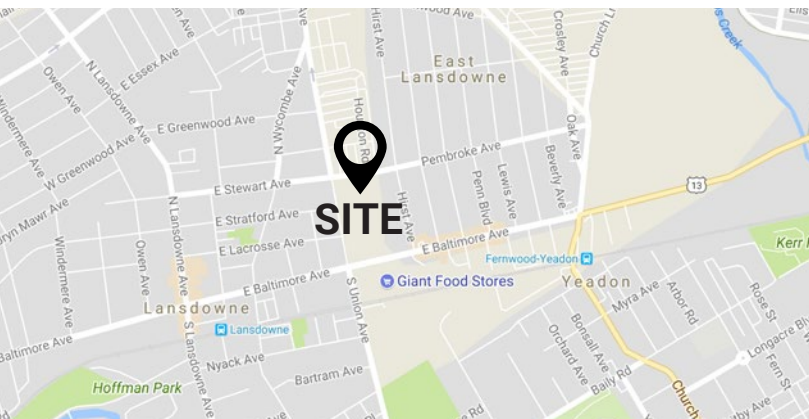
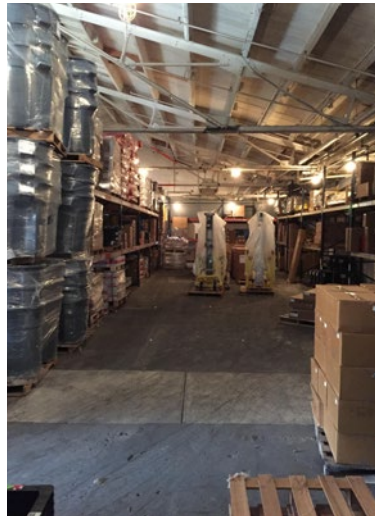


**± 14,000 SF FLEX SPACE AVAILABLE**  
**242 PEMBROKE AVENUE, LANSDOWNE, PA 19050**

**FOR SALE: \$599,000**  
**FOR LEASE: \$6 PSF NNN**

## PROPERTY FEATURES

- ✓ ± 14,000 SF Flex Space Available
- ✓ Loading Docks: Five (5) drive in doors, three (3) 12' gates and two (2) 10' gates.
- ✓ Parking: 30-35 parking spots
- ✓ Front office portion has HVAC
- ✓ Zoning: C4 (Commercial Industrial)
- ✓ Located within minutes to:
  - Route 1 (Baltimore Pike)
  - Route 3 (West Chester Pike)
  - I-476, I-76 & I-95
- ✓ Close to public transportation - SEPTA (Media/Elwyn Line)



## CONTACT US

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Cell: 610.357.8564  
Email: smccabe@zmcre.com

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West Chester, PA 19382  
610.359.1100  
[www.zmcre.com](http://www.zmcre.com)

  
**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE



# LANSDOWNE SITE LOCATION AERIAL: 242 PEMBROKE AVENUE



**SITE**  
± 14,000 SF  
FLEX SPACE  
AVAILABLE

**GIANT**



**Goodwill**  
Industries of Southwest Florida, Inc.

**CVS**  
pharmacy

**Advance**  
Auto Parts

**ROSEDON PLAZA**

**Save**  
a lot

**DOLLAR GENERAL**

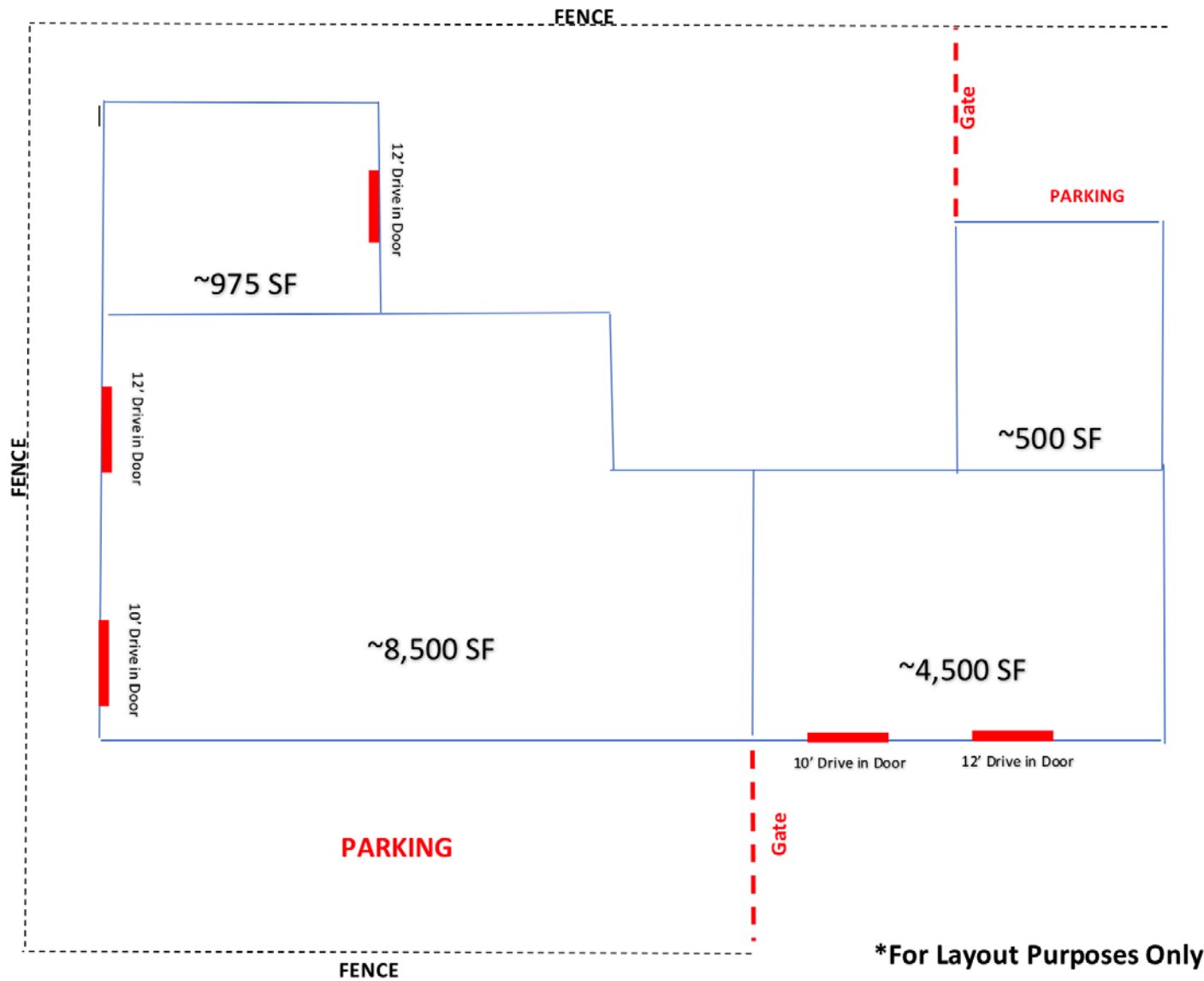
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# LANSDOWNE SKETCH PLAN: 242 PEMBROKE AVENUE



## CONTACT US

# 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:



**ROYAL  
FARMS**



**IRON HILL**  
BREWERY & RESTAURANT



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