

DEVON SQUARE

LANCASTER AVENUE & SUGARTOWN ROAD, DEVON, PA

±1,532 - 34,500 SF & 3,000 SF OUTPARCEL AVAILABLE FOR LEASE

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property highlights.

- Well positioned in the heart of Philadelphia's "Main Line" with close proximity to over 450,000 SF of office space and 1,500 rental units
- Excellent active day time population
- Outstanding household incomes of \$182,610 within 3 mile radius
- Multiple size configurations and potential outparcel opportunity
- Total GLA: ±176,341 SF
- Surrounded by number of national retailers

stats.

2017 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,406	47,799	130,369
EST. HOUSEHOLDS	4,176	18,012	49,885
EST. AVG. HH INCOME	\$147,055	\$182,610	\$156,219

LANCASTER AVENUE TRAFFIC COUNT: 23,451 VPD *ESRI 2017



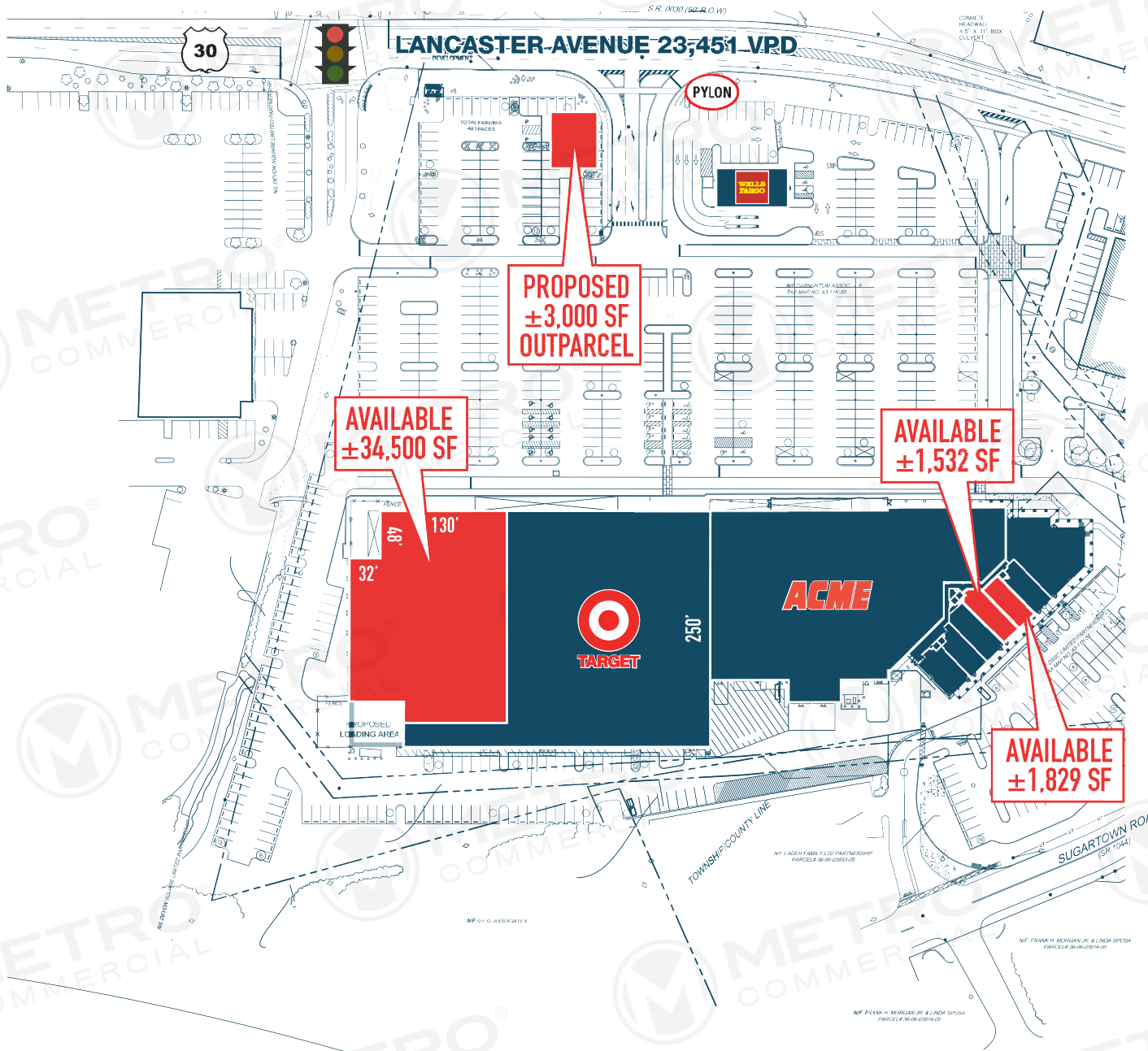
get in touch.

STEVE NIGGEMAN

office 610.825.5222
direct 610.260.2667
sniggeman@metrocommercial.com

IRYNA IRYK

office 215.893.0300
direct 215.282.0156
iiryk@metrocommercial.com



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DEVON, PA**





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