

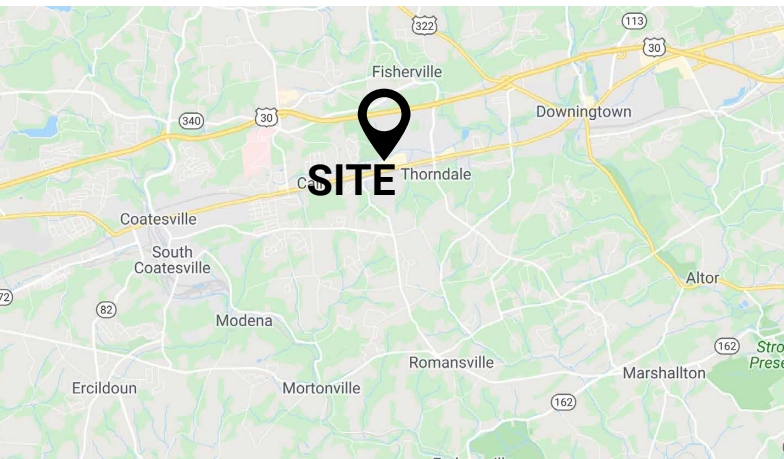
# RETAIL SPACE ON NORTH BAILEY ROAD

41 NORTH BAILEY ROAD, DOWNINGTOWN, PA 19372

**FOR LEASE**  
**\$9.00 PSF NNN**

## PROPERTY FEATURES

- ✓ ± 3,100 SF Endcap & 2,800 SF Space Available
- ✓ Lease PSF: \$9.00 NNN
- ✓ Located just off heavily traveled Route 30
- ✓ Traffic Counts: ± 17,000 VPD
- ✓ Located minutes from Rt. 30 Bypass & Rt. 100
- ✓ Walking distance to Thorndale Train Station
- ✓ Located near (± 10 mins):
  - Exton Mall
  - Main Streets at Exton
  - Exton (Exton Amtrak & SEPTA Whitford Stations)
  - West Chester



**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

## CONTACT US

**SCOTT MCCABE**

Phone: 610.359.1100

Cell: 610.357.8564

Email: [smccabe@zmcre.com](mailto:smccabe@zmcre.com)

1306 Wilmington Pike, Suite A-2

West Chester, PA 19382

610.359.1100

[www.zmcre.com](http://www.zmcre.com)



# SPACE PHOTOS: 41 N BAILEY ROAD, DOWNINGTOWN, PA



  
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# MARKET AERIAL: 41 N BAILEY ROAD, DOWNINGTOWN, PA



  
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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:



IRON HILL  
BREWERY & RESTAURANT



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