



# RETAIL / FLEX SPACE - NEWTOWN SQUARE



**AVAILABLE  
FOR LEASE**

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**\$15/SF NNN**

**LOCATION: 5040 & 5046A West Chester Pike, Newtown Square, PA 19073**

**PROPERTY HIGHLIGHTS:**

- ◆ 2 Units Available: 5040: 3,376 SF; 5046A: 1,094 SF
- ◆ Busy Shopping Center Located on Heavily Traveled West Chester Pike/Rt. 3
- ◆ Easy Access to Transportation
- ◆ Ave. Daily Traffic: +/- 30,692 combined
- ◆ Demographics within 5 Mi: Population +/- 87,608 & AHI \$158,796
- ◆ Neighbors Include: Providence Plaza, La Locanda Ristorante, VCA Wellington Animal Hospital, Metro Self Storage, Rafferty Subaru, Ellis Preserve (Newly Constructed) & More!

**Chris Yangello**  
Cell: 610-716-4020  
Office: 610-359-9700  
Cyangello@capitalcomre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

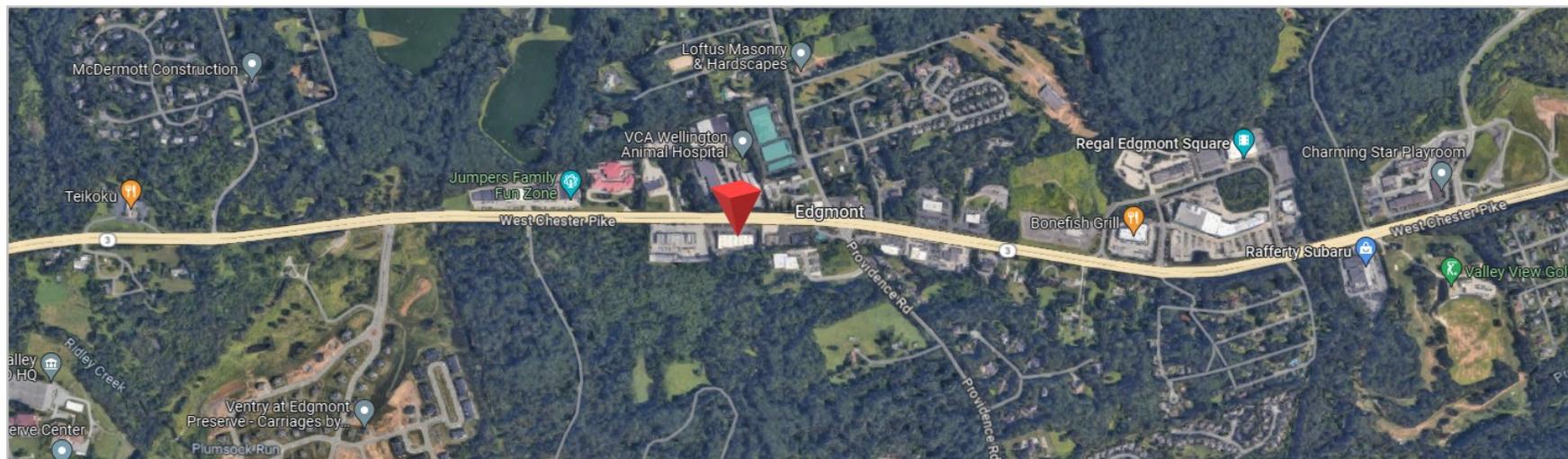


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