



**AVAILABLE
FOR LEASE**

\$19.50 SF NNN

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OFFICE/MEDICAL SPACE FOR LEASE



LOCATION: 351 E Conestoga Rd., Wayne, PA 19087

PROPERTY HIGHLIGHTS:

- ◆ FIRST FLOOR: 2,200 SF AVAILABLE
- ◆ INCLUDES FRONT LOBBY + KITCHEN/BREAKROOM (PICTURED UNDER RENOVATION)
- ◆ +/- 20 PARKING SPACES
- ◆ DEMOGRAPHICS WITHIN 3MI: POPULATION 56,161 & AHI \$172,987.00
- ◆ LOCATED RIGHT OFF OF ROUTE 30
- ◆ 1,000 FT FROM DEVON VILLAGE SHOPPING CENTER; WHOLE FOODS, STARBUCKS, ORANGE THEORY, ETC.

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. Some properties may be in cooperation with another broker.





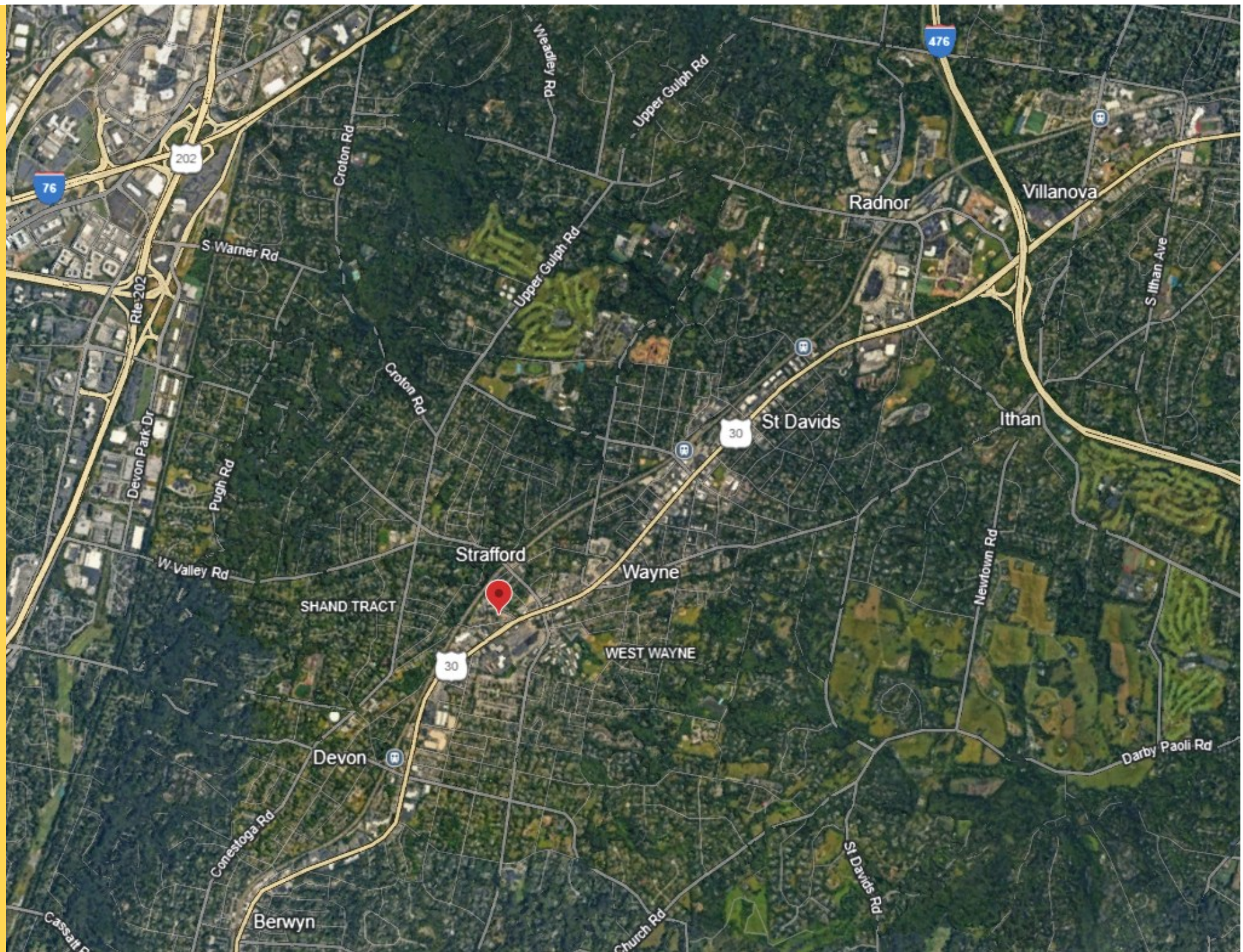
KITCHEN/BREAKROOM



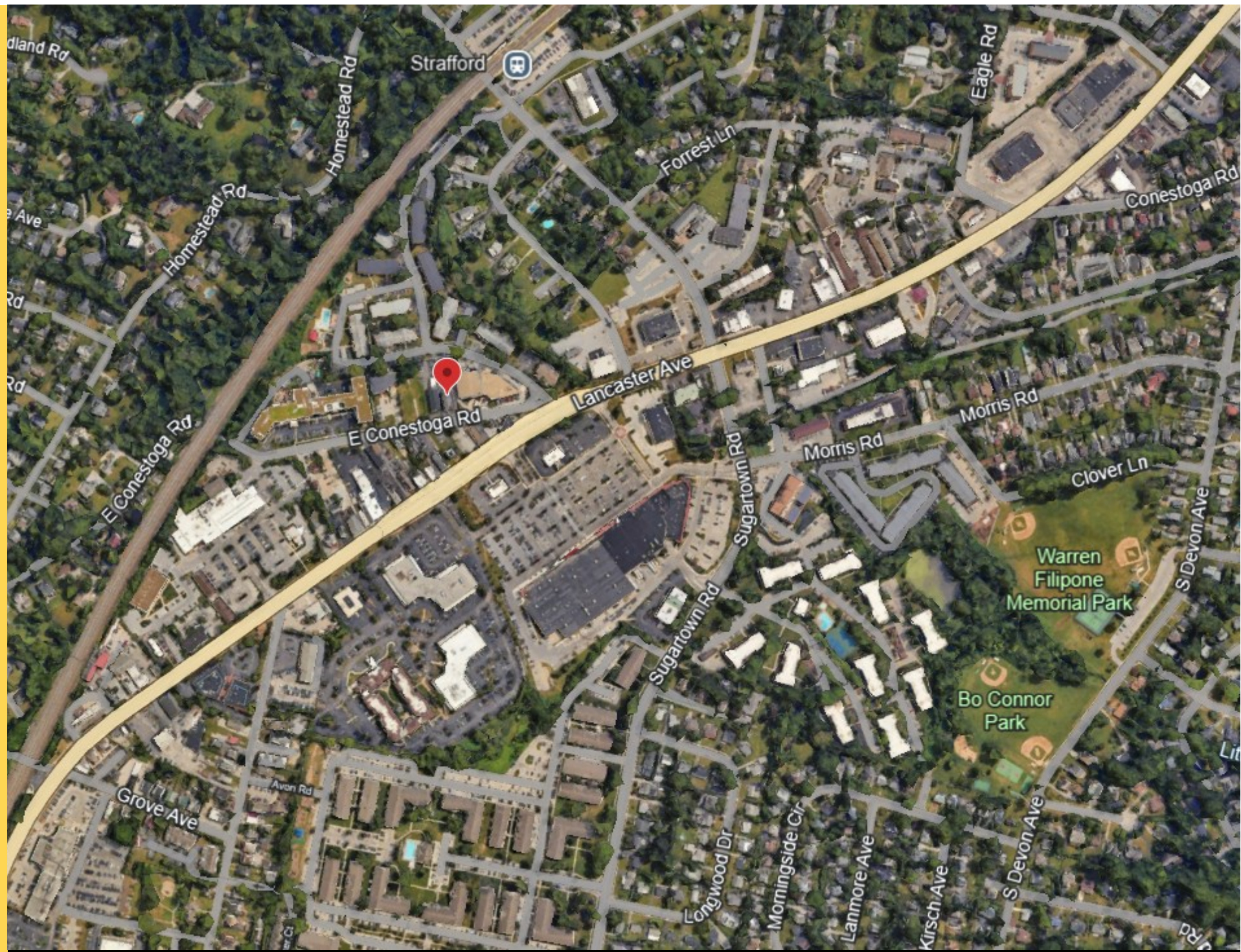
REAR ENTERANCE



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