



**** AVAILABLE FOR LEASE ****

**2nd FLOOR
OFFICE SPACE**

\$22.00 p/sf



LOCATION: 1212 Baltimore Pike, Chadds Ford, PA 19317

PROPERTY HIGHLIGHTS:

- ◆ 5,000 SF Available (Divisible)
- ◆ Highly visible from Rt 202 & Rt 1 (Baltimore Pike)
- ◆ ADT: +/- 37,317
- ◆ Zoned POC District: Planned Office Center
- ◆ Newly installed elevator
- ◆ 5 Mile Demographics: Population: +/- 76,019; Average Household Income: +/- \$156,046
- ◆ [1212 Baltimore Pike Location](#)

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.

Chris Yangello

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