

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE
FOR LEASE

\$30.00 SF

Contact:

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RETAIL PROPERTY FOR LEASE



LOCATION: 90 East Lancaster Avenue Paoli, Pennsylvania 19301

PROPERTY HIGHLIGHTS:

- ◆ PRIME LOCATION IN ONE OF THE BUSIEST SHOPPING CENTERS ON THE MAIN LINE
- ◆ MIXED USE CENTER FEATURING YOUR FAVORITE RETAILERS; DINING, RETAIL, AND SPECIAL USE SERVICES
- ◆ RARE OPPORTUNITY IN WELL ESTABLISHED SHOPPING CENTER
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: +/- 96,487 & AHI +/- \$165,992
- ◆ ZONING: C2 – COMMERCIAL DISTRICT
- ◆ BUILDING SIZE: 18,318 SF; 1ST FL 6,106 SF; 2ND FL 6,106 SF; Basement Fl 6,106 SF

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 maybe in cooperation with another broker.



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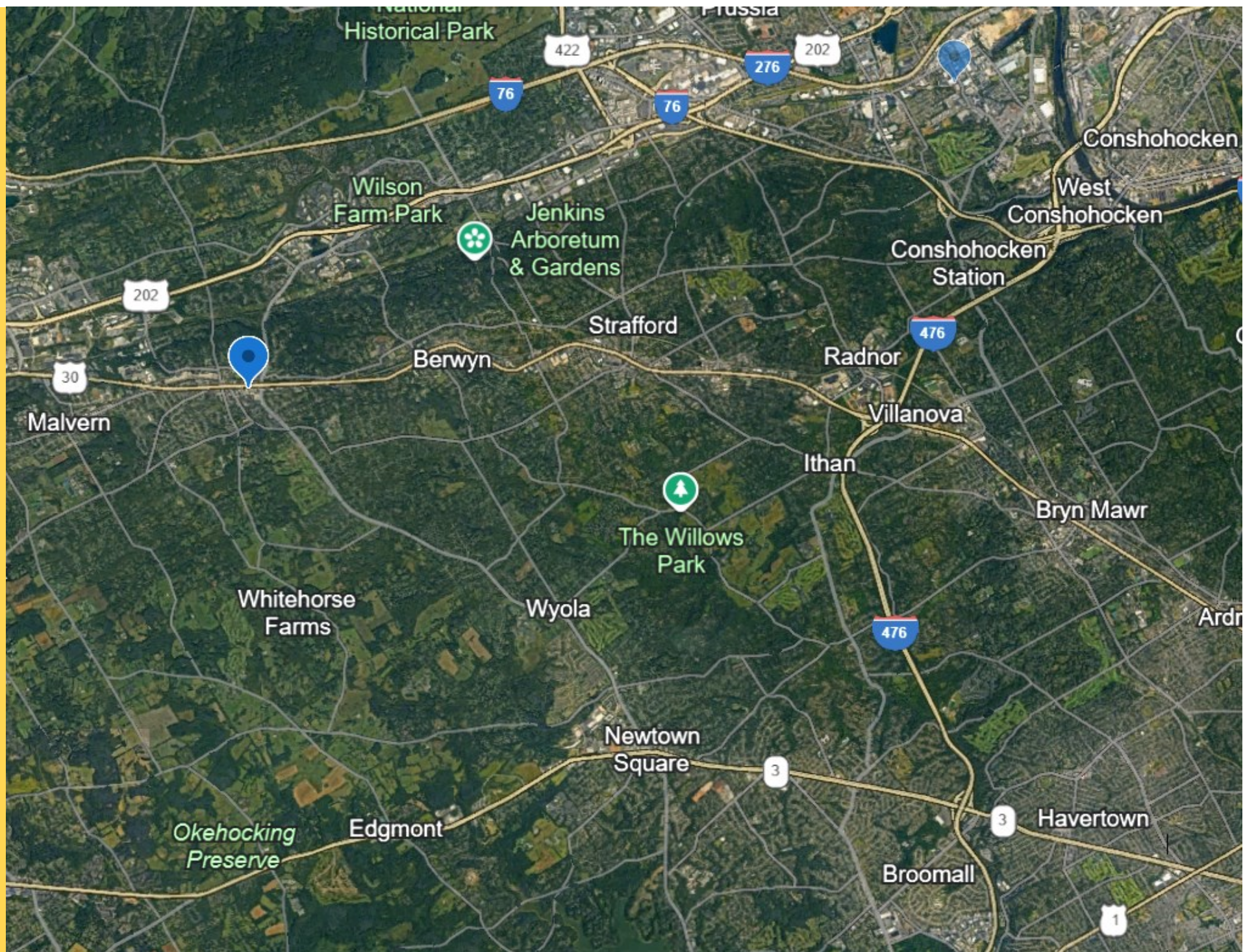
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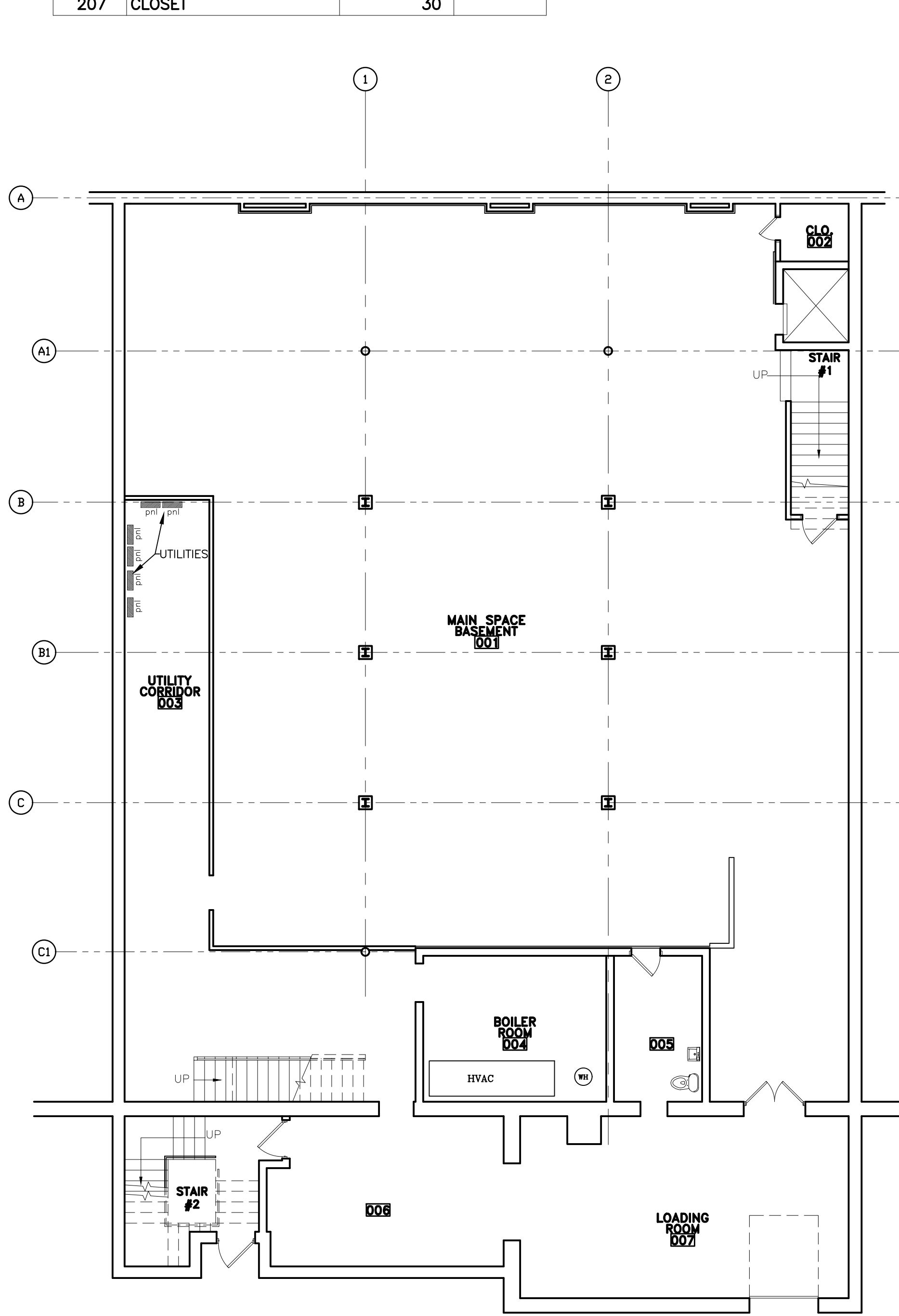
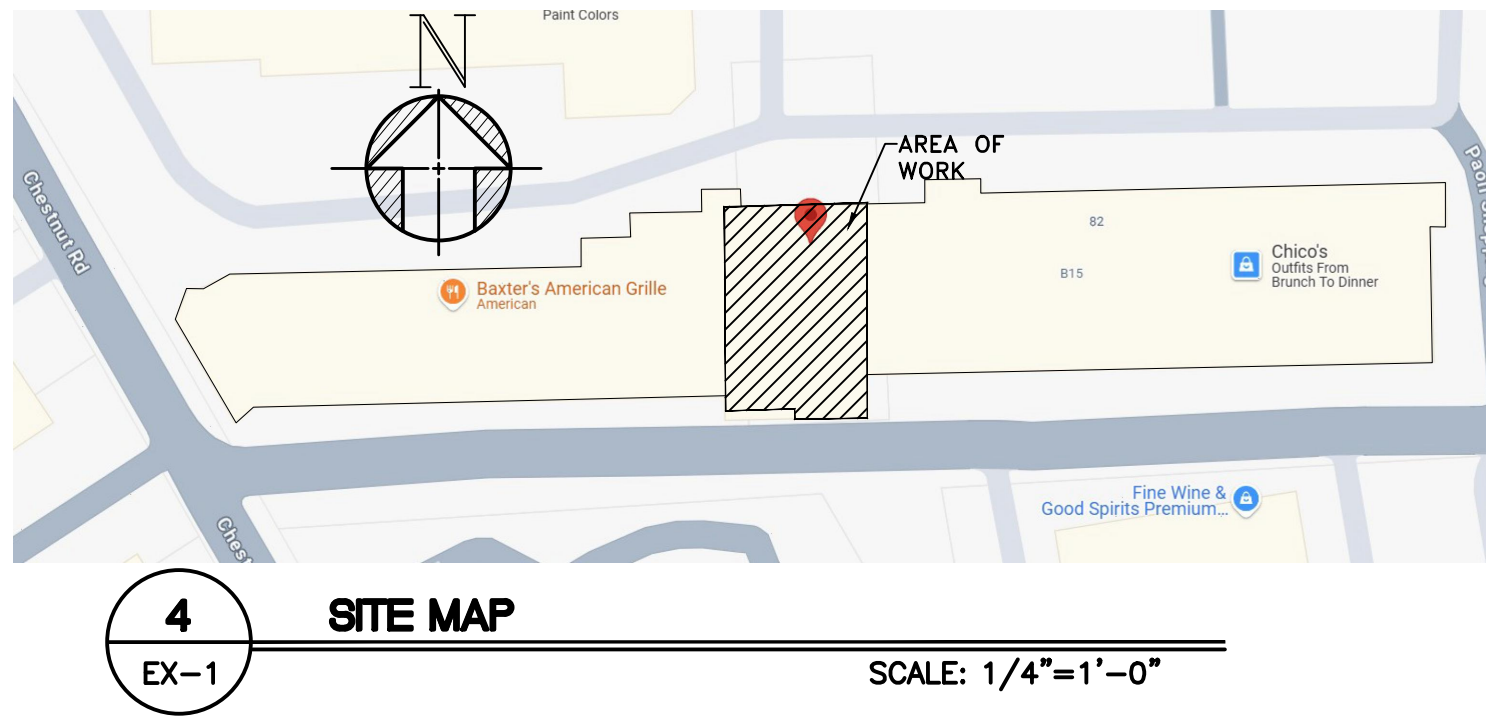


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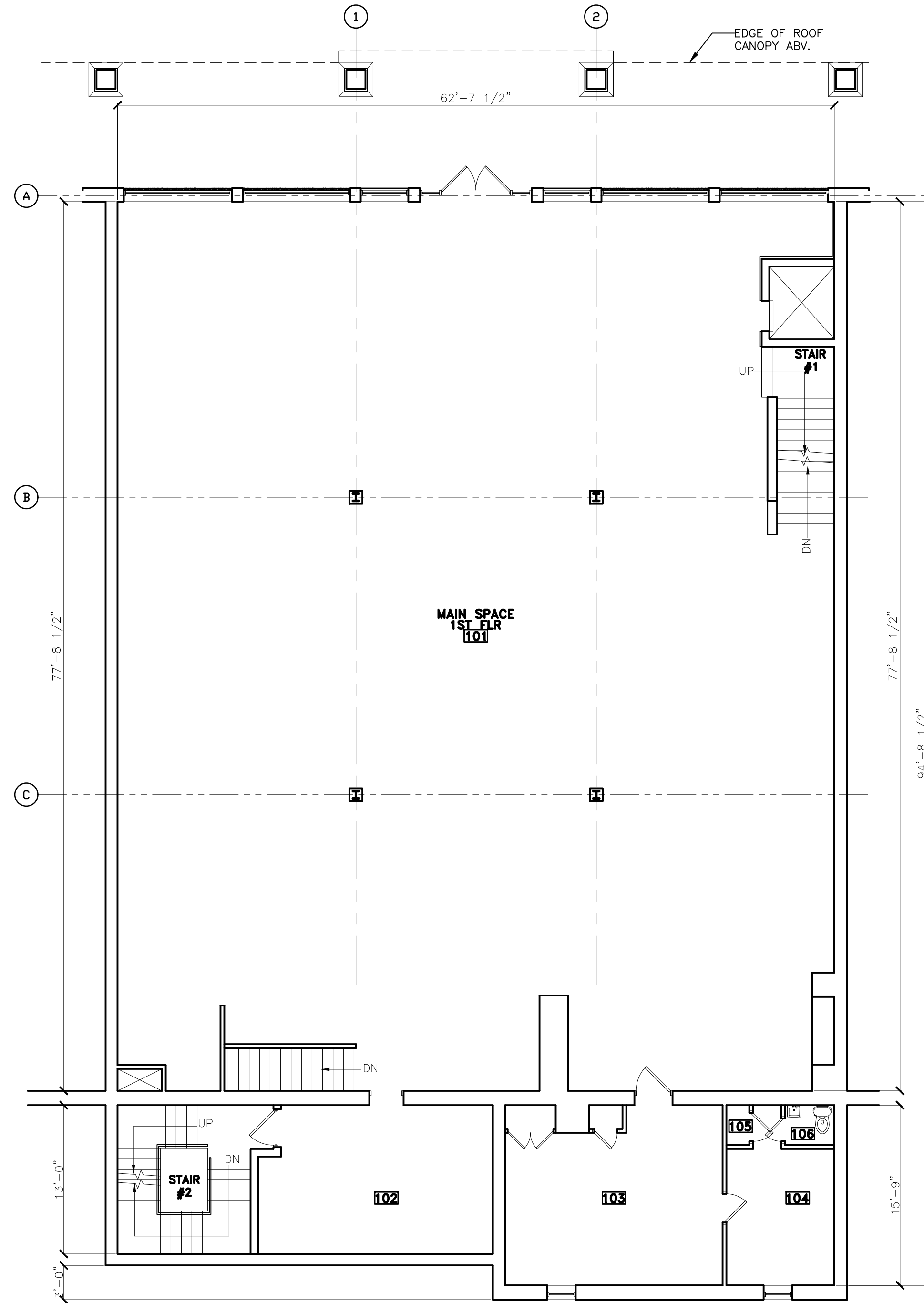
Plotted: 2-27-25 @11:54pm By: tbrown

F:\Projects\Storage\Project Docs\25066_90 Lancaster Ave old Ace\0 - DRAWING FILES\25066 - 90 Lancaster Ave - As-built.dwg[EX-1]

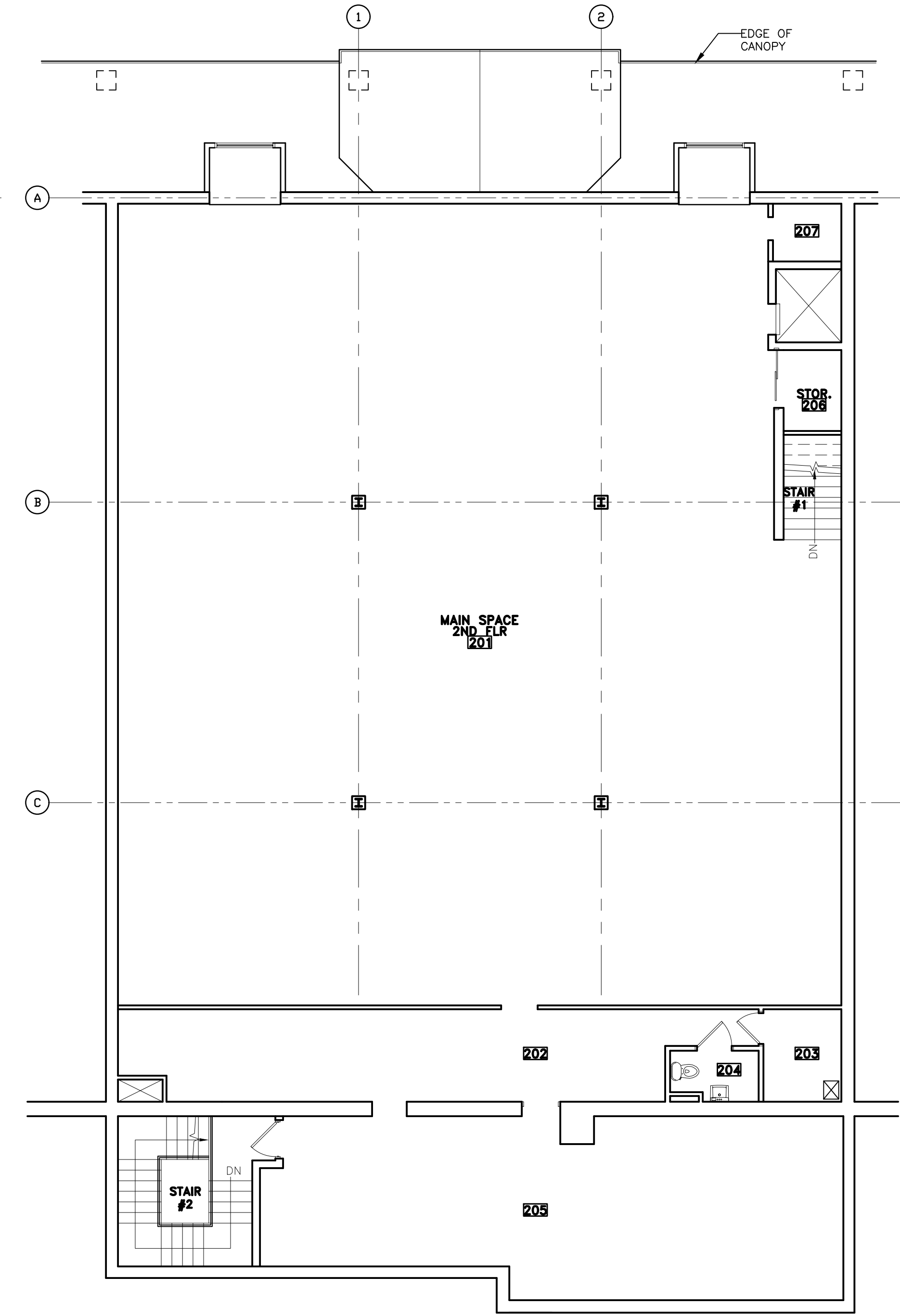
AREA DATA			
ROOM #	ROOM NAME	SQ.FT.	CLG HT.
001	BASMENT MAIN	3,727	
002	CLOSET	30	
003	UTILITY CORRIDOR	616	10'-0"
004	BOILER ROOM	200	BOT. OF JOISTS
005	-	96	10'-11"
006	-	257	FLR TO B.O. DECK
007	LOADING	441	
101	1ST FLR MAIN	4,621	10'-1" AFF
102	-	258	
103	-	292	
104	-	122	
105	-	7	
106	-	15	
201	2ND FLR MAIN	4,166	9'-11" AFF
202	-	395	
203	-	54	
204	-	32	
205	-	725	
206	STORAGE	35	
207	CLOSET	30	



1
EX-1
EXIST. BASEMENT
5,886 NET SF
SCALE: 1/8"=1'-0"
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)



2
EX-1
EXIST. FIRST FLOOR
5,838 NET SF
SCALE: 1/8"=1'-0"
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)



3
EX-1
EXIST. 2ND FLOOR
5,638 NET SF
SCALE: 1/8"=1'-0"
(INSIDE FACE OF EXTERIOR WALLS / TYP FLOOR PLATE)

NOT FOR PERMIT OR CONSTRUCTION

AS-BUILT FLOOR PLANS
PREPARATION FOR NEW TENANT FIT-OUT

CHRIS YANGELLO
90 LANCASTER AVENUE
PAOLI, PA 19301 TREDYFFRIN TOWNSHIP

REVISIONS NO.	DESCRIPTION	DATE

DATE: 02.24.25
SCALE: AS NOTED
DRAWN BY: TB
CHECKED BY: WM
PROJ. NO.:
SHEET NO.:
SHEET x OF x

LINN ARCHITECTS
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN
140 N. PROVIDENCE ROAD
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