



**AVAILABLE  
FOR LEASE**

**\$10-15/SF  
NNN**

## RETAIL / FLEX SPACE - NEWTOWN SQUARE



**LOCATION: 5038-5050 West Chester Pike, Newtown Square, PA 19073**

### PROPERTY HIGHLIGHTS:

- ◆ 4 Units Available: 5046B Rear: 1,062 SF; 5048B Rear: 1,289 SF; 5050B LL: 2,187 SF; 5040: 3,376 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!

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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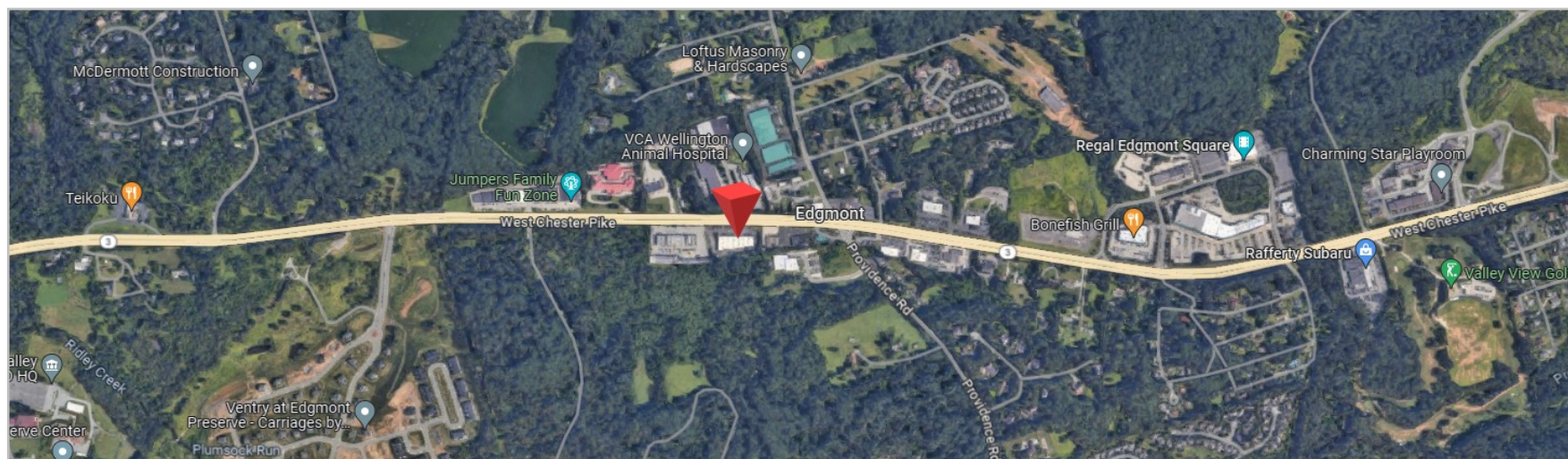


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# 5046 A & 5050 AVAILABLE

