



# AVAILABLE SPACE FOR LEASE



**AVAILABLE  
FOR LEASE**

**\$15.00 SF NNN**

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

## PROPERTY HIGHLIGHTS:

- ◆ 3,376 SF AVAILABLE
- ◆ AVG. DAILY TRAFFIC: 34,157
- ◆ LOCATED RIGHT OFF OF PROVIDENCE RD.
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 88,942 & AHI \$158,796
- ◆ +NEIGHBORS INCLUDE: PROVIDENCE PLAZA, LA LOCANDA RISTORANTE, VCA WELLINGTON ANIMAL HOSPITAL, METRO SELF STORAGE, RAFFERTY SUBARU, ELLIS PRESERVE (NEWLY CONSTRUCTED) & MORE!

### Contact:

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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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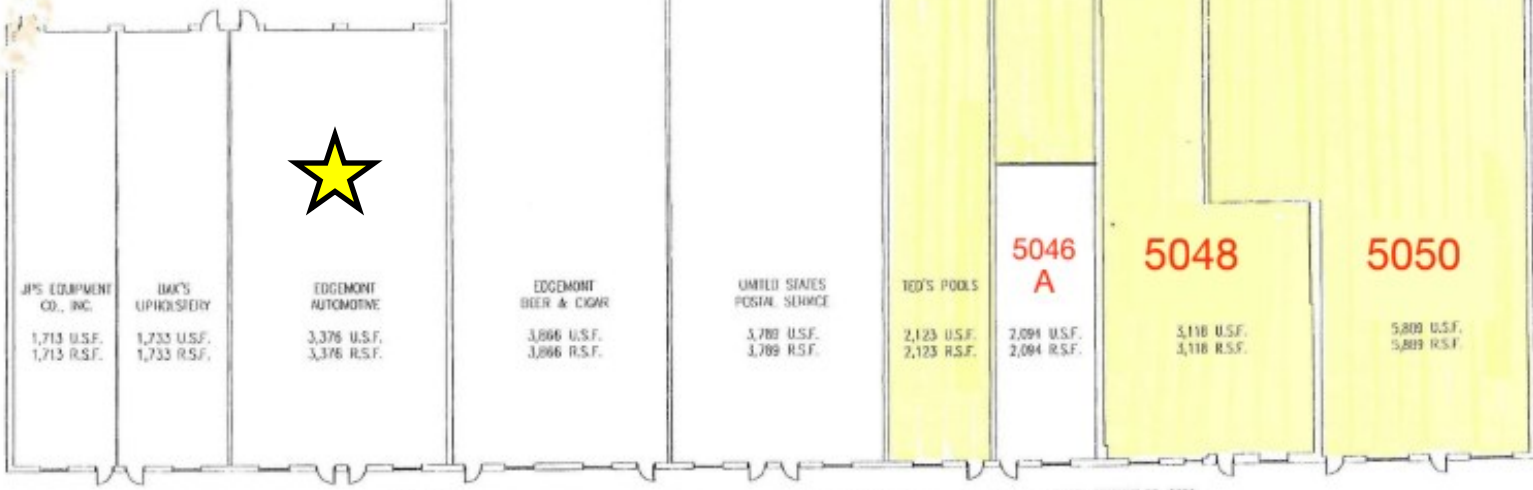


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|                     |             |
|---------------------|-------------|
| UPPER LEVEL S.F.    | 27,701 S.F. |
| LOWER LEVEL S.F.    | 4,784 S.F.  |
| BUILDING TOTAL S.F. | 32,485 S.F. |

LOWER LEVEL



MAIN LEVEL

NO SCALE

SQUARE FOOTAGE CALCULATION FOR:  
**EDGEMONT SHOPPING CENTER**

UPPER LEVEL  
 NORTON SQUARE, PA 19003

DATE: AUGUST 20, 2009

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