



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



601 Conestoga Rd | 12,000 SF Retail/Office Space for Lease

601 Conestoga Road • Villanova, PA

Call: 215-300-9688

Jake Doyle
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jake.d@tristatecr.com

Steve Jeffries
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Property Highlights

- ▶ Historic gem in the heart of The Main Line
- ▶ Former general store & supply depot during the Revolutionary War
- ▶ 25+ parking spaces
- ▶ Large yard and patio area
- ▶ 12,000 SF office/retail
- ▶ +/- 9,600 SF existing retail/office space
- ▶ +/- 2,400 SF retail space (can be demised)
- ▶ Beautiful wooden finishes
- ▶ 8 bathrooms (6 full and 2 half bath)

Location Overview

Located in the heart of Villanova, this historic building is extremely accessible to major highways and is in close proximity to some of the most prestigious colleges, golf courses and restaurants in the Philadelphia area.

Daily Traffic Count

- Conestoga Rd: 11,200 ADT
- S Radnor Chester Rd: 6,200 ADT
- Newtown Rd: 8,000 ADT



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Exterior Photos

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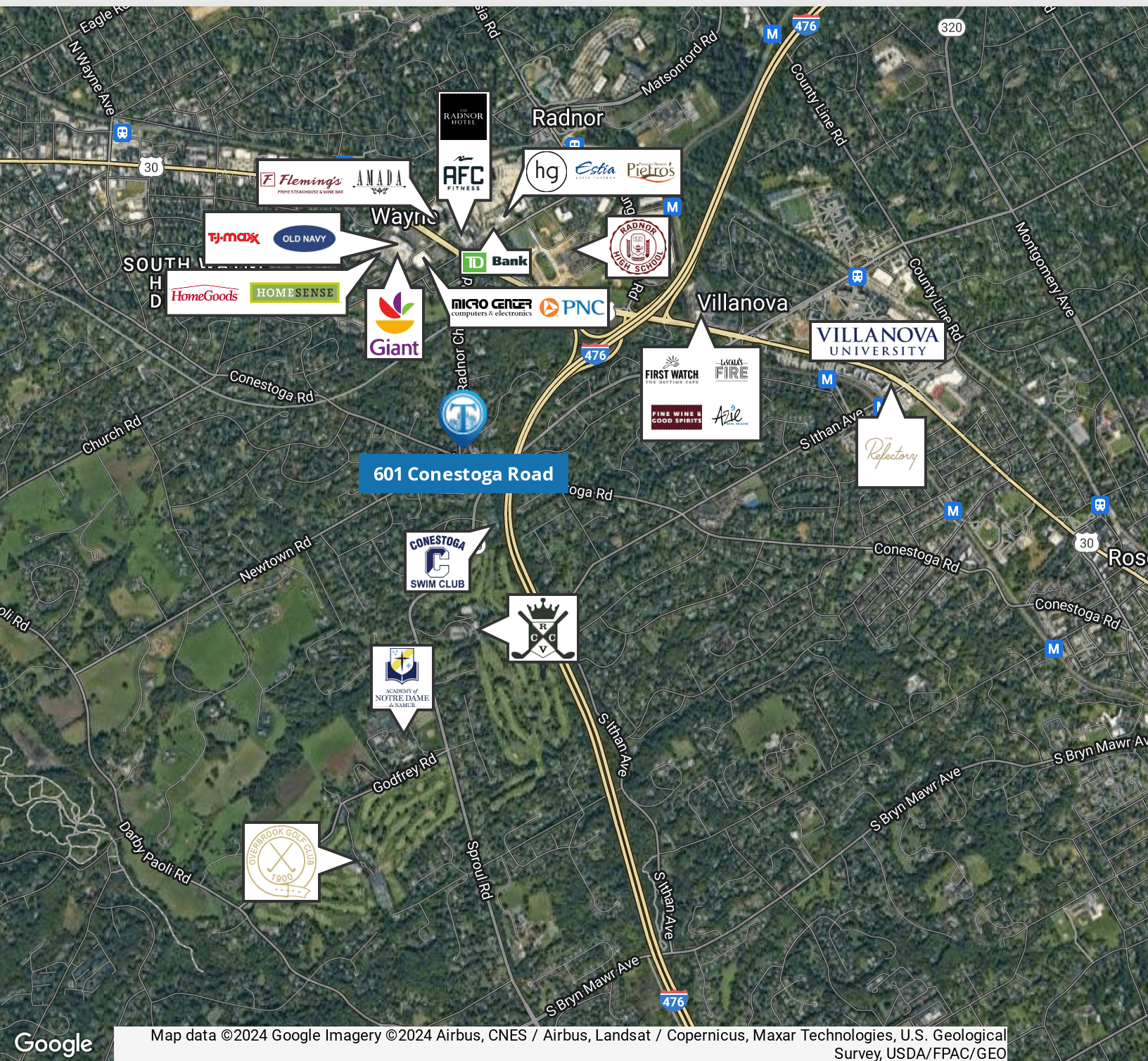
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Google

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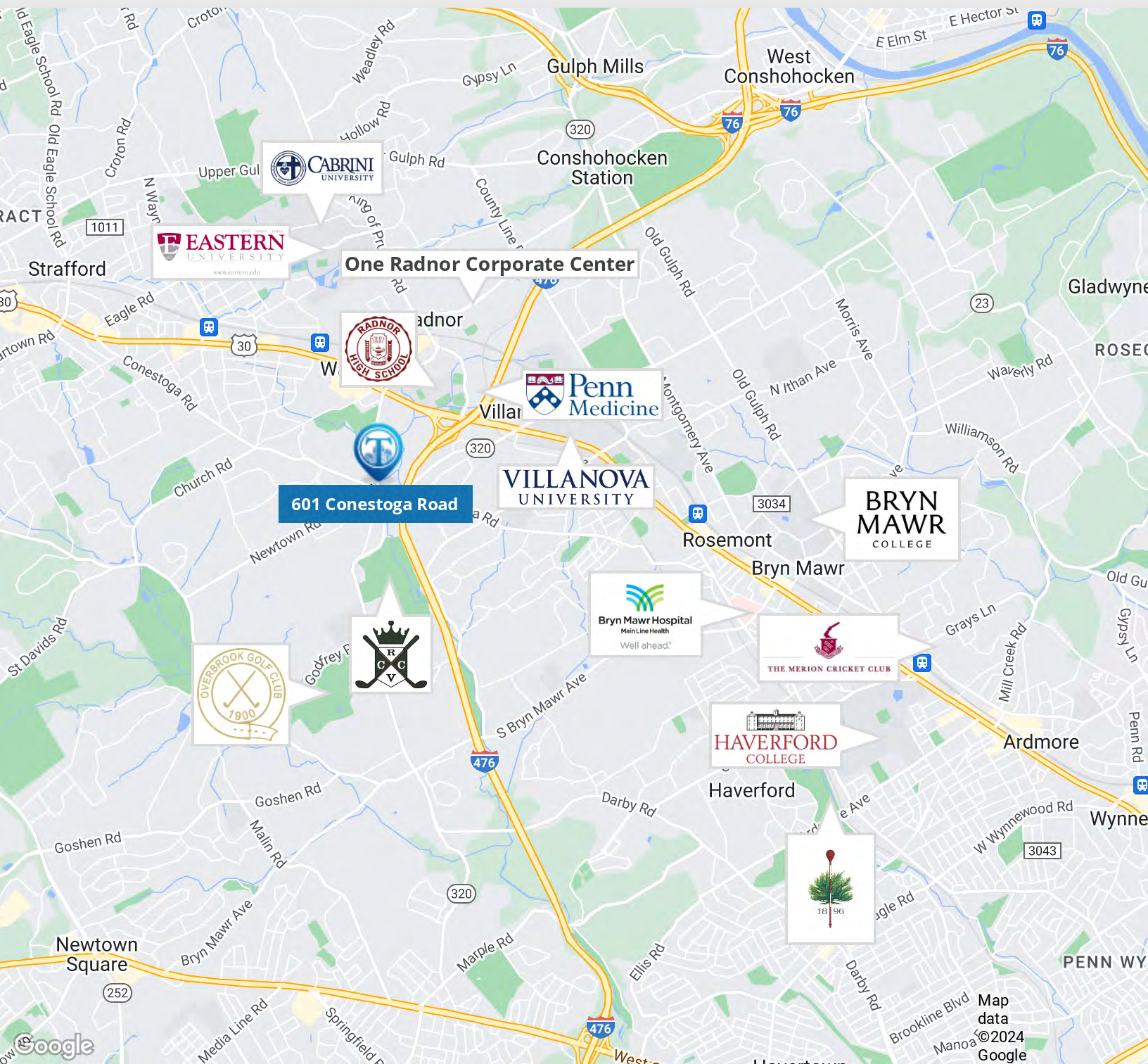
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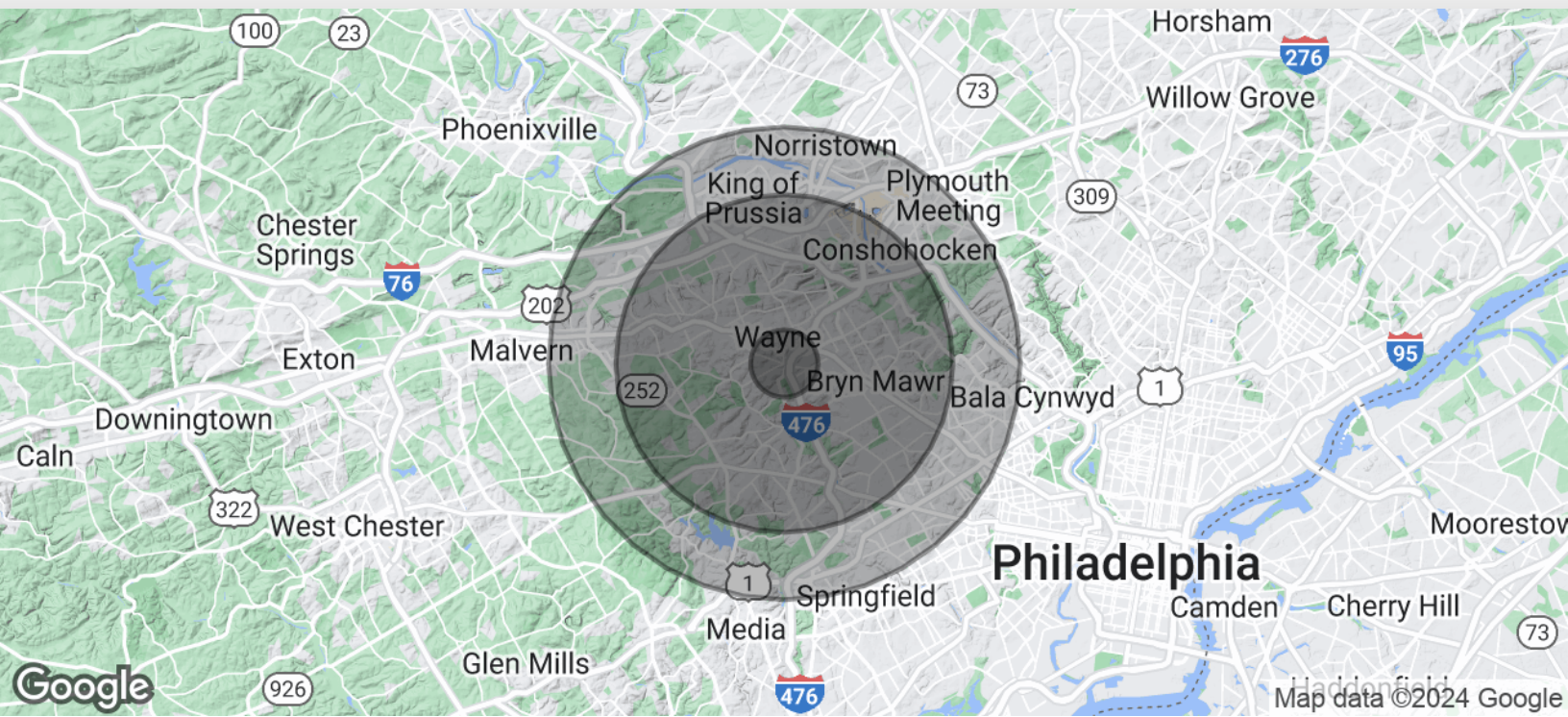
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* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
Total Population	5,008	189,732	407,567
Average Age	37.8	40.8	40.0
Average HH Income	\$284,458	\$223,318	\$194,112
Est. Total Employees	4,651	171,181	285,470

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