

ONE ARDMORE

MSC



ONE
ARDMORE

35 CRICKET AVENUE | ARDMORE, PA

Retail/Restaurant Availabilities for Lease | 4,355 SF



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35 CRICKET AVENUE | ARDMORE, PA

RETAIL/RESTAURANT AVAILABILITIES - 4,355 SF

CONTACT

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JOIN THESE AREA TENANTS

TRADER JOE'S

lululemon  athletica



PROPERTY DETAILS

- Premier retail/restaurant opportunities on the ground floor of the luxury building, One Ardmore (110 units), located in the affluent Main Line Philadelphia suburbs
- Ideal for neighborhood restaurant, gourmet grocer, salon, etc.
- Public parking garage in the building with 172 garage spaces with additional 38 on street parking spaces - rare access to off-street parking
- Surrounded by dense residential, numerous quality public and private grade schools, Bryn Mawr Hospital and more than 10 universities
- Conveniently located in the heart of Ardmore, with a 5 minute walk to a major Amtrak/SEPTA station; direct service to Philadelphia and New York City

DEMOGRAPHICS

 **EST. POPULATION**
1 mi 16,815 | 3 mi 54,245 | 5 mi 116,365

 **EST. TOTAL EMPLOYEES**
1 mi 11,653 | 3 mi 30,082 | 5 mi 50,790

 **EST. AVG HH INCOME**
1 mi \$152,445 | 3 mi \$178,595 | 5 mi \$163,710

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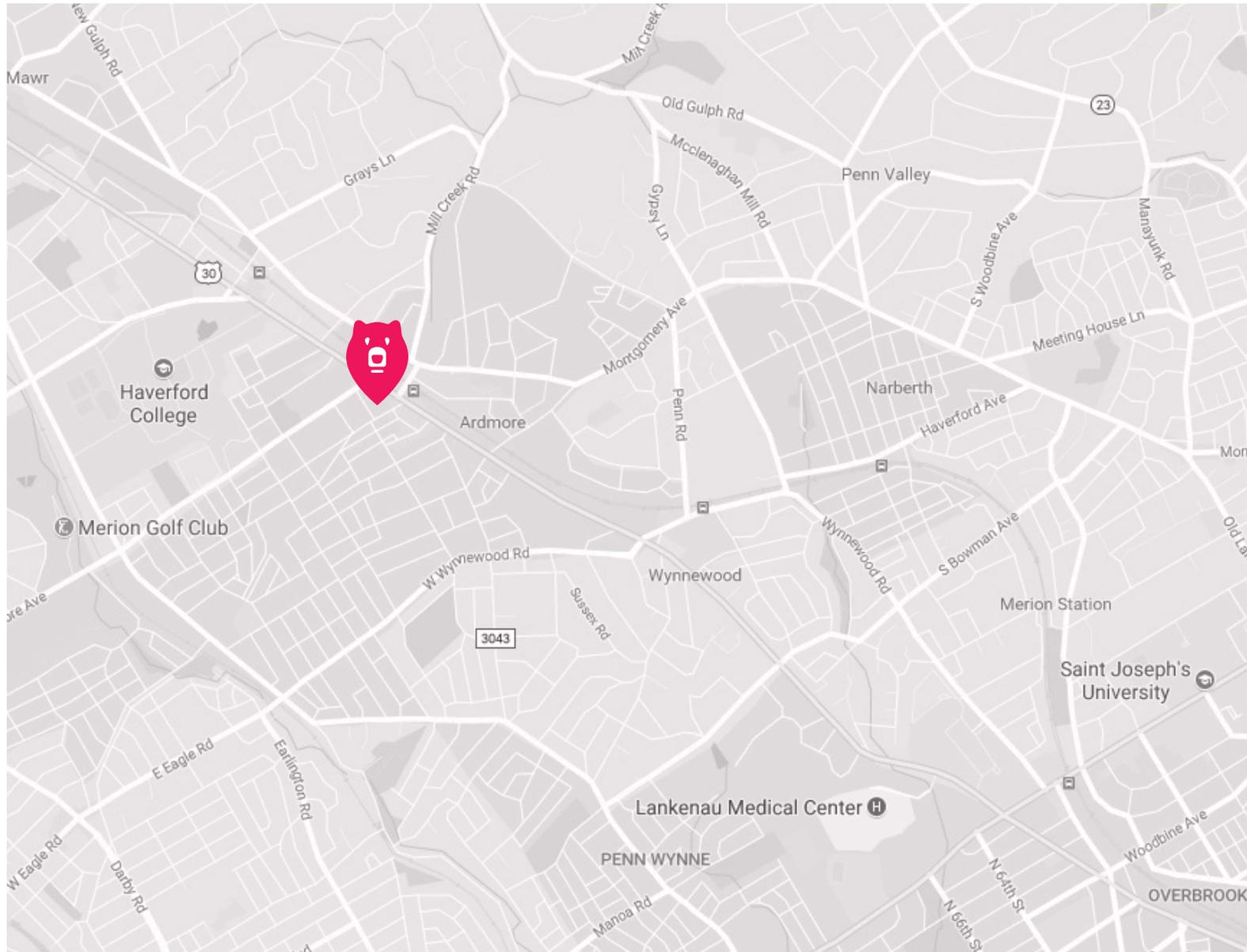
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RETAIL

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ONE ARDMORE

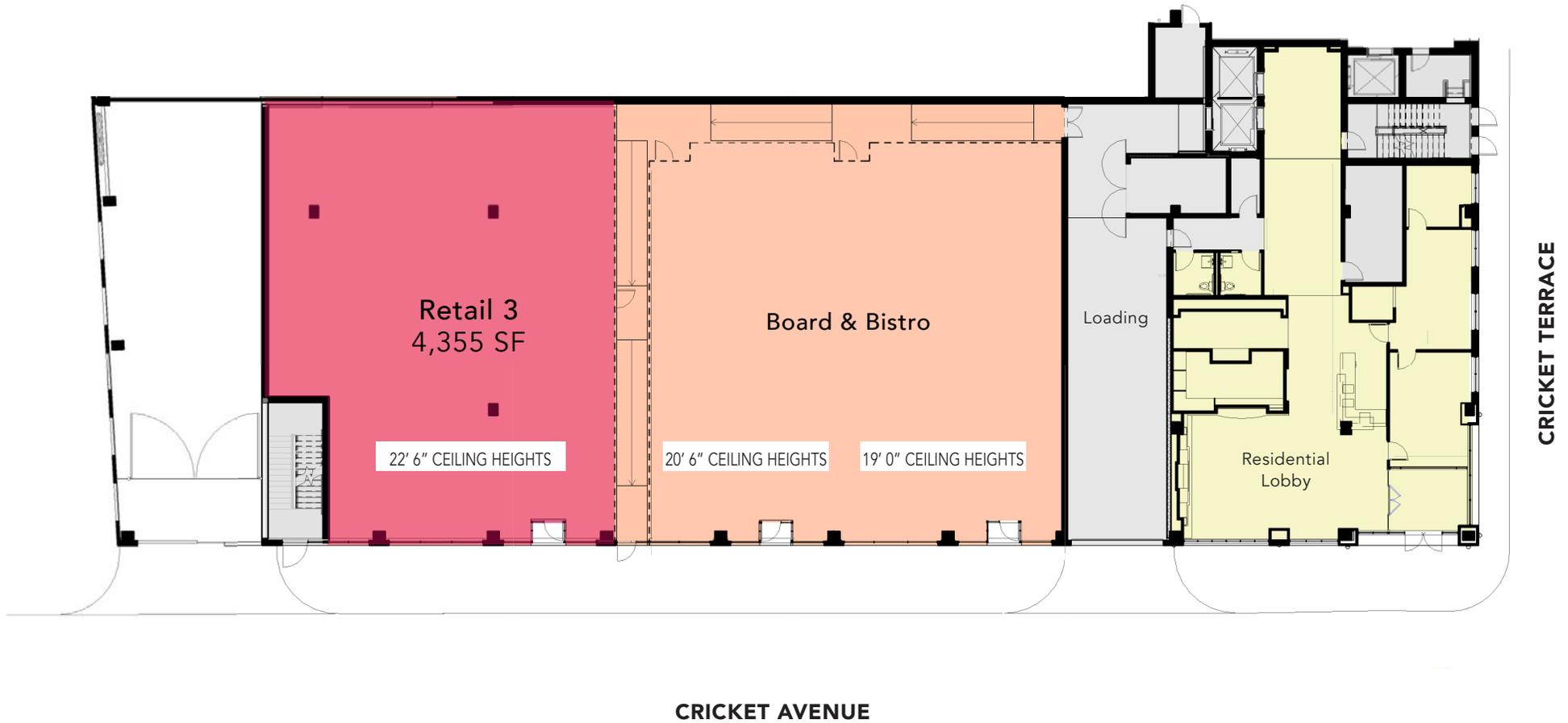
35 CRICKET AVENUE | ARDMORE, PA

SITE PLAN

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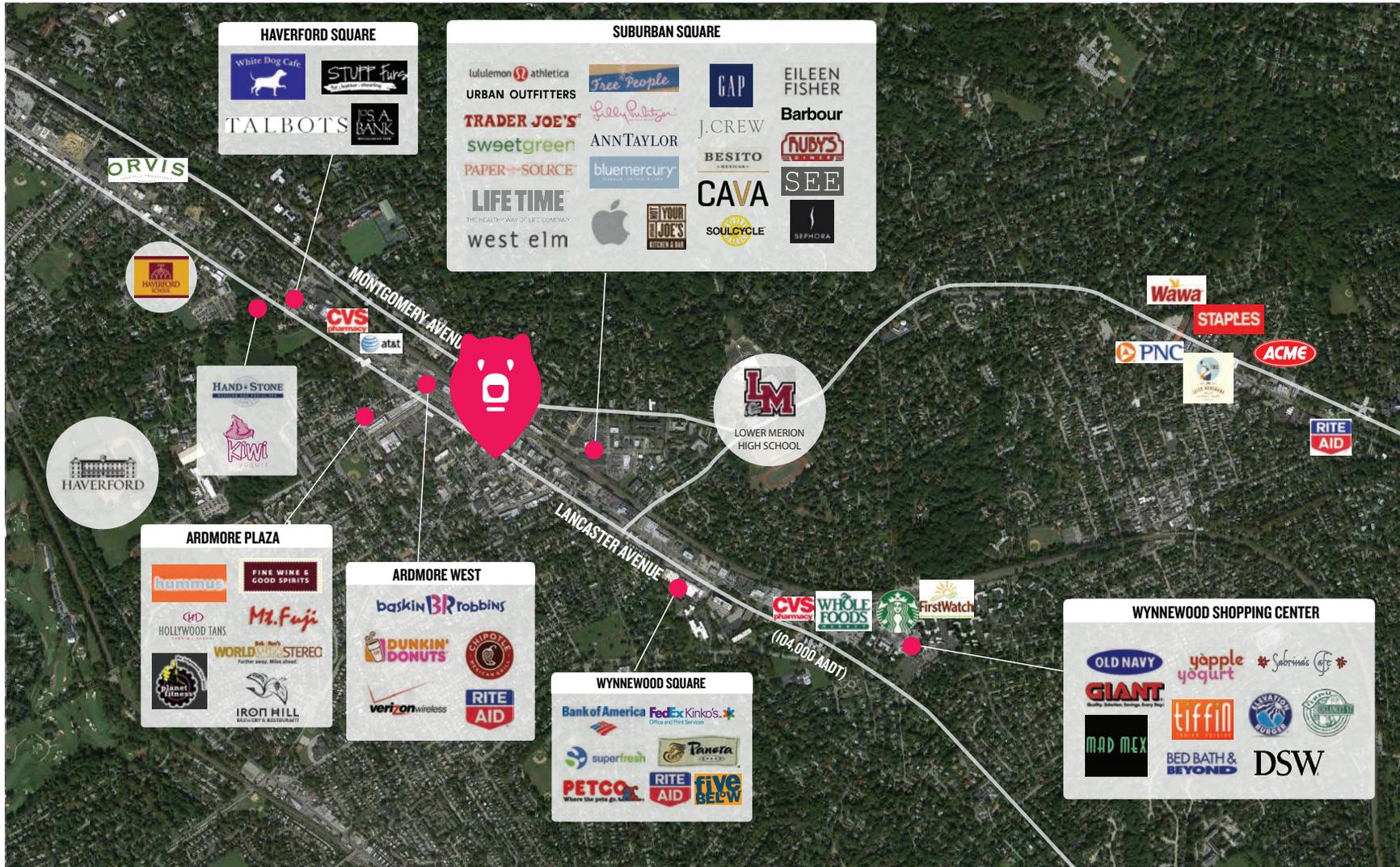
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AERIAL

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RETAIL/RESTAURANT OPPORTUNITIES ON THE MAIN LINE

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INTERIOR IMAGES

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RETAIL SPACE 1 - 2,878 SF



RETAIL SPACE 2 - 2,190 SF



RETAIL SPACE 3 - 4,355 SF

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