

43 LANCASTER AVENUE

MSC



THE MAIN LINE | MALVERN, PA

0.98 Acre Parcel with 2,423 SF Building Available For Sale



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0.98 ACRE PARCEL WITH 2,423 SF BUILDING AVAILABLE FOR SALE

CONTACT



STANTON BROWN

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JOHN BUZOLITS

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JOIN THESE AREA TENANTS



PROPERTY DETAILS

- Situated on heavily trafficked Lancaster Ave/Rt. 30 (22,000 AADT), just west of the Morehall Road/PA-29 (36,000 AADT) intersections
- Property draws from dense daytime population with over 54,000 employees within a 3 mile radius. Notable offices include Vanguard HQ, SIEMENS Healthcare, SEI, Microsoft and Cisco
- Highway Occupancy Permit has been approved by PennDOT for left turn into premises traveling eastbound on Rt. 30/Lancaster Ave
- 0.98 acre parcel with 56 parking spaces (including 4 ADA) available for sale

DEMOGRAPHICS



EST. POPULATION

1 mi 5,559 | 2 mi 16,160 | 3 mi 31,965 | 5 mi 77,436



EST. TOTAL EMPLOYEES

1 mi 7,987 | 2 mi 42,557 | 3 mi 54,810 | 5 mi 83,767



EST. AVG HH INCOME

1 mi \$102,955 | 2 mi \$126,509 | 3 mi \$149,420 | 5 mi \$161,662

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SITE PLAN

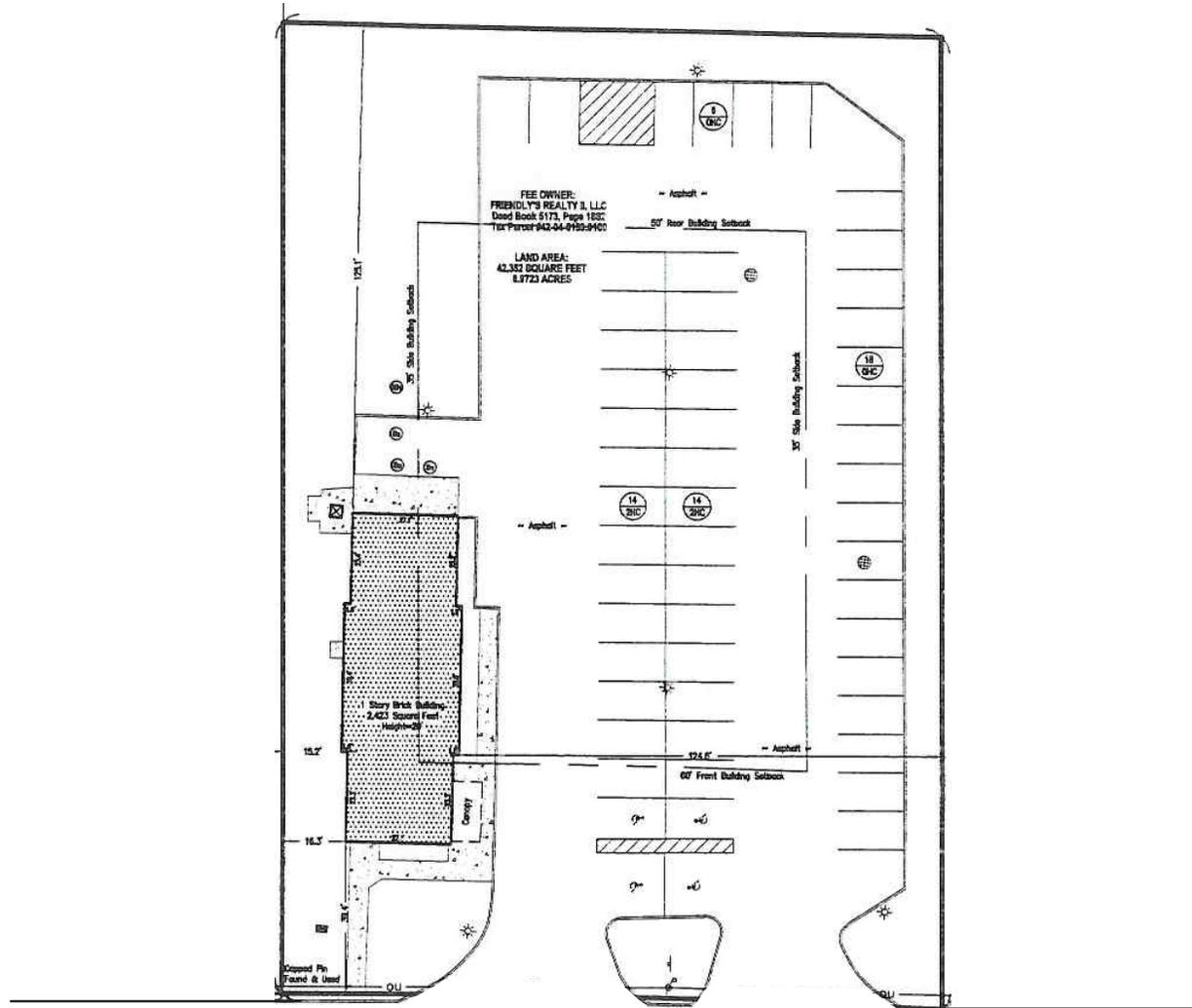
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LANCASTER AVENUE - 22,000 AADT

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ENGINEERING CONCEPT: ±3,374 SF BUILDING + DRIVE-THRU

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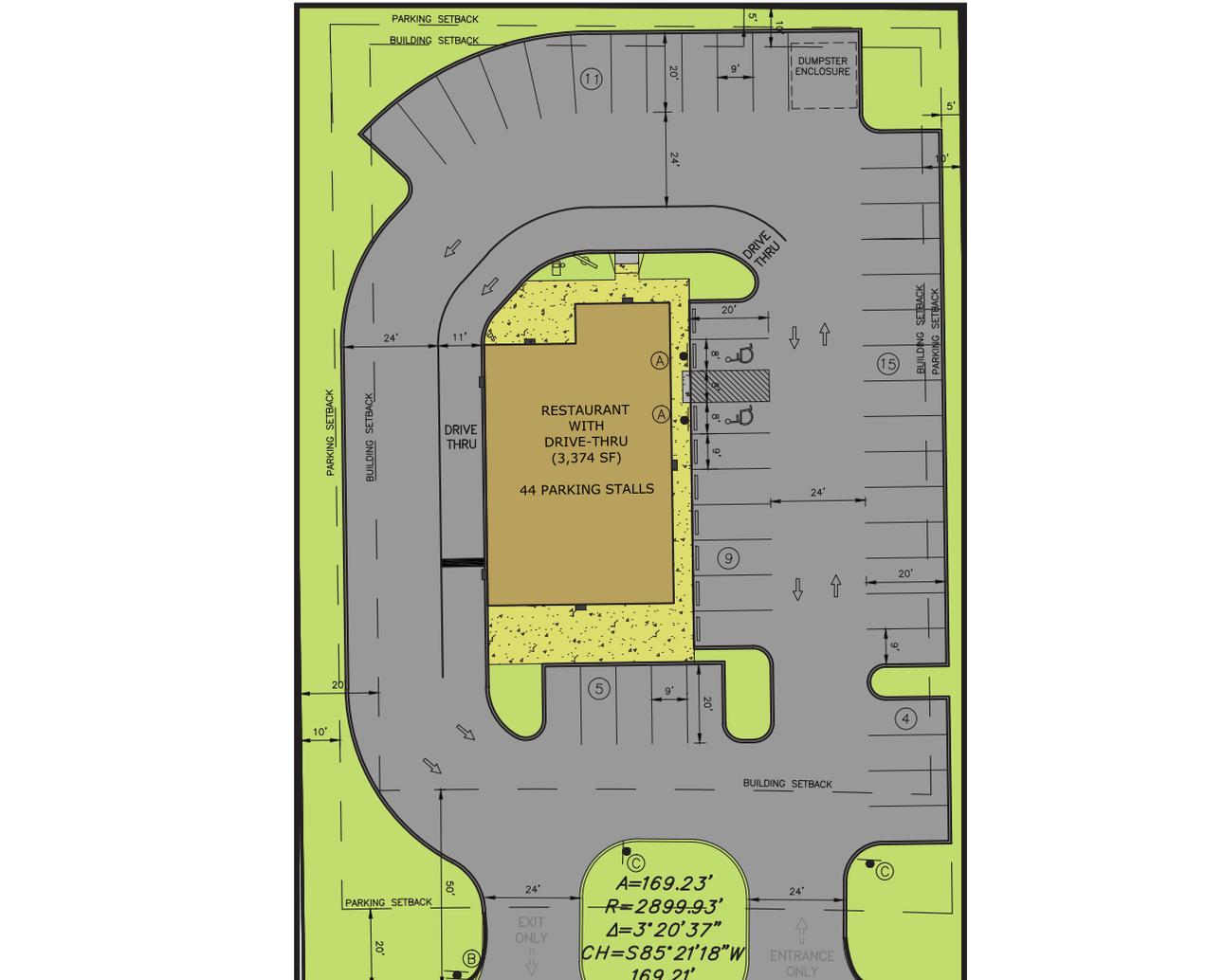
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LANCASTER AVENUE - 22,000 AADT

*Subject to procurement of required permits and approvals.

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ACCESS AERIAL

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MARKET AERIAL

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