

# DUTTON MILL SHOPPING VILLAGE

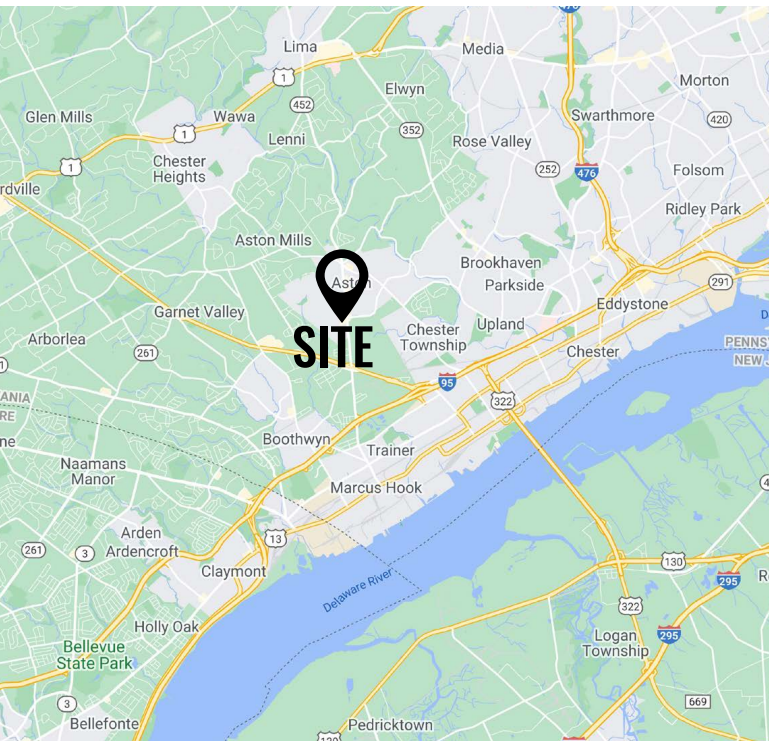
4401 Pennell Road | Aston, PA 19014 | Delaware County

## RETAIL SPACE FOR LEASE

Call for Details

### PROPERTY FEATURES / HIGHLIGHTS

- ✓ Retail Space Available For Lease
- ✓ Ample onsite parking
- ✓ Minutes to I-95, Route 322 & Philadelphia Airport
- ✓ Asking Price is Negotiable



**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

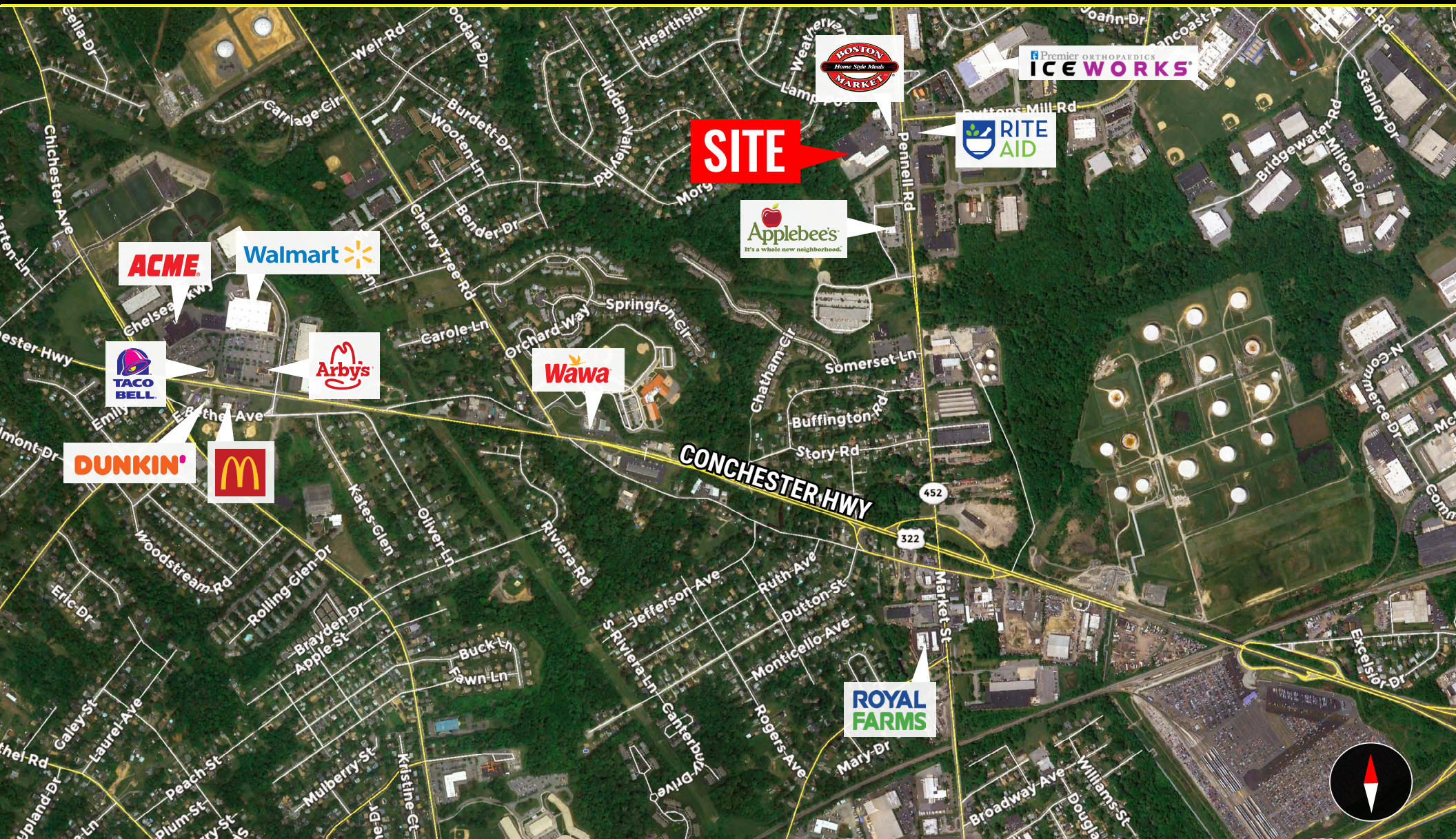
### CONTACT US

**SCOTT MCCABE**  
Phone: 610.359.1100  
Cell: 610.357.8564  
Email: smccabe@zmcre.com

**RYAN MCMAHON**  
Phone: 610.359.1100  
Cell: 610.299.5144  
Email: rmcmahon@zmcre.com

1306 Wilmington Pike, Suite A-2  
West Chester, PA 19382  
610.359.1100  
www.zmcre.com

# ASTON SITE LOCATION AERIAL: 4401 PENNELL ROAD | ASTON, PA 19014



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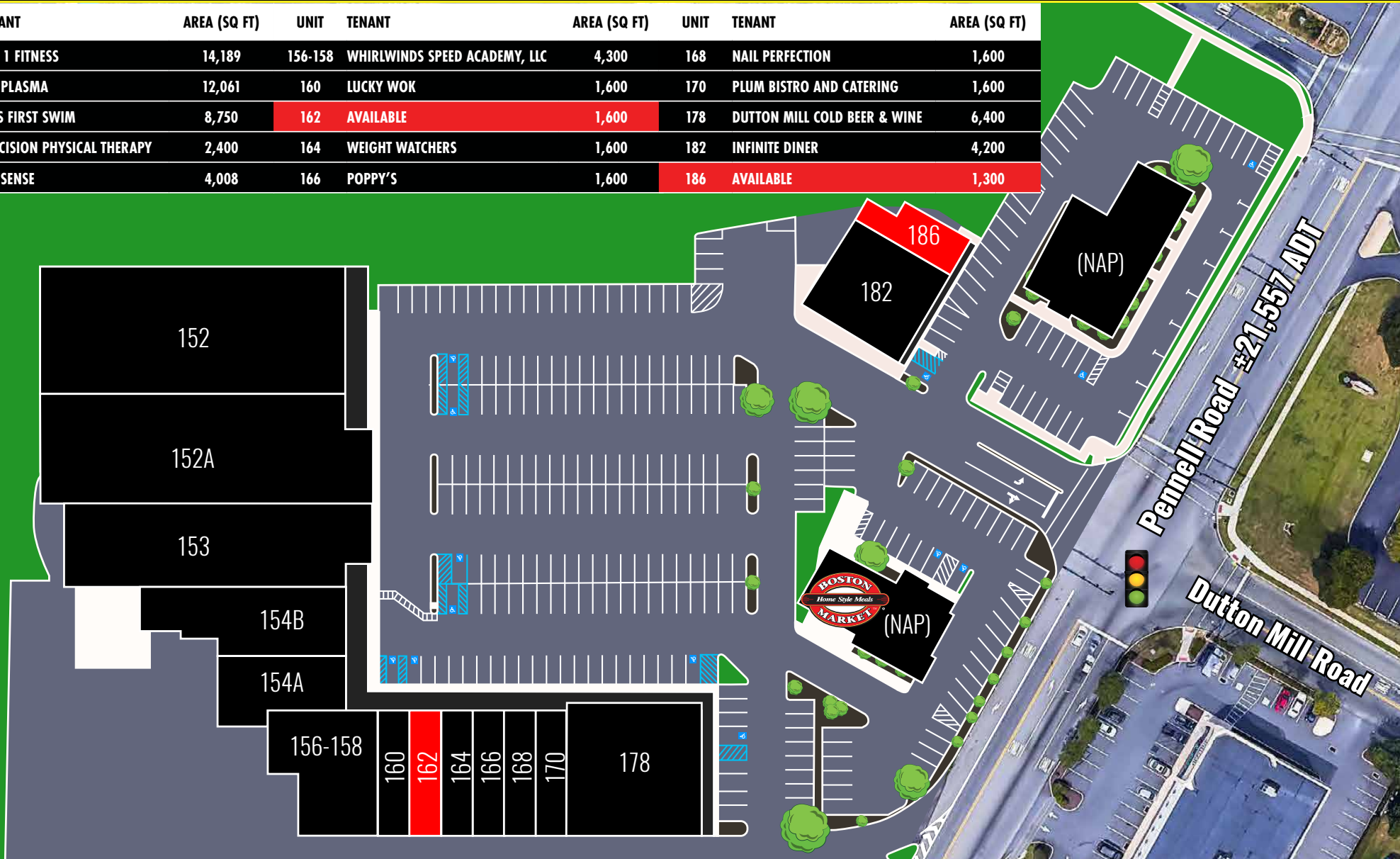
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# PROPERTY SITE PLAN: 4401 PENNELL ROAD | ASTON, PA 19014

UNIT	TENANT	AREA (SQ FT)	UNIT	TENANT	AREA (SQ FT)	UNIT	TENANT	AREA (SQ FT)
152	PAC 1 FITNESS	14,189	156-158	WHIRLWINDS SPEED ACADEMY, LLC	4,300	168	NAIL PERFECTION	1,600
152A	CSL PLASMA	12,061	160	LUCKY WOK	1,600	170	PLUM BISTRO AND CATERING	1,600
153	KIDS FIRST SWIM	8,750	162	AVAILABLE	1,600	178	DUTTON MILL COLD BEER & WINE	6,400
154A	PRECISION PHYSICAL THERAPY	2,400	164	WEIGHT WATCHERS	1,600	182	INFINITE DINER	4,200
154B	PET SENSE	4,008	166	POPPY'S	1,600	186	AVAILABLE	1,300



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# ASTON RETAIL MARKET AERIAL: 4401 PENNELL ROAD | ASTON, PA 19014



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,956	83,101	185,977
AVERAGE HHI	\$77,452	\$62,701	\$64,718
TOTAL HOUSEHOLDS	3,445	31,704	71,038



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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