

OFFICE/RETAIL FOR LEASE

893 Penn Street, Bryn Mawr, PA 19010



OFFERING SUMMARY

AVAILABLE SF:	1,100 SF
LEASE RATE:	\$29.50 S/F
BUILDING SIZE:	6,000 SF

PROPERTY OVERVIEW

1,100 S/F of beautiful office/retail space with off-street parking. The suite is laid out with an open area, kitchenette and two entry points. Neighboring tenants are Top Nail Coat Studio, Platoon Fitness, Dunkin Donuts, The Bakery House, Wendy's and Acme to name a few. Just off of Lancaster Avenue (Route 30).

KW COMMERCIAL
744 W Lancaster Avenue, Suite 125
Wayne, PA 19087

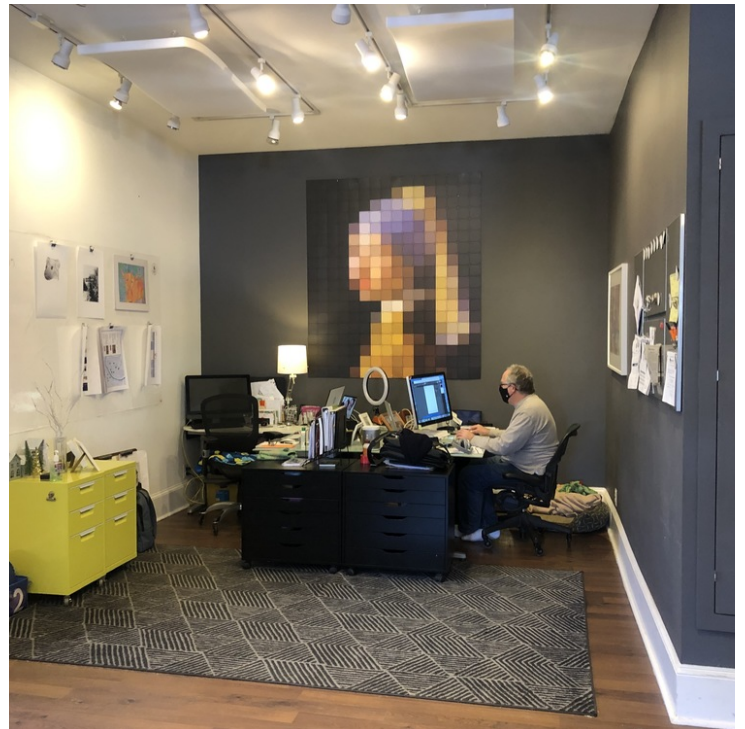
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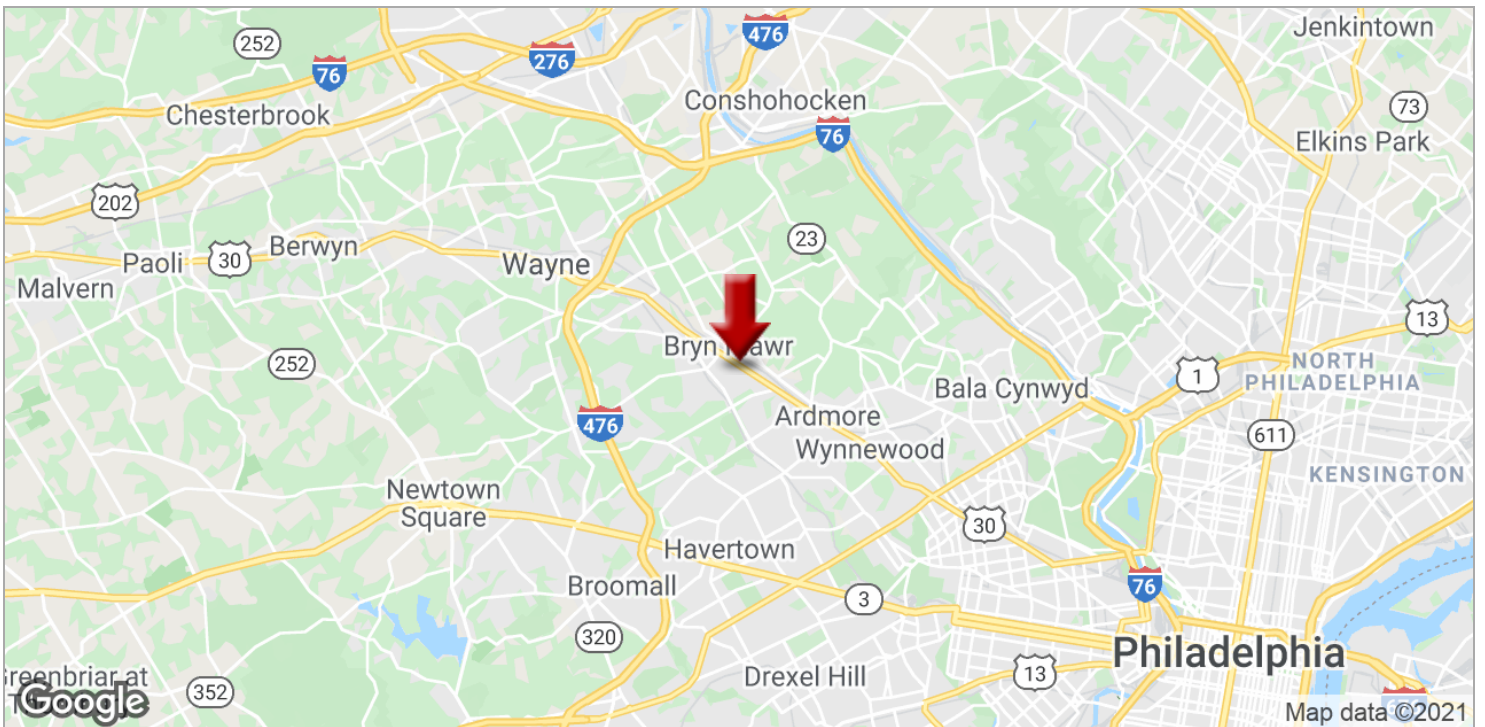
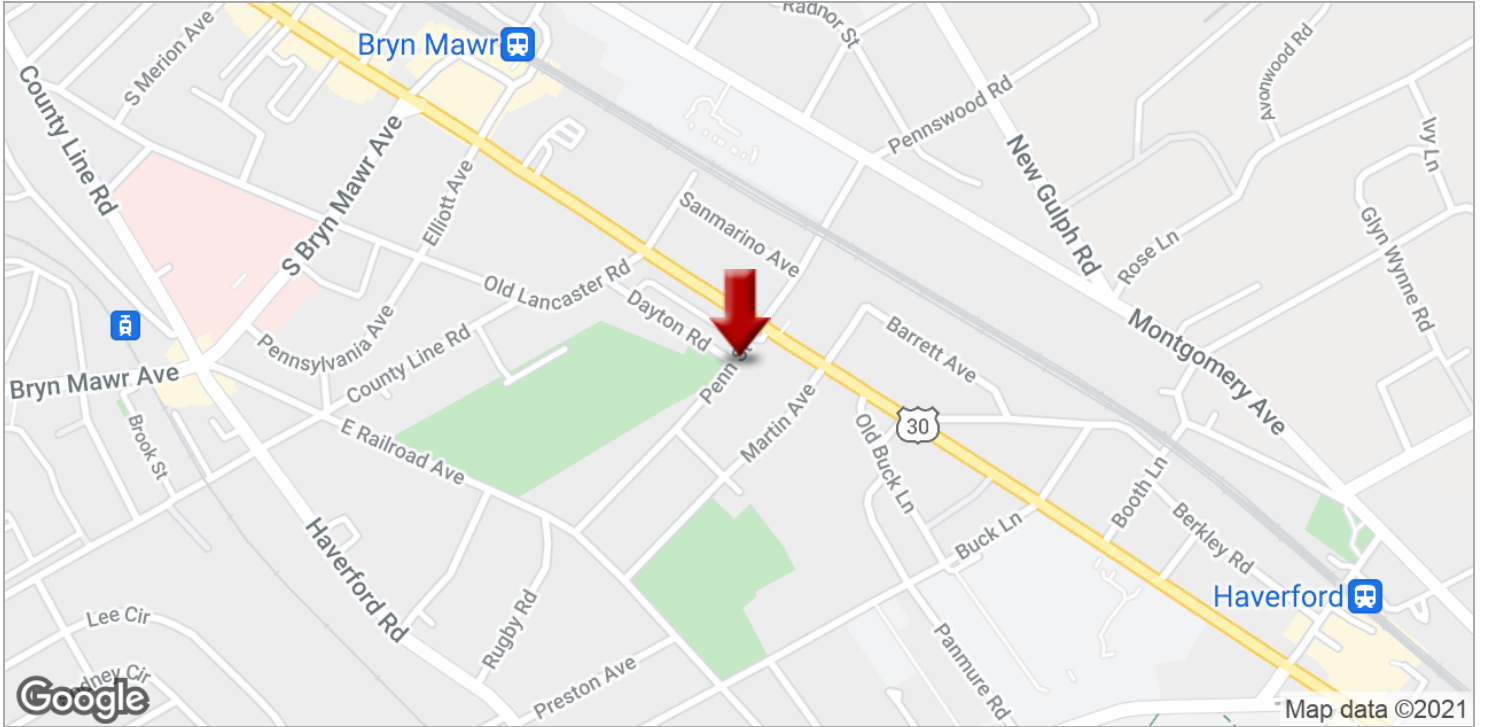
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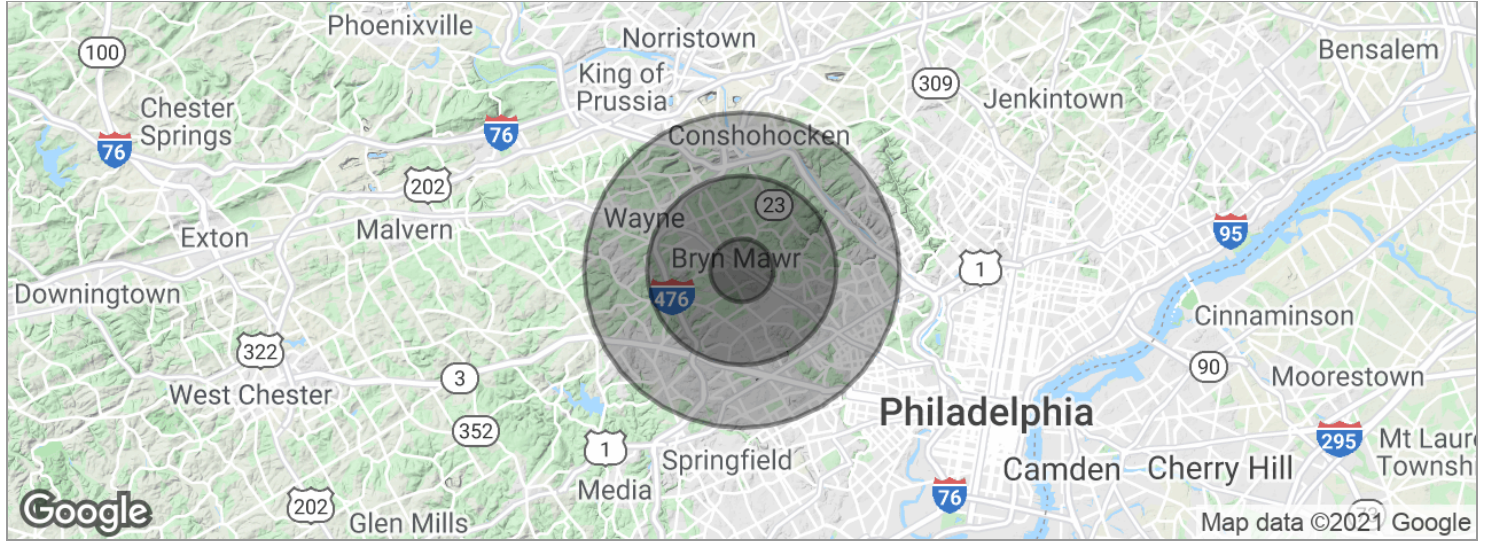
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,278	92,123	270,595
Median age	33.1	38.8	38.7
Median age (male)	36.5	38.1	37.8
Median age (Female)	32.3	39.9	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,644	34,576	101,784
# of persons per HH	2.8	2.7	2.7
Average HH income	\$142,847	\$140,241	\$120,664
Average house value	\$538,643	\$467,231	\$396,804

* Demographic data derived from 2010 US Census

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