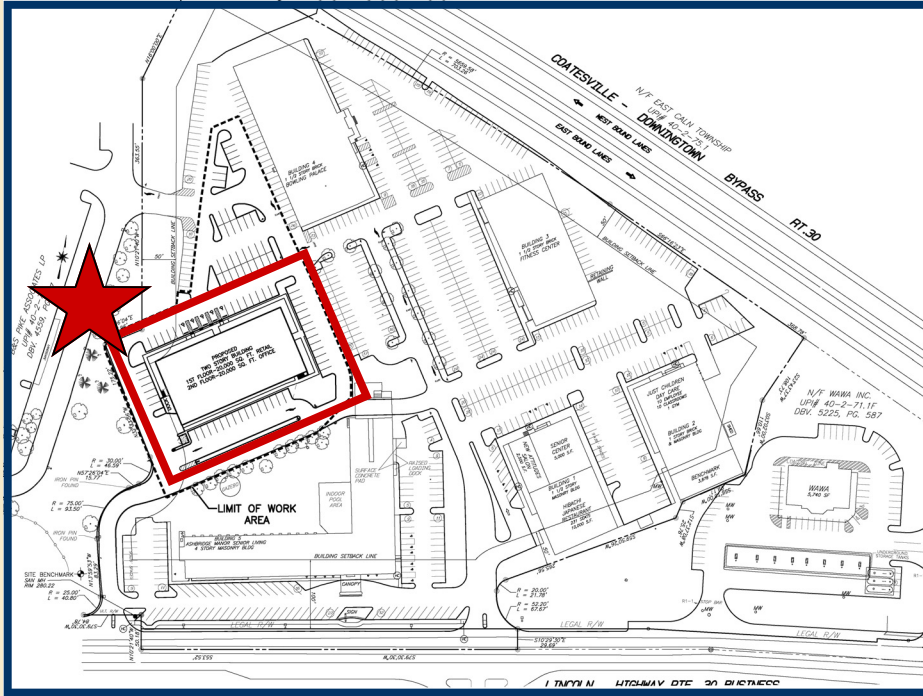


ASHBRIDGE COMMONS

ROUTE 30 & ROUTE 30 BYPASS
DOWNTOWN - CHESTER COUNTY - PA

AVAILABLE!



New Building Ideal for Office/Medical



Location:

Business Route 30 & Route 30 Bypass,
Downtown, PA

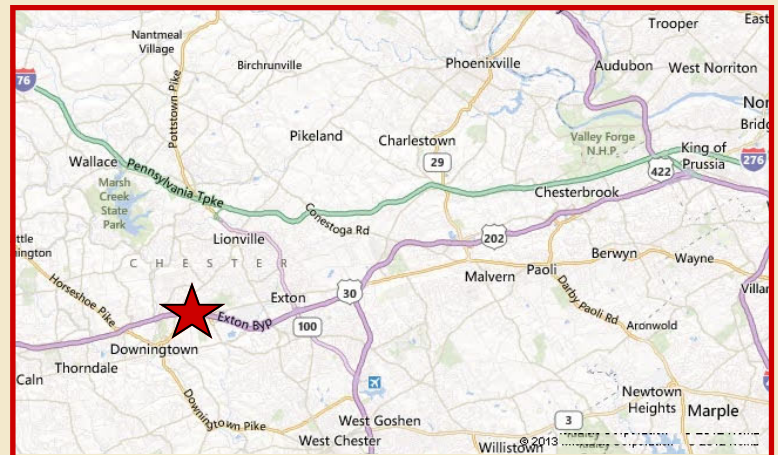
Property Highlights:

- New Building with up to **40,000 SF** Available
- Existing Building with up to 20,000 SF Available
- Existing 3,887 SF Store Available
- Adjoining 360,000 SF Home Depot Anchored Ashbridge Square & 123 Unit Ashbridge Manor Senior Living Community
- Across from 750,000 SF *Wegmans* Anchored Brandywine Center
- Ample parking on Site
- Monument Signage Available
- Separate Entrances for each Suite

Information provided by reliable sources. Subject to errors, omissions,
price change, prior sale or withdrawal from market without notice.

Distance from Ashbridge Commons to:


- Rt. 30 Bypass: 0.25 Miles
- Rt. I-76 (PA Turnpike): 3.34 Miles
- Rt. 202: 5.13 Miles
- Rt. 476 (Blue Route): 17.28 Miles
- Brandywine Airport: 5.66 Miles
- PHL International Airport: 24.75 Miles



Leasing Info:

Michele Grasso 215-557-9900 x 1118 Managing Director michelegrasso@eusrealty.com	Gregory Bianchi 215-557-9900 x 1141 Vice President gbianchi@eusrealty.com
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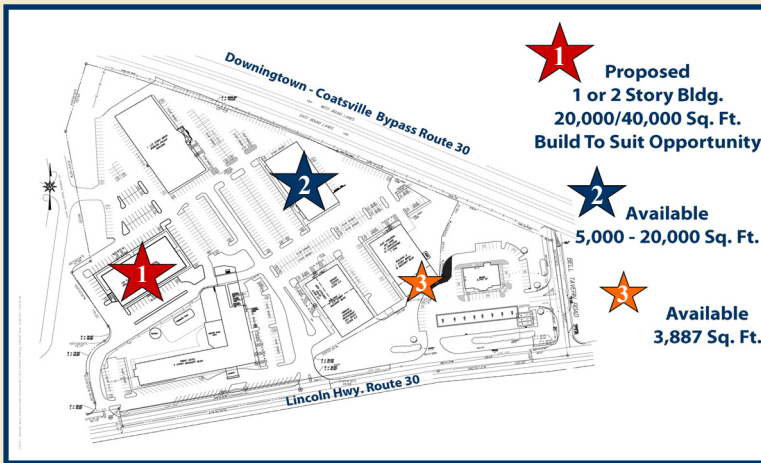
USREALTY
ASSOCIATES, INC.
120-124 E. Lancaster Avenue
Suite 101
Ardmore, PA 19003
www.eusrealty.com



ASHBRIDGE COMMONS

ROUTE 30 & ROUTE 30 BYPASS
DOWNTOWN - CHESTER COUNTY - PA

**NEW
OFFICE/MEDICAL
SPACE AVAILABLE!**



Demographic Overview Report

	1 Mile:	3 Miles:	5 Miles:
Population			
2012 Estimate	6,513	40,043	93,172
2017 Projection	6,964	42,275	98,466
2012 Average HH Income	\$84,577	\$105,263	\$113,094
2012 Median HH Income	\$65,345	\$ 86,547	\$ 91,635



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Leasing Info:

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215-557-9900 x 1118
Managing Director
michelegrasso@eusrealty.com

Gregory Bianchi
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