

# ASHBRIDGE COMMONS

ROUTE 30 & ROUTE 30 BYPASS  
DOWNTOWNTOWN (CHESTER COUNTY), PA



## ASHBRIDGE COMMONS - FOR LEASE

3,878 Square Feet Available - Office/Retail

### LOCATION

Route 30 & Route 30 Bypass  
Downtown (Chester County), PA

### PROPERTY HIGHLIGHTS

- Available - 3,878 Square Feet
- Ample On-Site Parking
- Adjoining 360,000 SF Home Depot Anchored Ashbridge Square & 123 Unit Ashbridge Manor Senior Living Community
- Across From 750,000 SF Wegman's Anchored Brandywine Center
- Route 30 Bypass - 53,478 VPD
- Business Route 30 - 27,467 VPD



### PLEASE CONTACT:

**Michele Grasso**  
Managing Director  
T. 215-701-3818  
michelegrasso@eusrealty.com

**Brandon Blue**  
Sales Associate  
T. 215-501-7305  
bblue@eusrealty.com

LEASED BY

**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003

T. 215-557-9900 F. 215-701-3839

www.eusrealty.com

# ASHBRIDGE COMMONS

ROUTE 30 & ROUTE 30 BYPASS  
DOWNTOWN (CHESTER COUNTY), PA



## FLOOR PLAN



### PLEASE CONTACT:

**Michele Grasso**  
Managing Director  
T. 215-701-3818  
michelegrasso@eusrealty.com

**Brandon Blue**  
Sales Associate  
T. 215-501-7305  
bblue@eusrealty.com

LEASED BY

**EUSREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003

T. 215-557-9900 F. 215-701-3839

www.eusrealty.com