

# ASHBRIDGE COMMONS

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



## ASHBRIDGE COMMONS - FOR LEASE

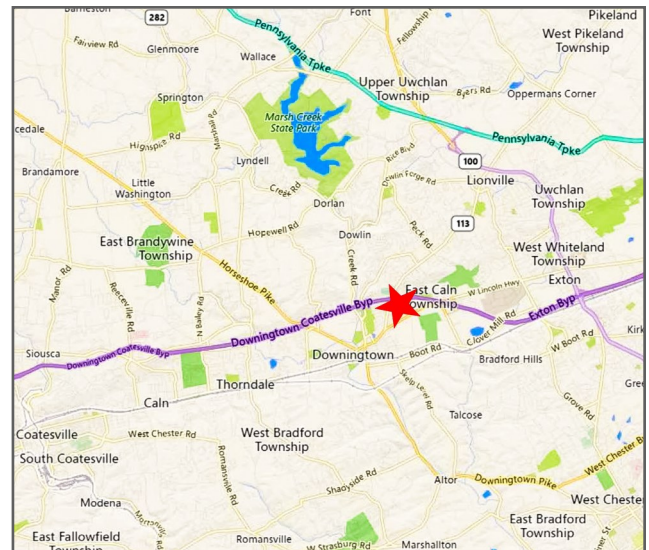
10,267 Square Feet Available - Office/Retail

### LOCATION

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

### PROPERTY HIGHLIGHTS

- Available - 10,267 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 - 53,479 VPD
- Business Route 30 - 29,438 VPD



### PLEASE CONTACT:

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**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

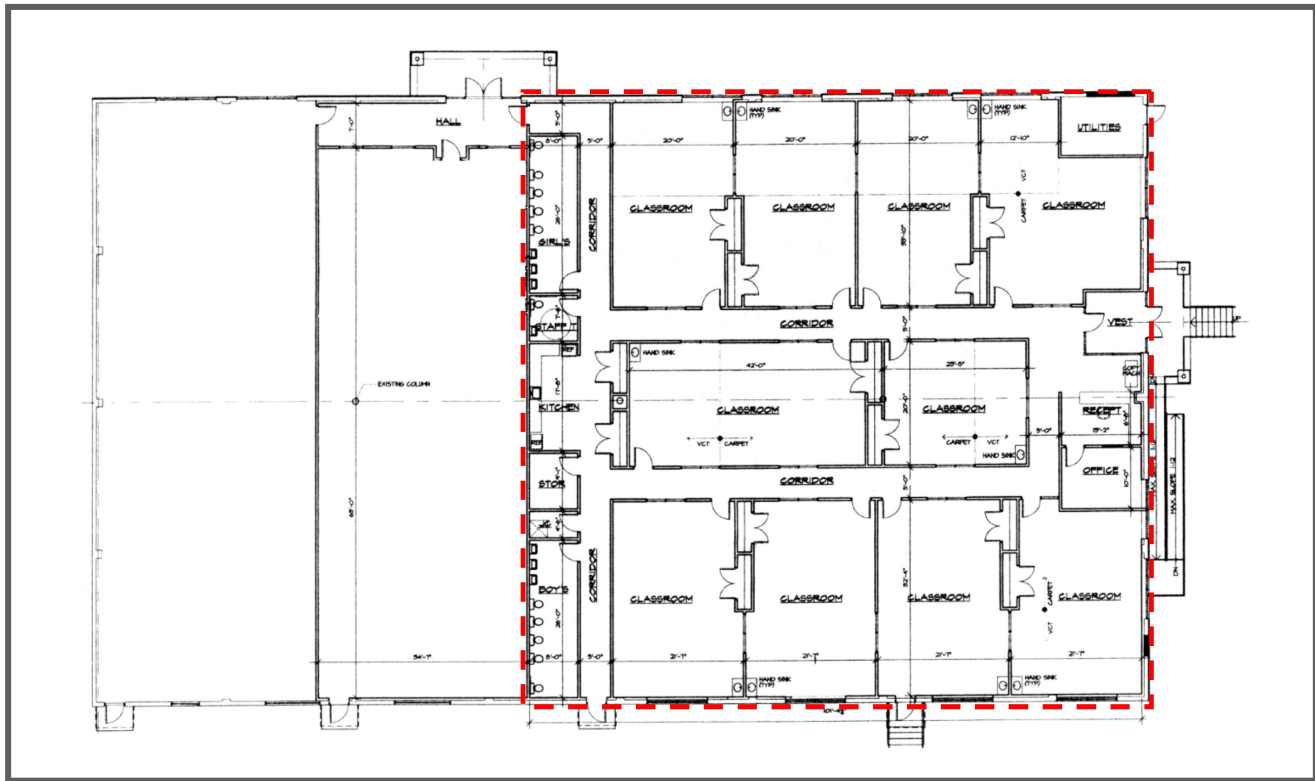
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## FLOOR PLAN



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