

# OFFICE SPACE SUB-LEASE

920 WEST SPROUL ROAD  
SPRINGFIELD (DELAWARE COUNTY), PA



## LOCATION

Conveniently Located at the intersection of West Sproul Road (Route 320) and Route 1. Easy Access to I-476 (Blue Route)

## PROPERTY HIGHLIGHTS

- Approximately 4,000 - 8,000 Leasable SF of Office Space Available for Sub-Lease
- Building is Approximately 12,000 SF
- Excellent Access and Visibility
- Attractive Glass Entrance Lobby
- Steps away from SEPTA Bus Routes 107, 110 & 111
- On Site Parking



## PLEASE CONTACT:

**Gregory R. Bianchi**  
Vice President  
T. 215-701-3840  
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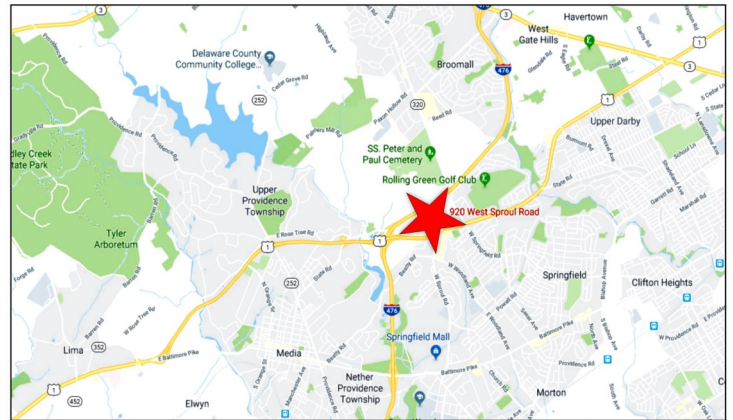
**LEASED BY:**  
**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003  
T.215-557-9900 F.215-701-3839  
www.eusrealty.com

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
ESTIMATED POPULATION:	7,350	112,660	351,393
<b>HOUSEHOLDS</b>			
ESTIMATED HOUSEHOLDS:	2,639	45,923	144,287
ESTIMATED AVG. HOUSEHOLD INCOME:	\$121,183	\$102,511	\$91,497

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