

# 120-124 E. LANCASTER AVENUE (RT. 30) ARDMORE (MONTGOMERY COUNTY), PA

**CLASS  
A  
SPACE**



**CLASS  
B  
PRICES!**

## THE METRO SUBURBAN BUILDING

### LOCATION

LOCATED IN THE HEART OF ARDMORE'S COMMERCIAL DISTRICT ALONG THE HISTORIC MAIN LINE IN MONTGOMERY COUNTY, PA

### PROPERTY HIGHLIGHTS

- **2,132 TO 6,775 SF AVAILABLE**
- CLASS A SPACE AT CLASS B PRICES
- RENOVATED WITH ENERGY EFFICIENT BUILDING SYSTEMS AND MECHANICALS
- ON-SITE PARKING
- SEPTA BUS STOP AT YOUR FRONT DOOR
- STEPS TO TRAIN WHERE YOU CAN RIDE SEPTA'S REGIONAL R-5 RAIL LINE AND AMTRACK'S KEYSTONE SERVICE ACCESSING PHILADELPHIA, HARRISBURG AND NEW YORK
- ENJOY THE CONVENIENCE OF WORKING STEPS AWAY FROM THE FANTASTIC RESTAURANTS AND SHOPPING OF SUBURBAN SQUARE AND ALONG LANCASTER AVENUE



### PLEASE CONTACT:

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

**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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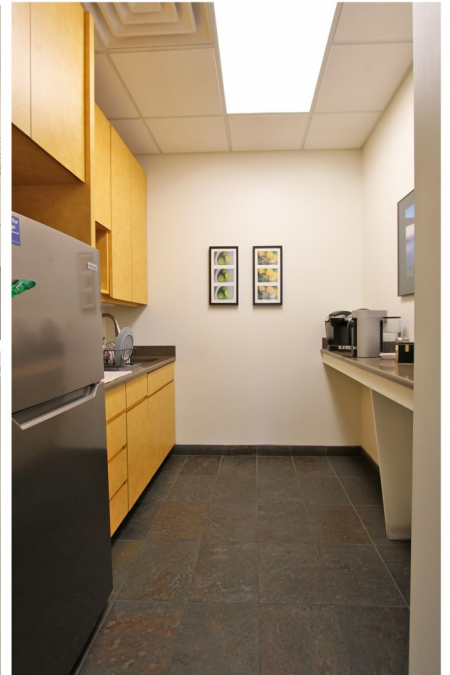
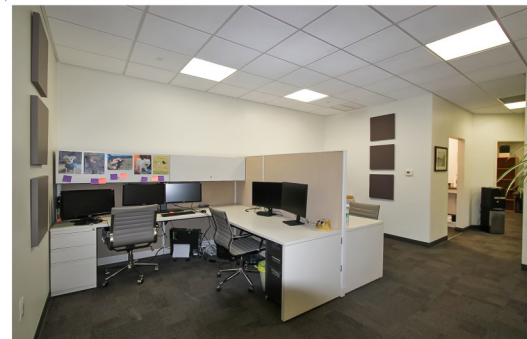
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