

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

FREESTANDING BUILDING: ±4,380 SF ON 0.46 AC

SINGLE USE OR TWO-TENANT SPACE FOR LEASE

22 Woodside Road, Ardmore, Montgomery County, PA 19003

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- Well suited for single user or two tenants
- Convenient parking
- Building situated between Lancaster and Montgomery Avenues
- Prominent signage
- Multiple building entry/exit points
- Opportunity for retail, specialty retail, office, medical, and food/beverage users

DETAILS

- Located on the prestigious “Main Line”
- Area tenants include CVS, Chipotle, Wild Fork Foods, Planet Fitness, Iron Hill Brewery, Rite Aid, Wawa, Citizen’s Bank and more
- Average HHI above \$185k in a 5-minute drive time
- Located near Lower Merion High School, Haverford College, The Baldwin School, The Haverford School, and The Shipley School
- Proximate to Haverford and Ardmore Stations on the SEPTA Paoli-Thorndale line

CONTACT

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Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

The right space. The right move.

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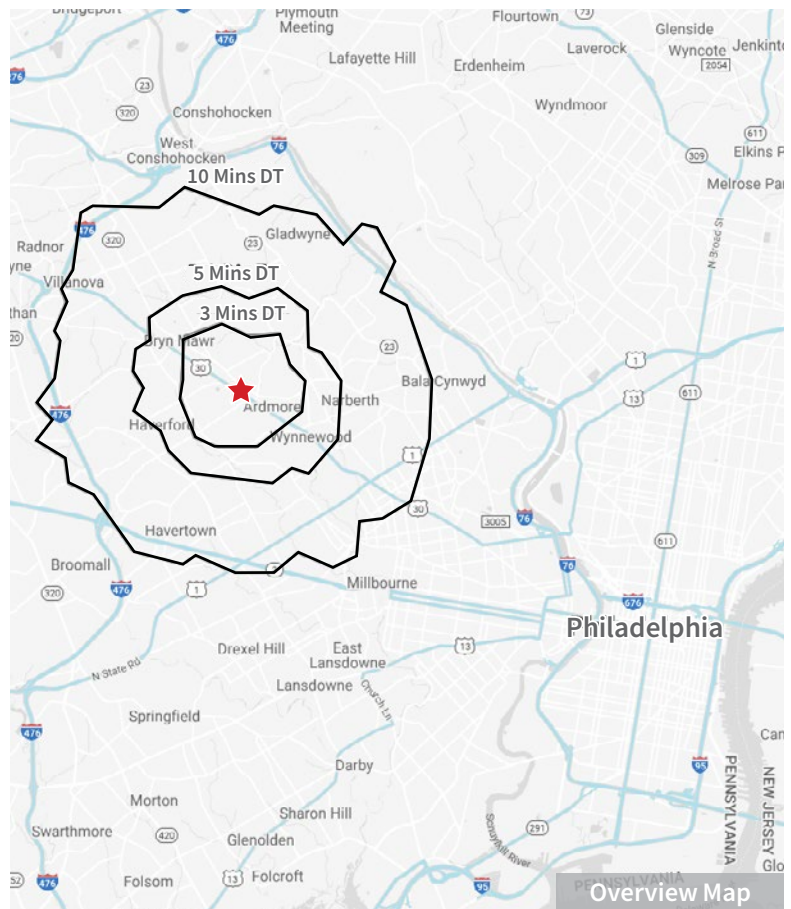
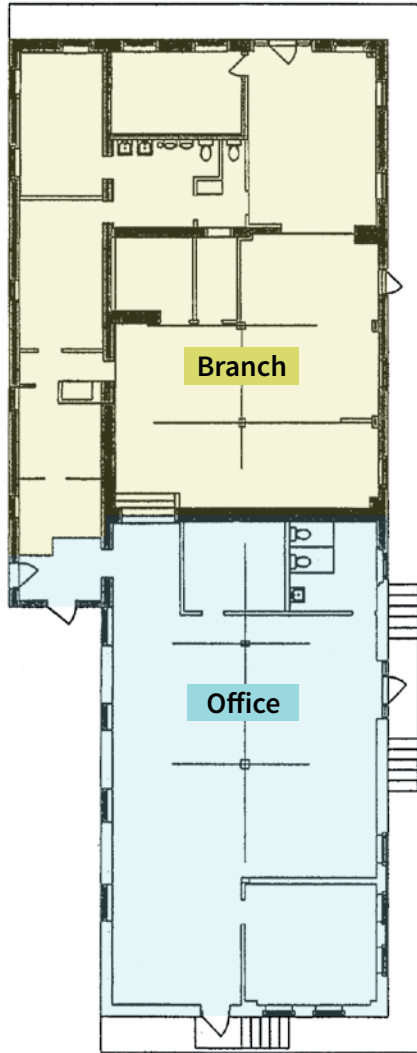
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SITE PLAN



Demographics

	3 Mins	5 Mins	10 Mins
Population	17,023	38,814	133,162
Average HHI	\$177,357	\$195,984	\$186,020
Adj Daytime Demos (16 yrs+)	15,827	36,733	104,188

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)



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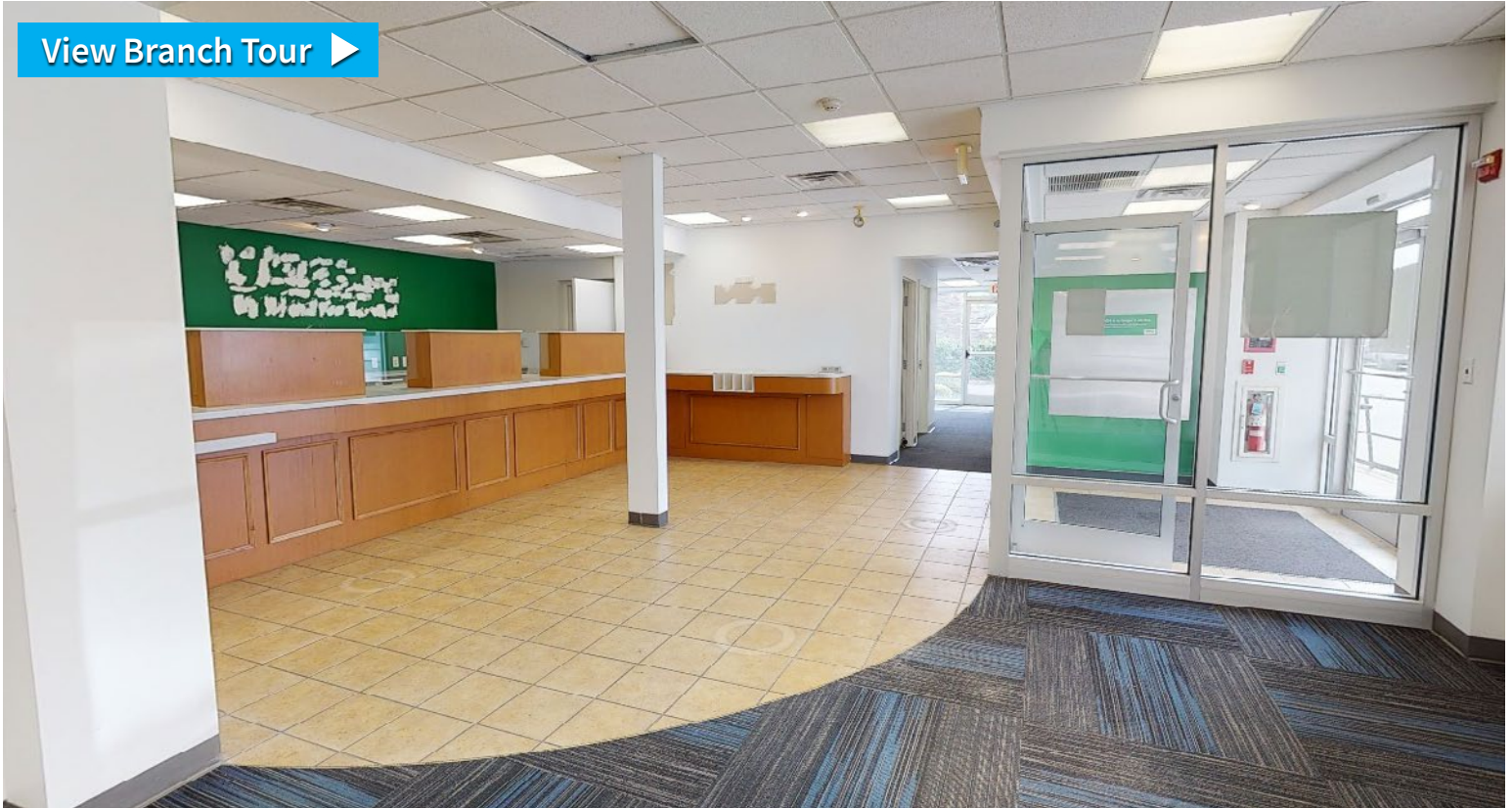
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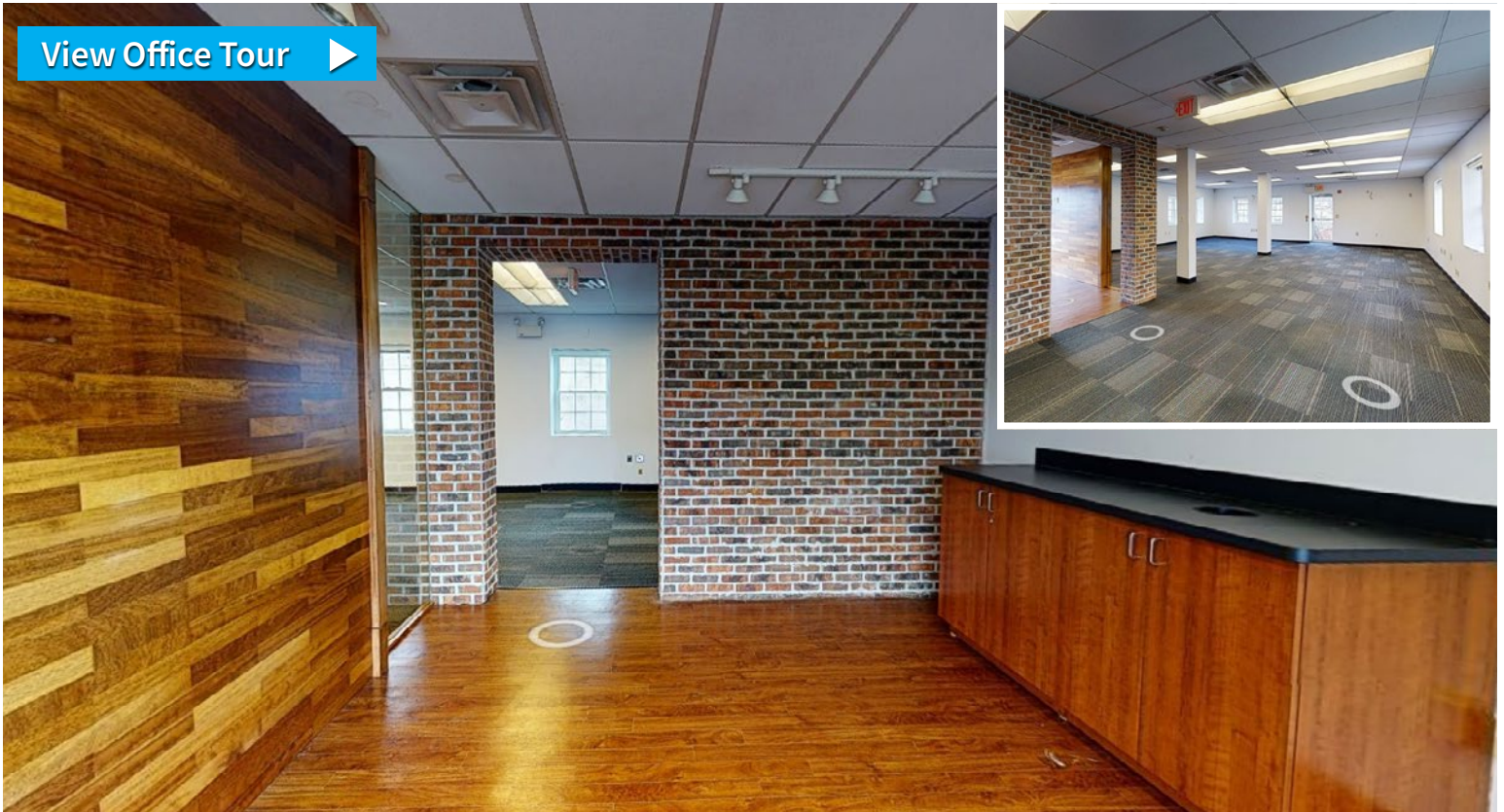
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EQUITY RETAIL BROKERS

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[View Office Tour](#) ▶





SITE

WOODSIDE RD



Gas Station &
Heilman Auto
Service Center

Merion Cricket Club

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SEPTA Paoli/Thorndale Line

MONTGOMERY AVE 20,427 ADT

SITE

Wawa

HAIR CUTTERY

CVS pharmacy

SUNOCO

WOODSIDE RD

Citizens

verizon

Wild Fork

LANCASTER AVE 26,432 ADT

INFINITI

HOLLAND AVE

Ardmore Plaza

- FINE WINE & GOOD SPIRITS
- DUNKIN'
- CosmoProf
- planet fitness
- IRON HILL BREWERY & RESTAURANT
- ME Massage Envy
- baskin BRobbing



Bryn Mawr Hospital

The Haverford School

ACME

Haverford Square

TALBOTS
J.McLaughlin
MERRITT GALLERY RENAISSANCE FINE ARTS
JOS. A. BANK

Merion Cricket Club

Paoli/Thorndale Line
SEPTA

CVS pharmacy

SUNOCO

SITE

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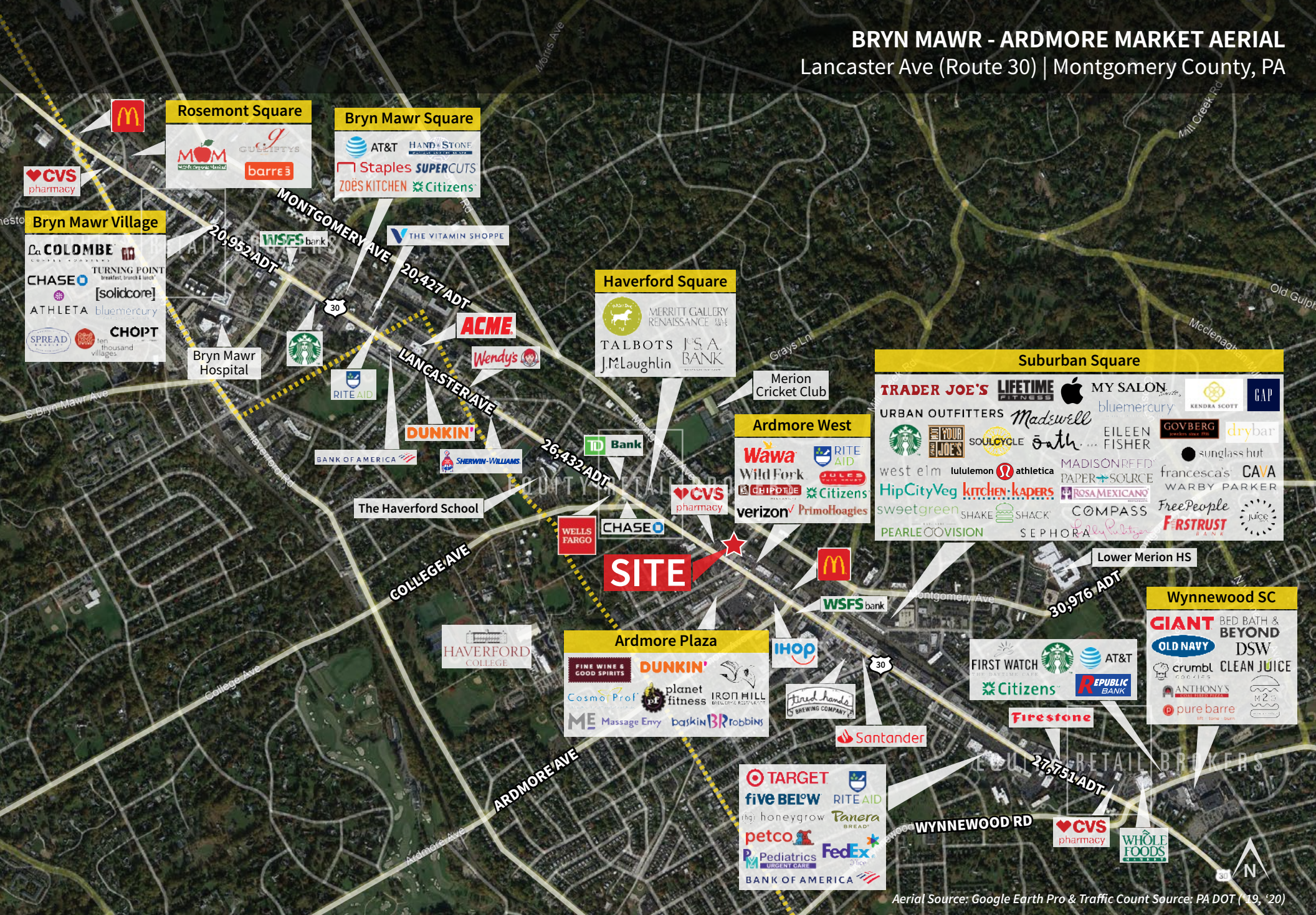
GREENFIELD AVE

VW

RITE AID

BRYN MAWR - ARDMORE MARKET AERIAL

Lancaster Ave (Route 30) | Montgomery County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('19, '20)

Compliments of:

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