

DOWNTOWN ENDCAP: ±3,330 SF w/BASEMENT

17 W Lancaster Ave, Ardmore, Montgomery County, PA 19003



PROPERTY FEATURES & DETAILS

- Centrally located in Downtown Ardmore retail district
- Two entrances (Lancaster Ave and Ardmore municipal parking lot)
- Located adjacent to public walkway connecting Lancaster Ave and Ardmore SEPTA / Amtrak station
- “Full” basement with rear loading stairwell
- High ceilings with exposed, spiral ductwork
- Tall windows fronting Lancaster Ave
- Metered parking in front of store and direct access to rear, metered municipal parking lot
- Local businesses include: Rikumo, Local Wine & Kitchen, Delice et Chocolat, Ardmore Music Hall, Wallace Dry Goods, Maido!, Pucci Manuli, and more
- AVG HHI - \$216,226 in 3 mile radius
- Daytime population – 81,369 in 3 mile radius
- Located nearby several colleges (Haverford, Bryn Mawr, Rosemont) and high schools (Shipley, Baldwin, Lower Merion)
- First time available in over 30 years!

CONTACT

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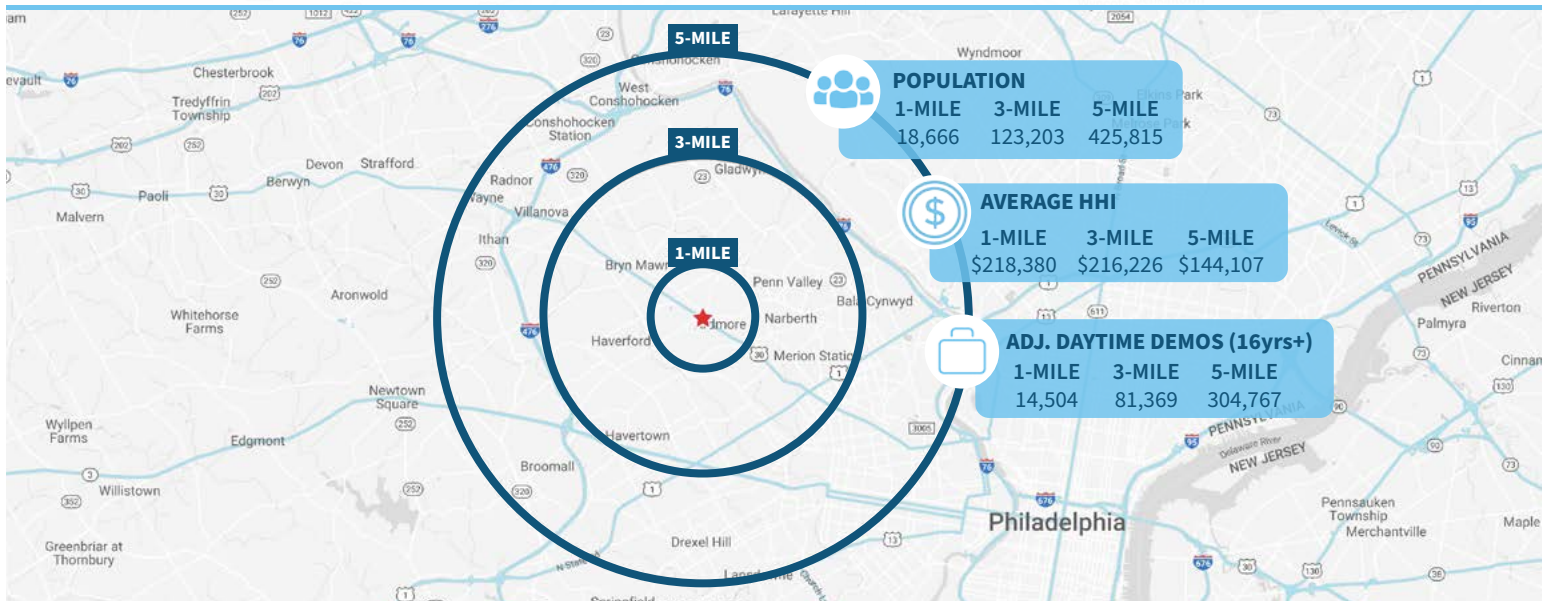
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EQUITY RETAIL BROKERS



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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06/24

MARKET AERIAL

ARDMORE MARKET AERIAL

Lancaster Ave | Montgomery County, PA



Ardmore West



TREK

Manatawny Still Works

SITE



The Party Place Depot

Lulu's Casita

Twenty One Pips



El Limon

Suburban Square



DePaul's Table Steakhouse

Ripplewood Whiskey & Craft



Aerial Source: Google Earth Pro & Traffic Count Source: Placerati ('22)