

# LINCOLN COURT

Lancaster Avenue | Malvern, Chester County, PA

RETAIL SPACE FOR LEASE

## LOCATION

215-245 Lancaster Avenue  
Frazer, PA 19355  
Chester County

## TRAFFIC COUNTS

20,811VPD on Lancaster Ave.

## PROPERTY HIGHLIGHTS

3,850 SF end-cap and up to 8,000 SF available for lease

Located along heavily traveled Lancaster Avenue

Join Giant, Rite Aid, Wine & Spirits and Dollar Tree

Great visibility with strong population and incomes; Situated near corporate centers and business parks



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,054	29,504	81,800
AVE HOUSEHOLD INCOME	\$113,244	\$123,476	\$128,976
TOTAL BUSINESSES	424	2,072	4,735
DAYTIME POPULATION	6,216	37,914	75,532



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**AMAZING SPACE<sup>®</sup>**



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SPACE	TENANT	SQ. FT.
A	JOEY CHOPS	6,370
A-1	PLAY-A-ROUND GOLF	3,500
E-1/2	AVAILABLE	3,208
E-3	CAFE BALADI	2,000
E-4	CLOUT SMOKE SHOP	2,500
E-5	OOPS DONUTS	1,500
E-6	LILLY'S KITCHEN	2,300
E-7	SCENTHOUND	1,700
E-8	GAGE STRENGTH TRAINING	2,000
E-9	CODE NINJA	2,000
E-10	LAB CORP	2,000
E-11	DRAGON GYM	2,000
E-12	BIRYANI JUNCTION INDIAN CUISINE	2,000
E-13/14	TONINO'S PIZZA AND PASTA CO.	4,265
G	PA DRIVER'S LICENSE CENTER	6,075
B-1	DOLLAR TREE	10,000
B-2	DISH FUNCTIONAL	8,000
B-3/6	GIANT FOODS	47,300
B-6A	WINE & SPIRITS	6,128
B-7	QVC	10,200
H1	FITMIX	3,850
H2	MALVERN HOUSE	3,850
B-1A	AVAILABLE STORAGE SPACE	3,000
C-1	BUENA VISTA	1,650
C-2/4	AVAILABLE	3,000
C-5	VERIZON	800
C-6	DIXIE PICNIC BAKERY	900
C-7	DIXIE PICNIC	1,500
C-8	SUPER CUTS	1,320
C-9	TEATOPIA	1,500
C-10	LINCOLN COURT NAILS	1,500
F-1	H & R BLOCK	1,676
F-2	THE SALT CAVE	1,800
F-3	SIGNARAMA	1,800
F-4	DAIRY QUEEN	1,800
F-5	PINNACLE EYE CARE	1,800
F-6	VARANI FORMAL WEAR	1,800
F-7	ABBEY CLEANERS	1,800
F-8/9	PAYMORE ELECTRONICS	2,300
F-10	AVAILABLE	1,000
F-11/13	BAMBOO	3,000
D-1	AVAILABLE	2,000
D-2	AVAILABLE	2,000
D-3	CLUB PILATES	2,000
D-4	HAND & STONE	2,800
D-5/6	AVAILABLE	3,200
D-7/8	TOWER HEALTH	4,000

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