

# ARDMORE PLAZA

Lancaster & Greenfield Avenues, Ardmore, Montgomery County, PA

**UP TO 2,076 SF RETAIL SPACE AVAILABLE**

## LOCATION

Lancaster & Greenfield Avenues  
Ardmore, Montgomery County  
Pennsylvania 19003

## TRAFFIC COUNTS

20,000 VPD on Lancaster Ave.

## PROPERTY HIGHLIGHTS

Located in the heart of the Main Line on the heavily travelled corridor of the affluent town of Ardmore

Situated near the Ardmore Train Station servicing Amtrak and Septa riders

Up to 2,076 SF retail space available

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,019	110,852	393,772
AVE HOUSEHOLD INCOME	\$116,779	\$132,084	\$88,297
TOTAL HOUSEHOLDS	6,596	41,926	155,070
DAYTIME POPULATION	11,131	46,331	154,500



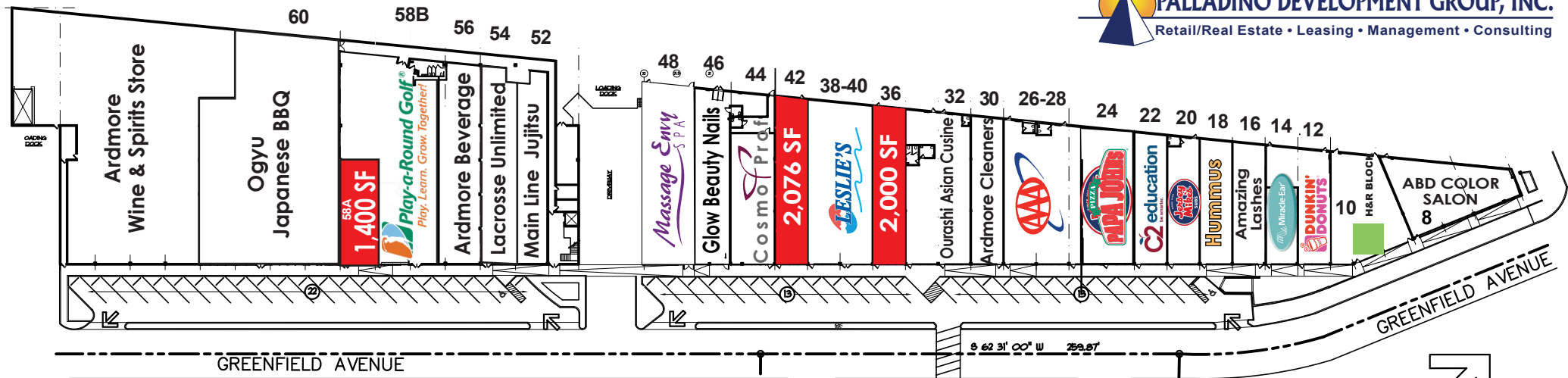
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**AMAZING SPACE<sup>®</sup>**

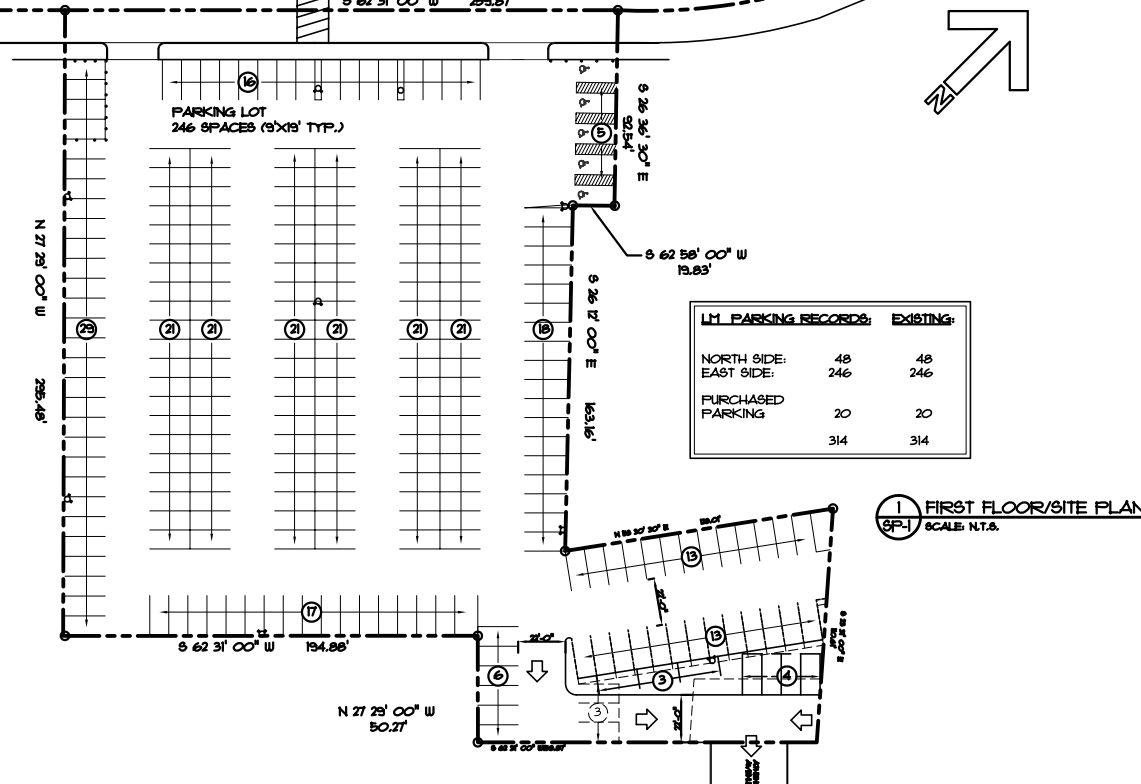
**PALLADINO DEVELOPMENT GROUP, INC.**  
Retail/Real Estate • Leasing • Management • Consulting

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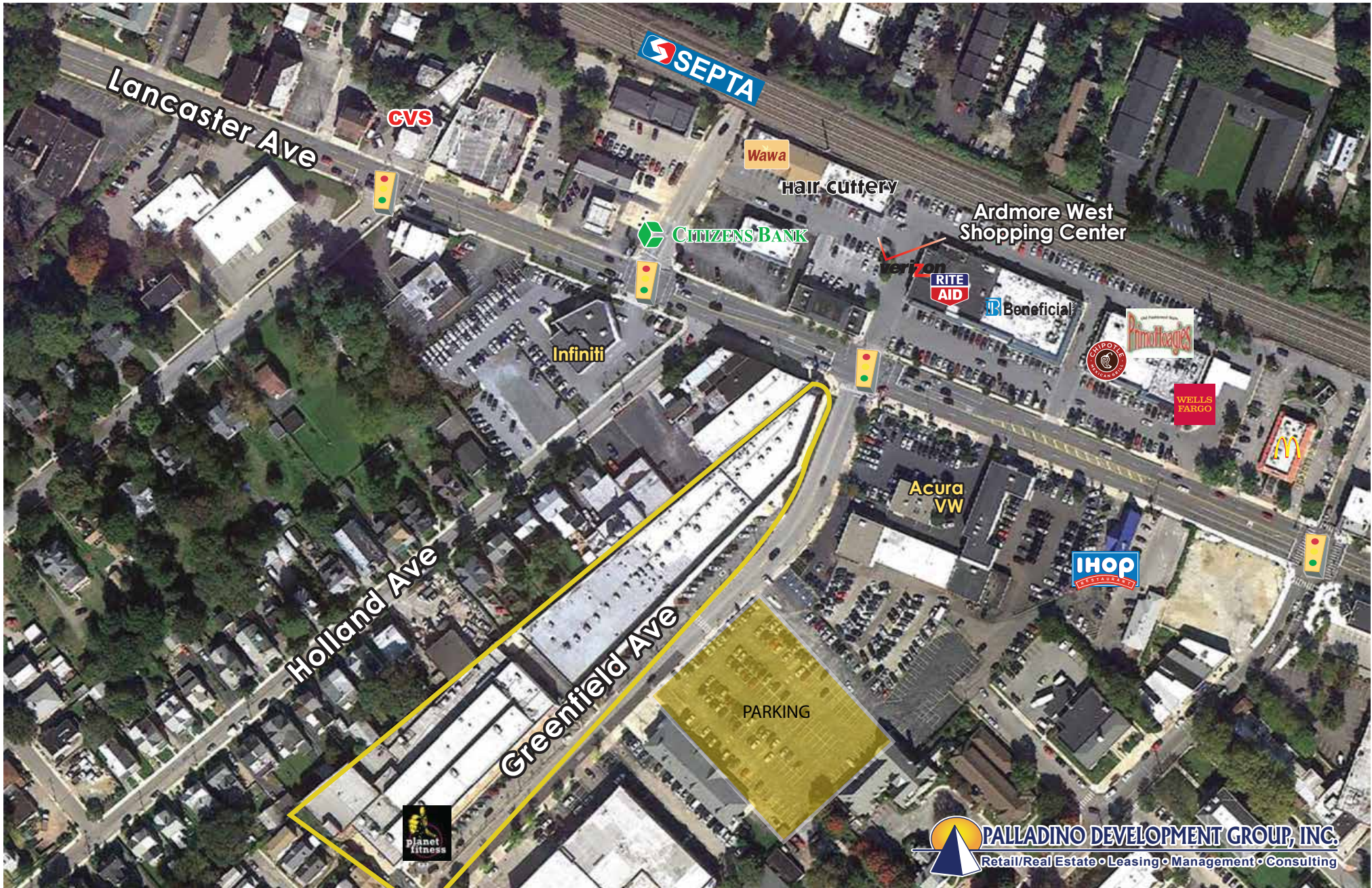


UNIT	TENANT	SQ.FT.
8	ABD Color Salon	2,726
10	H&R Block	2,895
12	Dunkin Donuts	1,948
14	Miracle Ear	1,000
16	Amazing Lashes	1,500
18	Hummus	1,572
20	Jersey Mike's	1,600
22	C2 Education Center	2,571
24	Papa Johns	1,846
26-28	AAA	4,177
30	Ardmore Cleaners	1,856
32	Ourashi Asian Cuisine	3,664
36	<b>AVAILABLE</b>	<b>2,000</b>
38-40	Leslie Pools	4,045
42	<b>AVAILABLE</b>	<b>2,076</b>
44	CosmoProf	2,547
46	Glow Beauty Nails	2,700
48	Massage Envy	4,000
52	Main Line Jujitsu	2,200
54	Lacrosse Unlimited	2,986
56	Ardmore Beverage	3,300
58A	<b>AVAILABLE</b>	<b>1,400</b>
58B	Play Around Golf	6,000
60	Ogyu Japanese BBQ	12,182
62	Wine and Spirits	15,065



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