

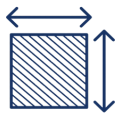
636 WYNNEWOOD RD. *ardmore, pa*



A REDEVELOPMENT INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS



+/- 0.62 ACRES



3 CONTIGUOUS
PARCELS



INCOME PRODUCING
THROUGH JULY 2028

CONCEPTUAL REDEVELOPMENT



Targeting developers for unified, high-value residential new construction opportunities.

*Images were created using AI generation to illustrate.

PROPERTY SNAPSHOT

LAND AREA	+/- 0.62 Acres
EXISTING BUILDING	+/- 3,257
ZONING	R-4 (Low-Med. Density Residential)
EXISTING USE	Dental Office
LEASE THROUGH	7/31/2028
FRONTAGE	185' on Wynnewood Rd. 130' on Bryn Mawr Ave.



OFFERING MEMORANDUM
AVAILABLE UPON REQUEST

Colin McHale

Partner

610.656.8730

cmchale@beaconcre.com

PRESENTED BY

Beacon
Commercial Real Estate, LLC