

AVAILABLE FOR LEASE

# Commercial Office Space

1,340 rsf Commercial Space Available on First Floor



1049 LANCASTER AVENUE, BERWYN, TREDYFFRIN TWSP. PA



## Property Highlights

- 1,340rsf
- C-1 Commercial Zoning District
- Attractive standalone presence at front of property
- Large window line for natural light
- Multiple entry points possible
- High visibility signage opportunities

## Parking

- 14 shared surface parking on-site
- Convenient patient/customer access
- Shared campus parking field

### Mike Barnes

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### Bob Cook

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610 Freedom Business Center  
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## Location

Located in the heart of the Main Line within Tredyffrin Township, one of the most affluent and desirable suburban markets in the Philadelphia region.

- Tredyffrin Township
- Prominent Lancaster Ave frontage
- Dedicated building identity & signage
- Walk-in visibility and curb appeal
- Easy ingress/egress from Route 30

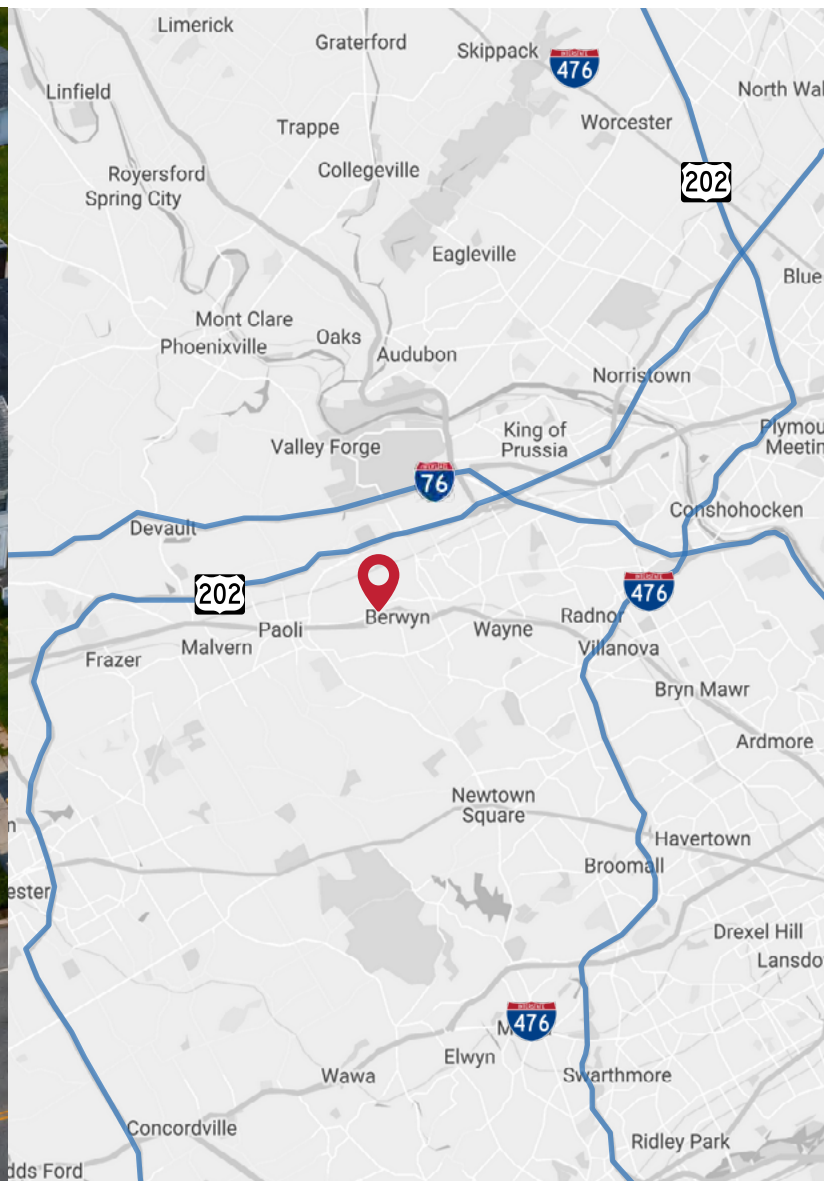
## Ideal Uses

- Medical / Dental / Orthodontic
- Physical Therapy / Wellness / Aesthetics
- Boutique Fitness / Pilates
- Retail / Service Retail
- Financial / Professional Office
- Showroom / Studio users



### FIRST FLOOR FOR LEASE

Prime street-front space with high visibility and easy access.



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## Area Advantages

- Easy access to Route 202, I-76 & I-476
- Minutes to downtown Wayne retail & dining
- Berwyn train station 0.4 miles
- Walkable retail, commercial district
- Strong daytime population and household incomes

POPULATION	2 MILES	5 MILES	10 MILES
2025 Population	26,456	110,519	611,347
2030 Population Projection	27,449	114,254	628,006
2025 Households	10,107	42,719	236,406
2030 Household Projection	10,493	44,230	243,128
Avg Household Income	\$185,096	\$177,384	\$150,069
Median Home Value	\$756,651	\$731,771	\$522,361
Owner Occupied Households	7,620	30,192	164,255
Renter Occupied Households	2,873	14,038	78,873
Total Specified Consumer Spending	\$446.3M	\$1.8B	\$9.2B

## Traffic

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E Lancaster Ave	Manchester Ct SW	11,369	2025	0.03 mi
Old Lancaster Rd	Howellville Rd E	5,368	2025	0.11 mi
E Lancaster Ave	Central Ave NE	13,769	2025	0.17 mi
Howellville Road	Old Lancaster Rd SE	5,676	2025	0.22 mi
W Conestoga Rd	Old State Rd SW	4,964	2025	0.22 mi
Howellville Rd	Old Lancaster Rd SE	5,696	2024	0.25 mi
Old Lancaster Road	Conestoga Ln E	4,507	2025	0.28 mi
East Lancaster Avenue	Knox Ave NE	6,079	2025	0.30 mi
Leopard Rd	Edgewood Ave S	1,445	2024	0.31 mi
E Lancaster Ave	Waterloo Ave NE	15,268	2025	0.33 mi

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