



FOR LEASE

3903

LINCOLN HIGHWAY

Downingtown, PA

4,200 RSF

Available

Retail-Medical

Space Available

**Immediate
Access**

To US-30

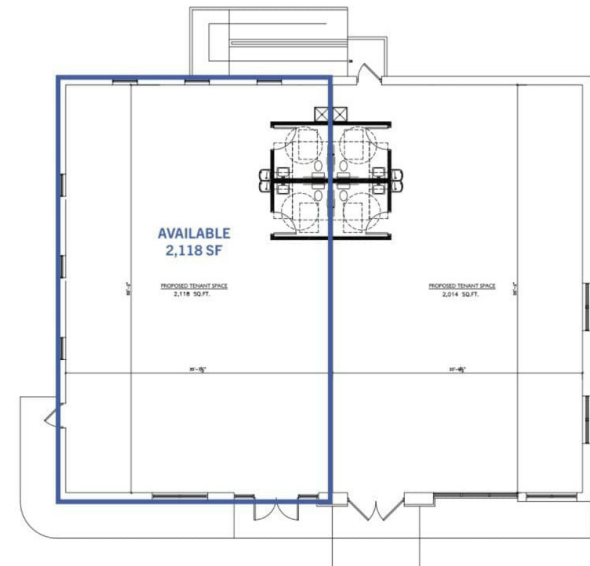
**AVISON
YOUNG**

PROPERTY OVERVIEW

FLEXIBLE RETAIL & MEDICAL OPPORTUNITY ALONG BUSY LINCOLN HIGHWAY

3903 Lincoln Highway presents a highly visible retail and medical leasing opportunity in the heart of Chester County. Offering 4,200 SF of available space, the property benefits from strong frontage along Lincoln Highway, exposure to approximately 19,000 vehicles per day, and ample on-site parking with 35 spaces (8.33 spaces per 1,000 SF). Located within Caln Township's TV-1 zoning district, the property is well-suited for a variety of retail, medical, and professional service users seeking a convenient and accessible location within a dense residential and commercial corridor.

Address	3903 Lincoln Highway, Downingtown, PA
Total SF	4,200 SF
County	Chester County
Township	Caln
Zoning	TV-1 (Thorndale Village)
Parking	8.33 / 1,000 SF (35 spaces)
Traffic Counts	19,000
Uses	Retail - Medical



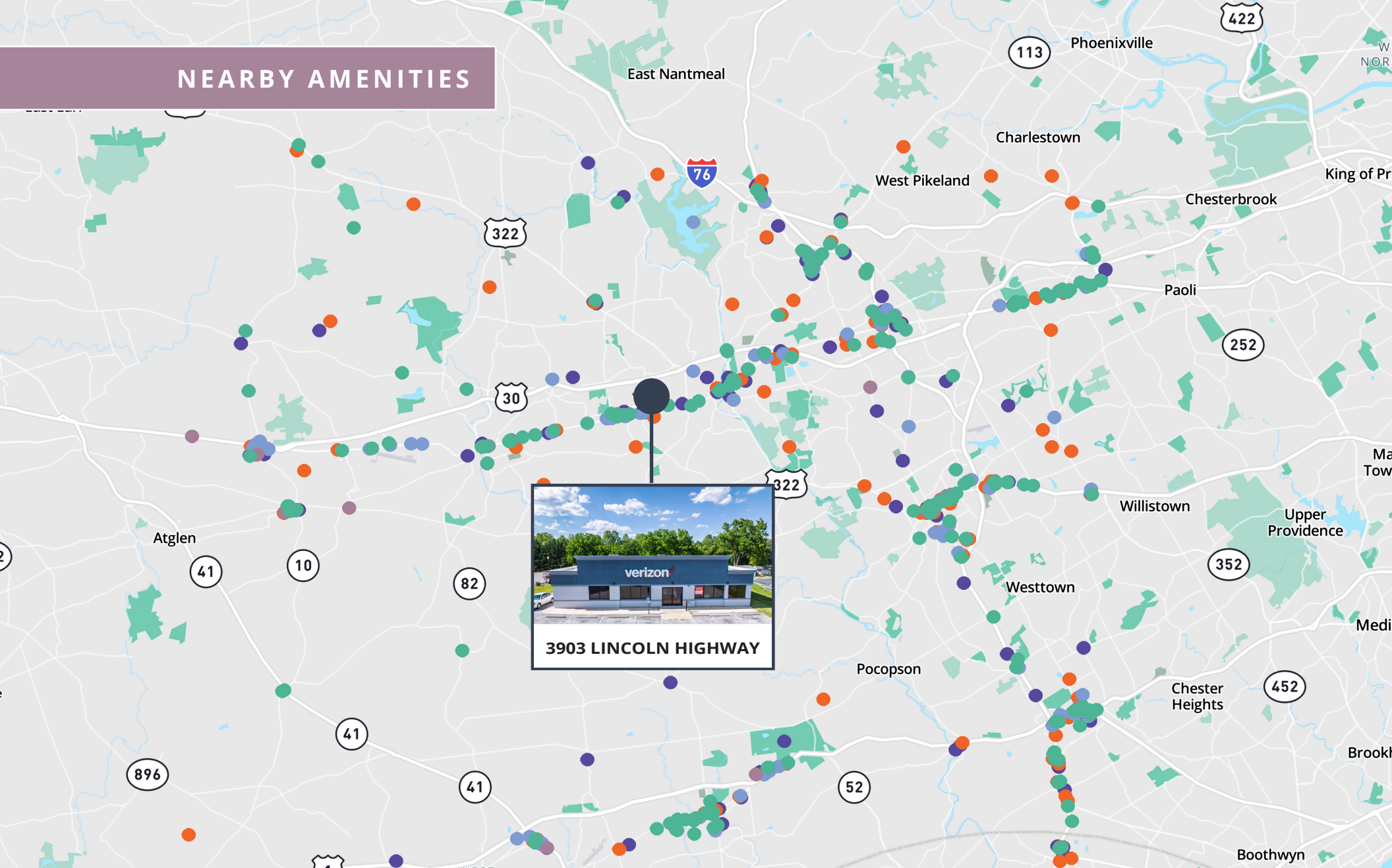
SPACE HIGHLIGHTS

AMPLE ON-SITE PARKING
FLEXIBLE LAYOUT OPTIONS
FREESTANDING PROPERTY



PROMINENT STOREFRONT SIGNAGE
OPPORTUNITIES
ESTABLISHED CHESTER COUNTY
TRADE AREA

NEARBY AMENITIES



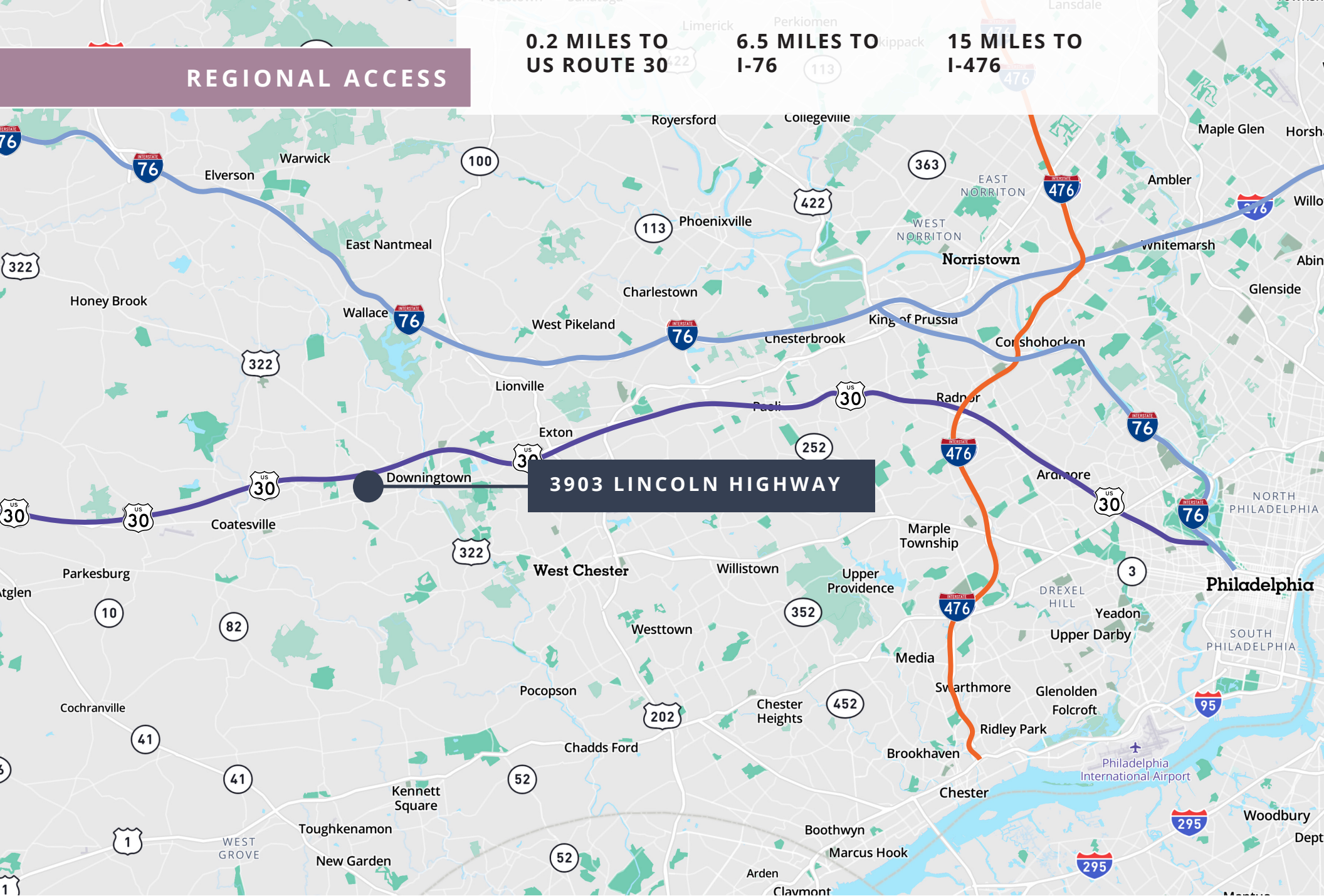
DELI BAKERIES RESTAURANTS CAFES & COFFEE SHOPS FAST CASUAL RESTAURANTS

REGIONAL ACCESS

0.2 MILES TO
US ROUTE 30

6.5 MILES TO
I-76

15 MILES TO
I-476



3903 LINCOLN HIGHWAY

KEY DEMOGRAPHICS

3 MILES

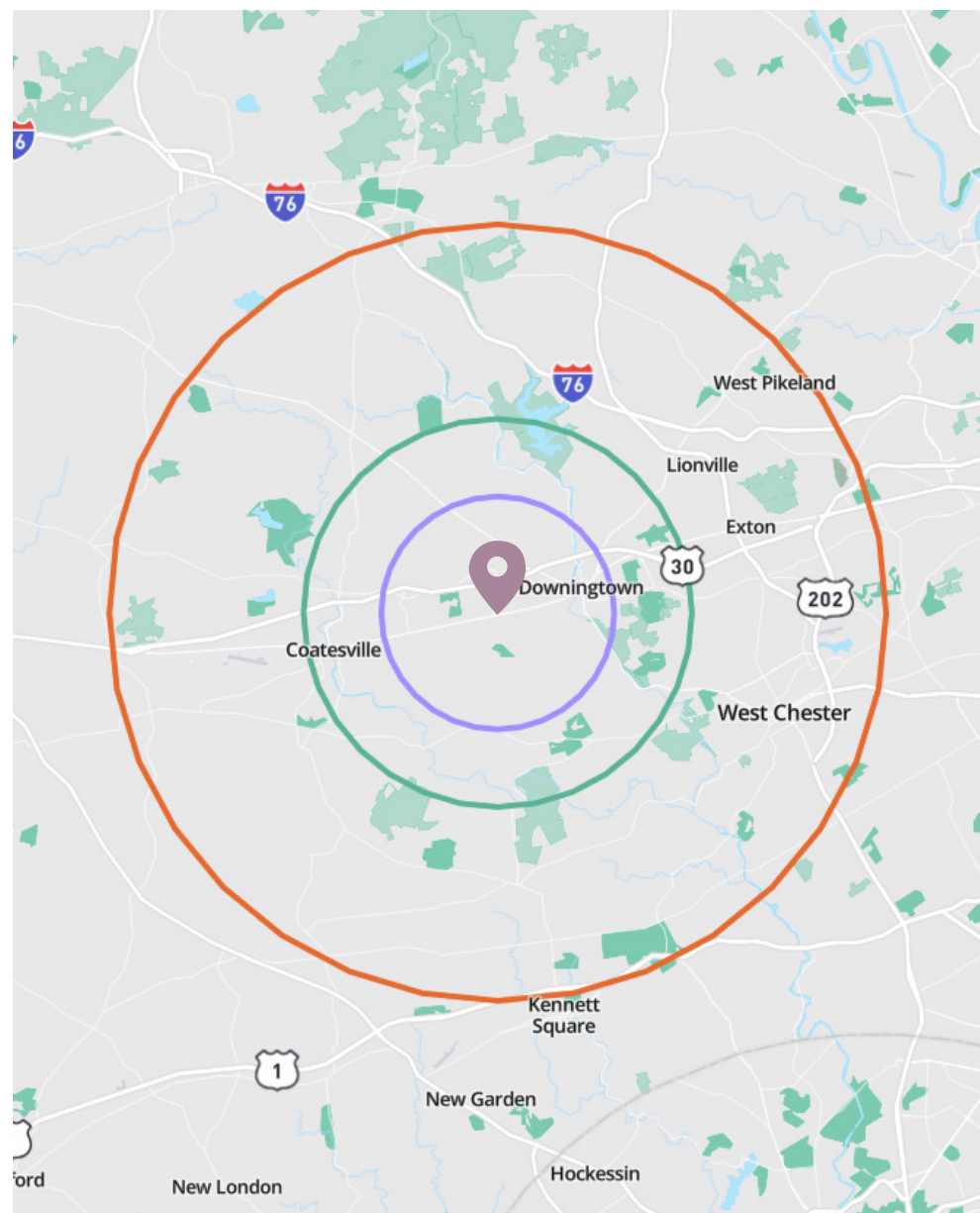
Population	40,637	Average HHI	\$153,515
Daytime Population	28,275	Bachelor's Degree	14,902
Total Employees	10,410	Total HH Units	15,903

5 MILES

Population	87,149	Average HHI	\$152,452
Daytime Population	61,272	Bachelor's Degree	29,315
Total Employees	21,685	Total HH Units	33,627

10 MILES

Population	278,098	Average HHI	\$167,794
Daytime Population	237,023	Bachelor's Degree	106,491
Total Employees	109,957	Total HH Units	105,666



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