

# For Sublease

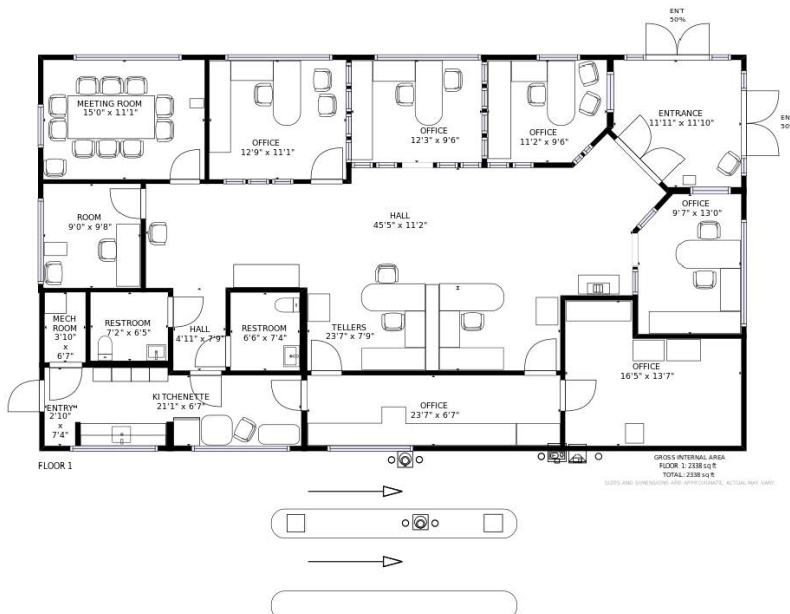
1201 E Lancaster Ave  
Downingtown, PA 19335



**Freestanding retail: 2,550 SF**  
**Remaining term: Oct 31, 2032**

## Property Highlights

- Freestanding building on E. Lancaster Avenue situated just off the Exton Bypass of Route 30
- Excellent visibility and signage opportunities
- Fully built-out first floor space with 7 perimeter offices, kitchenette and drive-thru
- Architectural feature: double height entryway
- Shared access with two restaurants
- Dedicated parking







# Location information

1201 E Lancaster Avenue  
Downingtown, PA 19335



Demographics	1-mile	3-mile	5-mile
Population	4,074	44,666	94,963
Total Households	1,644	17,330	35,041
Median HHI	\$115,990	\$107,120	\$119,438

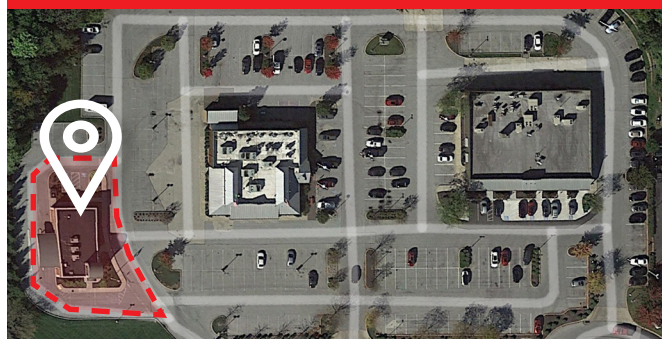
Source: REGIS, 2019

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## Zoomed-in site location



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