



Ardmore Theater

30-38 W. Lancaster Ave., Ardmore, PA 19003

Historic Ardmore Theater

BUILDING DETAILS

Property Overview

Total GLA	17,500 sq. ft with expansion opportunity to 25,000 sq. ft.
Year Built / Renovated	1921 / 2003
Stories	2
Parking	108 Spaces in back
Walk Score®	93 (Walker's Paradise)

Space Available

100% Fully Leased, Building Available

Key Features

- Two blocks from the SEPTA Ardmore Station
- Located on a major commuting artery connecting Philadelphia to the western suburbs - offering 45,000 VPD
- The Ardmore Theater is located less than two blocks from the new Suburban Square Shopping Center which boasts high end retailers and restaurants such as Apple, Urban Outfitters, Lululemon and Sweetgreen
- Resides within the esteemed Lower Merion School District and adjacent to Haverford College, Villanova, Shipley, Rosemont, and Bryn Mawr College.





DEMOGRAPHICS

POPULATION	HOUSEHOLDS (HH)	AVERAGE HH INCOME	DAYTIME EMPLOYEES	TOTAL RETAIL SPENDING
1 mile: 18,134	1 Mile: 7,167	1 Mile: \$222,888	1 Mile: 9,070	1 Mile: \$439,130,000
3 miles: 123,734	3 Miles: 46,107	3 Miles: \$224,768	3 Miles: 45,545	3 Miles: \$2,840,000,000
5 miles: 426,757	5 Miles: 167,809	5 Miles: \$147,910	5 Miles: 180,280	5 Miles: \$7,360,000,000