



Ardmore West Shopping Center

157-199 W. Lancaster Ave., Ardmore, PA 19003

Premiere Retail / Service Spaces in
Prestigious “Main Line”

CENTER DETAILS

Property Overview

Total GLA	41,876 sq. ft.
Year Built	1972
Stories	1
Parking Ratio	3.89/1,000 SF
Walk Score®	91 (Walker's Paradise)

Space Available

Suite 80	2,550 sq. ft.
Suite 90	2,125 sq. ft.
Suite 100	4,689 sq. ft.
Suite 110	2,800 sq. ft.
Suite 120	5,100 sq. ft.
Suite 190	600 sq. ft.

Key Features

- Strong co-tenancy including Wawa and Chipotle
- Located on a major commuting artery connecting Philadelphia to the western suburbs - offering 45,000 VPD
- Located two blocks from Suburban Station, a regional commuter hub for SEPTA & Amtrak's Rail Lines; and Ample parking lot which is a valuable feature in this area
- The desirable retail corridor includes Apple, Urban Outfitters, and Lululemon within two blocks of the center.



600 - 5,100 SF
Store Fronts Available
off Lancaster Avenue



Wild Fork
Join Wild Fork Food's First
Location in this Area
Meat and seafood market
delivered to your door



DEMOGRAPHICS

POPULATION		HOUSEHOLDS (HH)		AVERAGE HH INCOME		DAYTIME EMPLOYEES		TOTAL RETAIL SPENDING	
1 mile:	17,295	1 Mile:	6,857	1 Mile:	\$219,922	1 Mile:	9,124	1 Mile:	\$415,450,000
3 miles:	117,600	3 Miles:	43,326	3 Miles:	\$232,182	3 Miles:	44,247	3 Miles:	\$2,750,000,000
5 miles:	414,959	5 Miles:	163,192	5 Miles:	\$150,939	5 Miles:	177,842	5 Miles:	\$7,270,000,000

