



209 W Lancaster Ave Paoli, PA 19301

Medical Office Space in the Center of Paoli



**COLDWELL
BANKER
COMMERCIAL**

RD+ 209 W Lancaster Ave | Property Information

- + 5,000sf medical office space available for lease under new ownership
- + Elevator-served building with private full-floor suite availability
- + Efficient layout and existing infrastructure, including multiple sinks and ADA restrooms, are conducive to a large variety of medical services
- + Directly adjacent parking is available for patients, staff, and loading/drop-off (5:1,000 SF parking ratio)
- + Conveniently located and offering direct signage visibility onto Lancaster Avenue





- + Prime location in the heart of Paoli along Lancaster Avenue, the major arterial road in this county
- + Within a stone's throw of Paoli Hospital - a consistently top-ranked PA hospital, and the county's only trauma center
- + Conveniently accessible via SEPTA regional train line (10 min. walk) and across the street from a public bus route

AREA DEMOGRAPHICS
5 MILE RADIUS

85,993
2022 Population

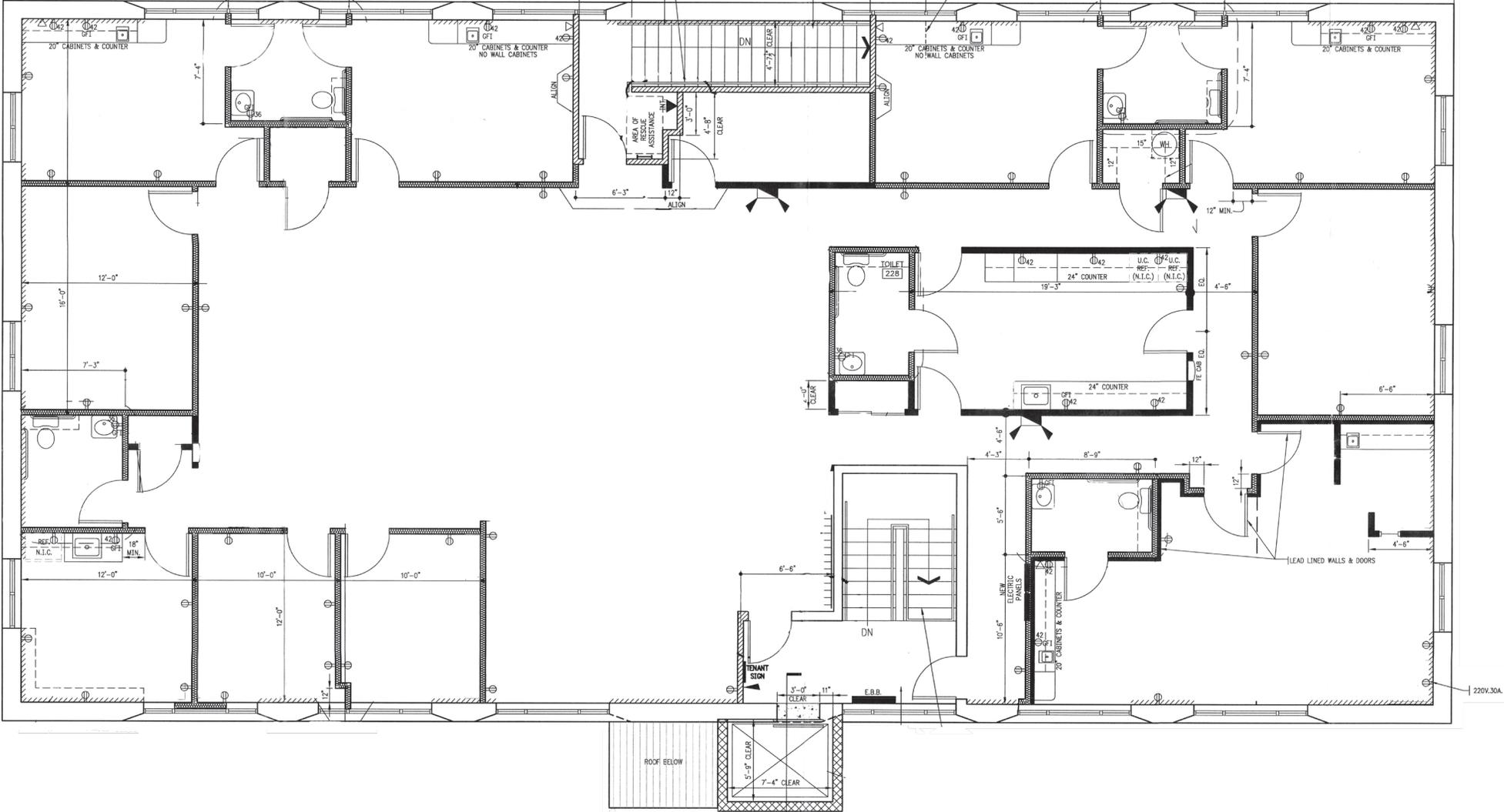
147,786
Daytime Population

\$192,514
Average
Household Income

44.1
Average
Age



RD+ 209 W Lancaster Ave | Floor Plan



RD+ 209 W Lancaster Ave | Retail & Transit Map

MEDICAL & HEALTHCARE

1. CHOP Primary Care	5. Paoli Family Medicine
2. Paoli Hospital	6. Labcorp
3. US Digestive Health	7. Impact Medical Group
4. Main Line Healthcare	8. Great Valley Medical Associates

FOOD & RESTAURANTS

1. The Olive Tree	7. Sushi Nami
2. Trattoria San Nicola	8. TJ's Restaurant
3. Great American Pub	9. Nudy's Cafe
4. Poseidon Asian Cuisine	10. China Wok
5. Wendy's	11. Spatola's Pizza
6. Sassano's	12. HomeCooked

FITNESS & RETAIL

1. Rising Sun Spa	6. Starbucks
2. Healthy Moves	7. Wawa
3. Plato's Closet	8. Main Line Gym
4. F45 Training	9. Chico's
5. Pureenergy Studio	10. Best Dressed



TRAFFIC VOLUME: 25,202
 SEPTA Bus Stations
 Regional Rail
 PARKING



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