

LEHR BOULEVARD & PENNELL ROAD
ASTON, PA

±1.7 ACRES AVAILABLE FOR LEASE
PHILADELPHIA MSA

PAD SITE AVAILABLE FOR LEASE ADJACENT TO WAWA, TACO BELL AND CVS



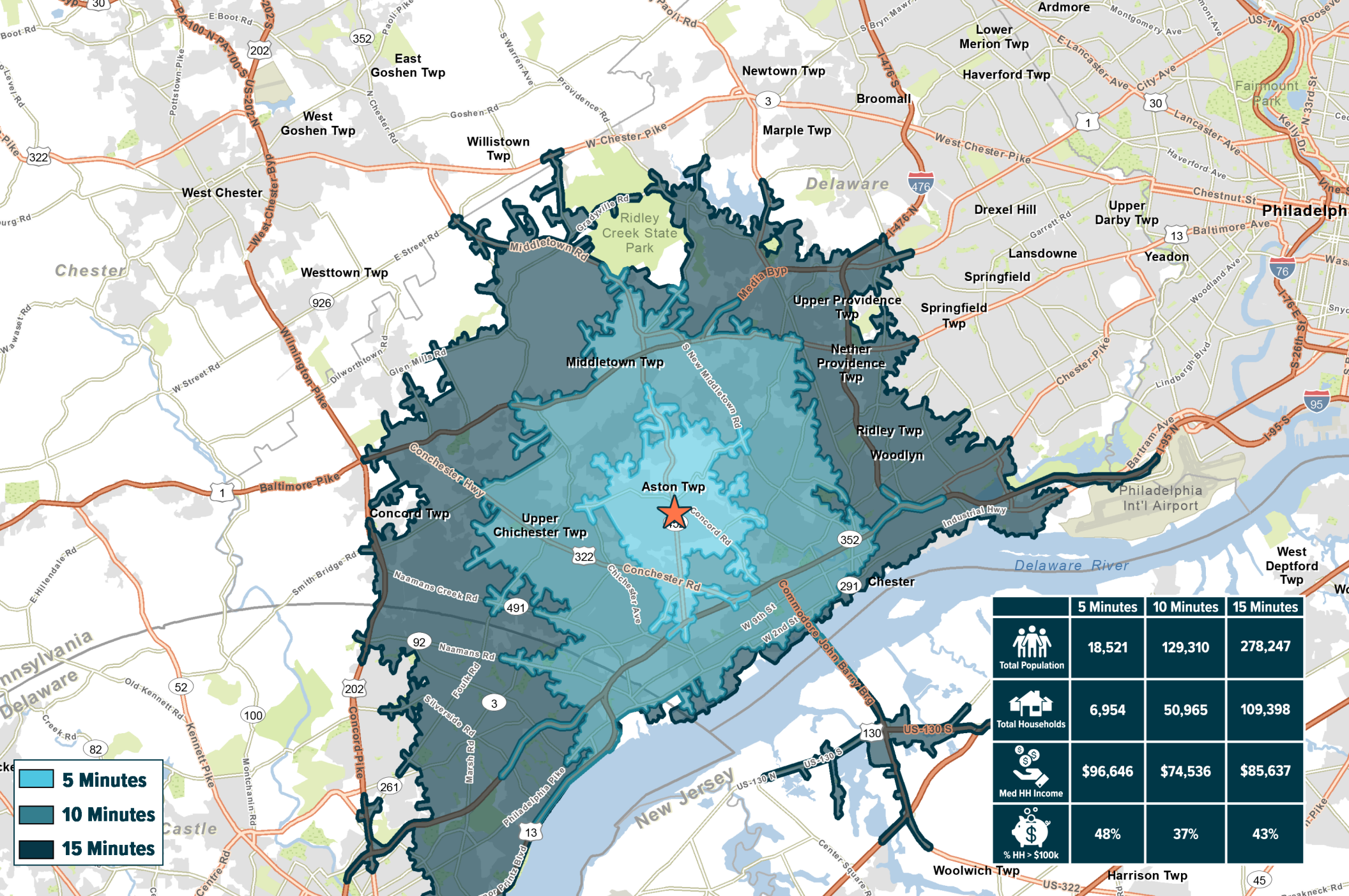
get in touch.

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■ 5 Minutes
■ 10 Minutes
■ 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	18,521	129,310	278,247
Total Households	6,954	50,965	109,398
Med HH Income	\$96,646	\$74,536	\$85,637
% HH > \$100k	48%	37%	43%

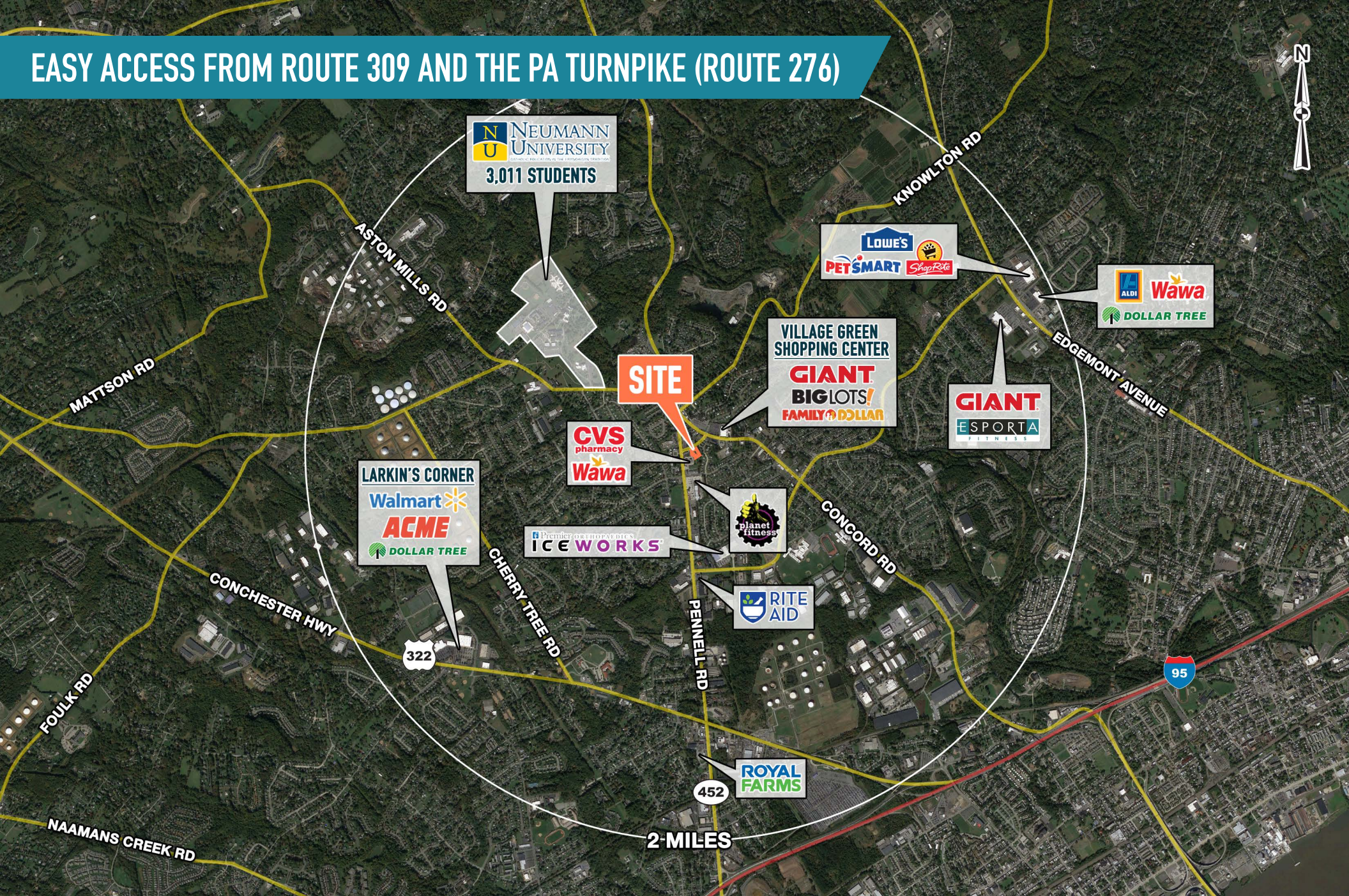
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EASY ACCESS FROM ROUTE 309 AND THE PA TURNPIKE (ROUTE 276)



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OPPORTUNITY TO LEASE ENDCAP SPACE NEXT TO GIANT



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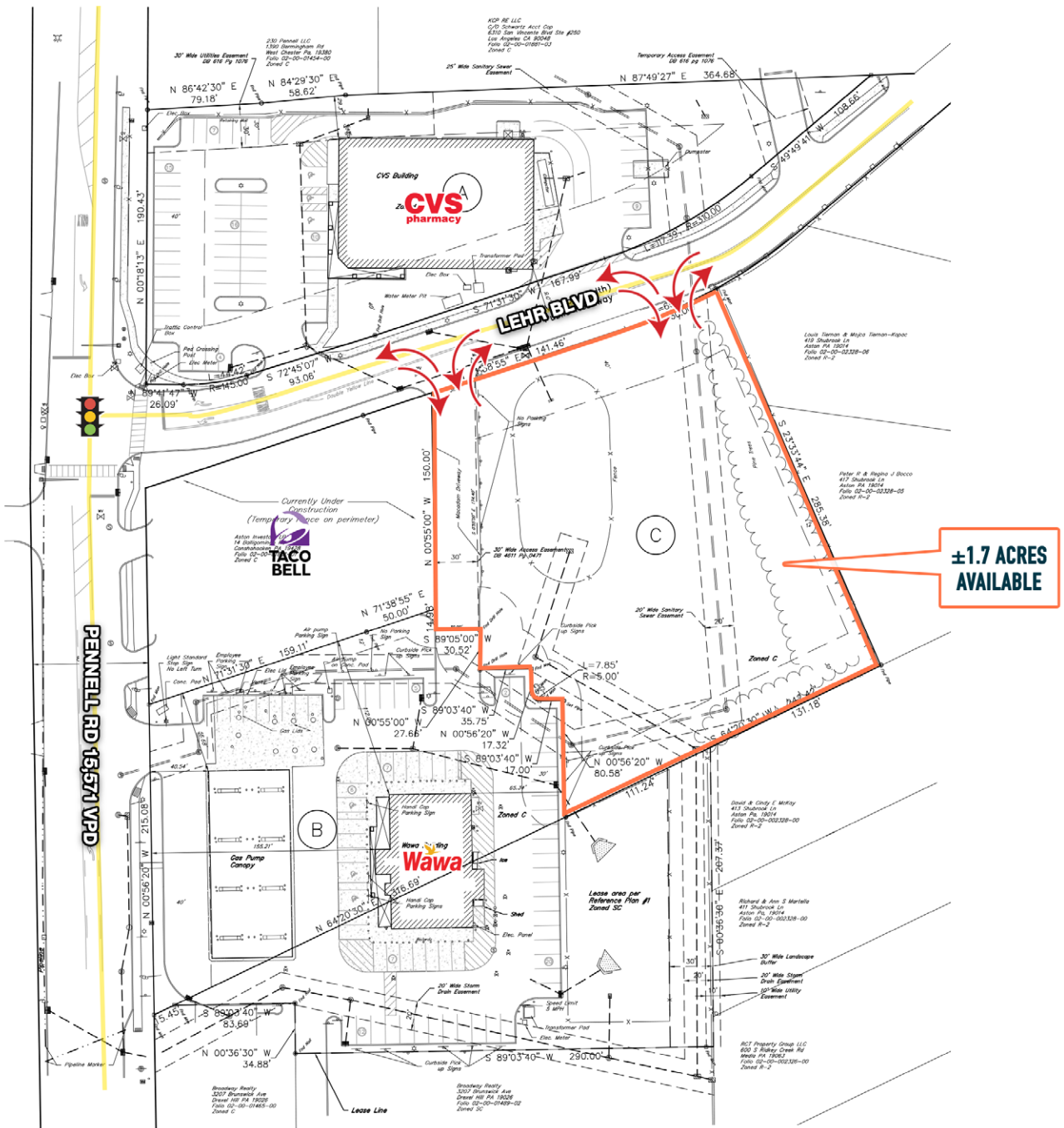


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SITE PLAN



- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING DECIDUOUS TREE
 - EXISTING TREELINE
 - EXISTING TYPE "C" INLET
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING FENCES



±1.7 ACRES AVAILABLE

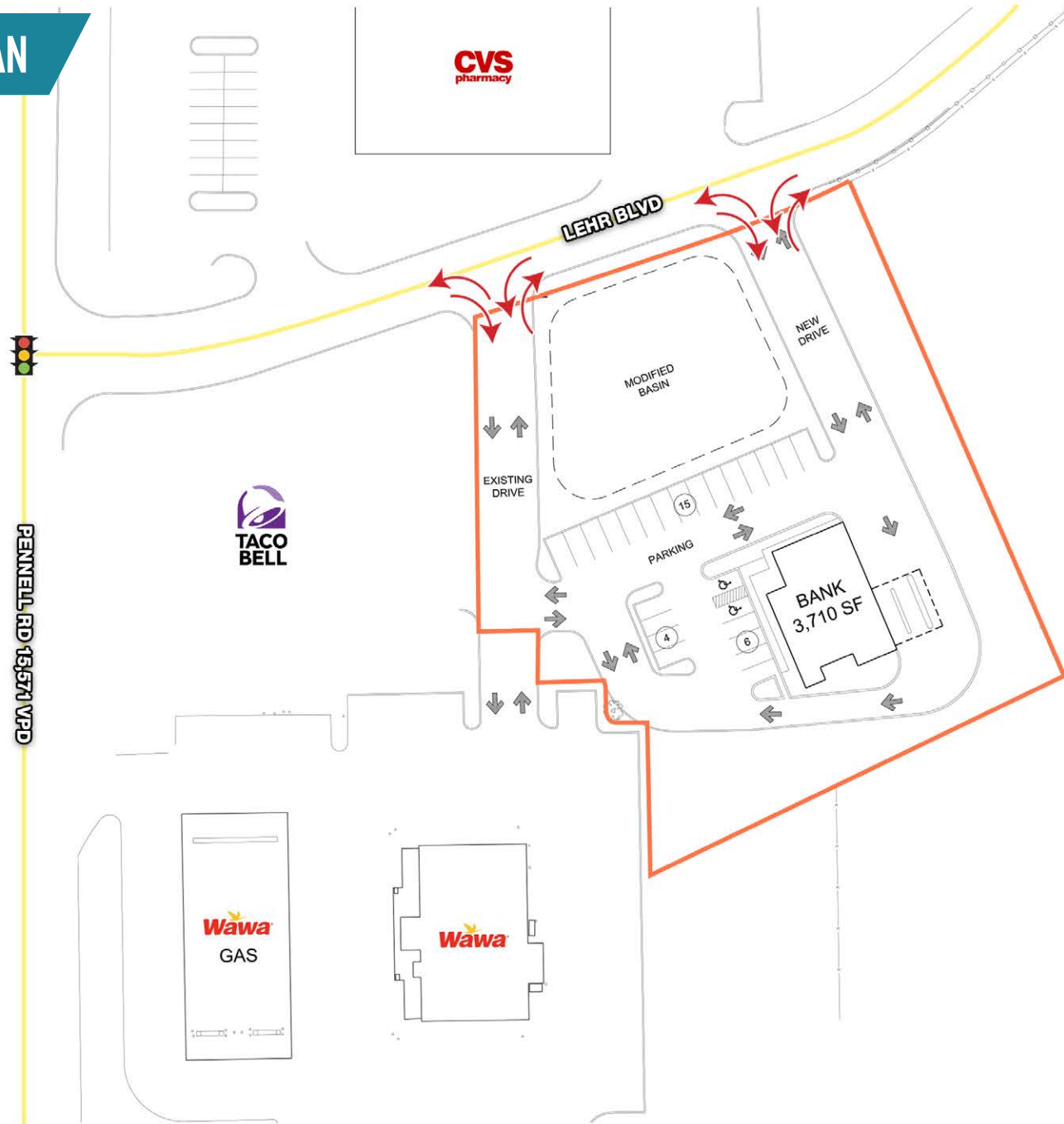
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PROPOSED BANK PLAN



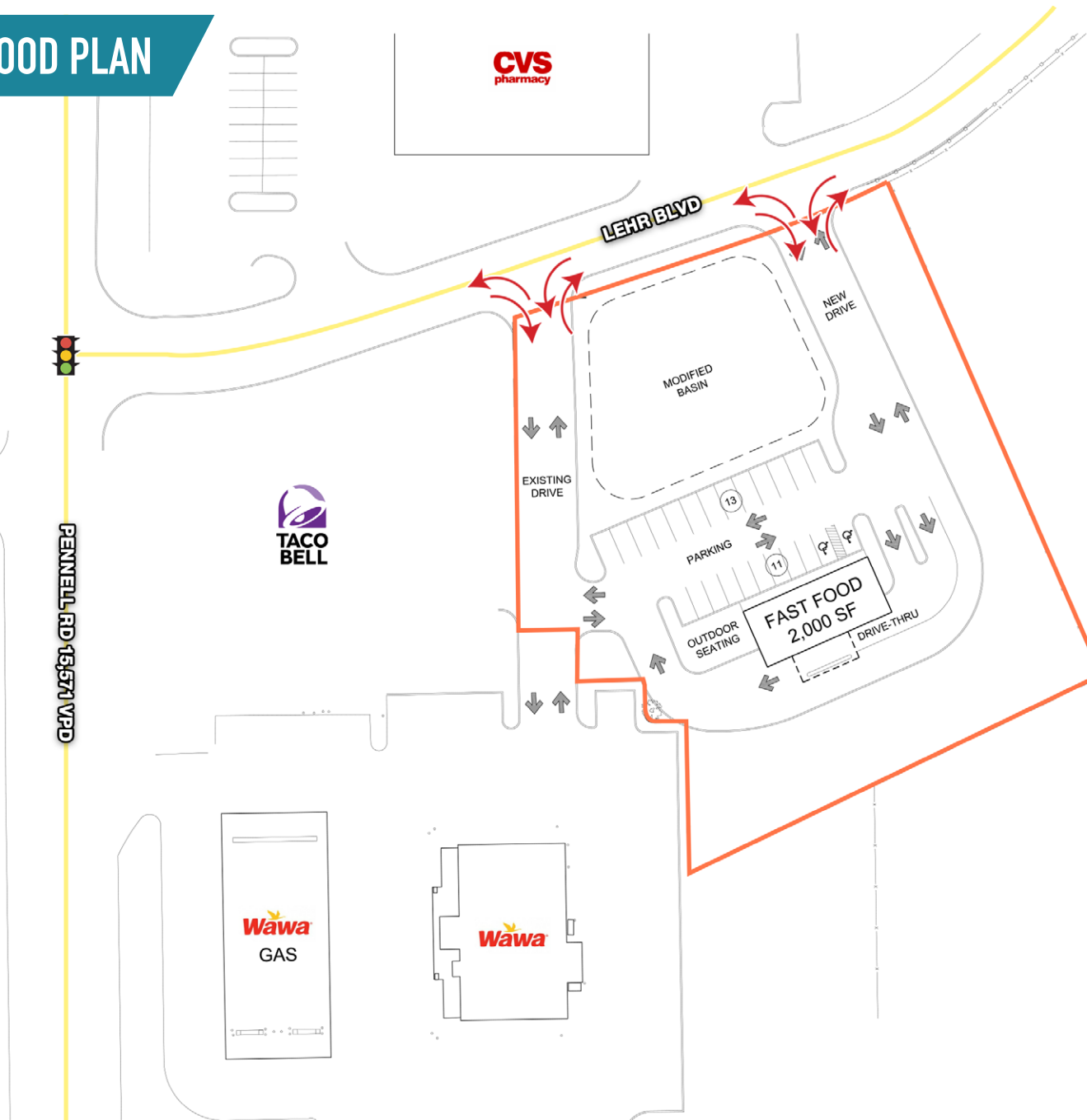
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PROPOSED FAST FOOD PLAN



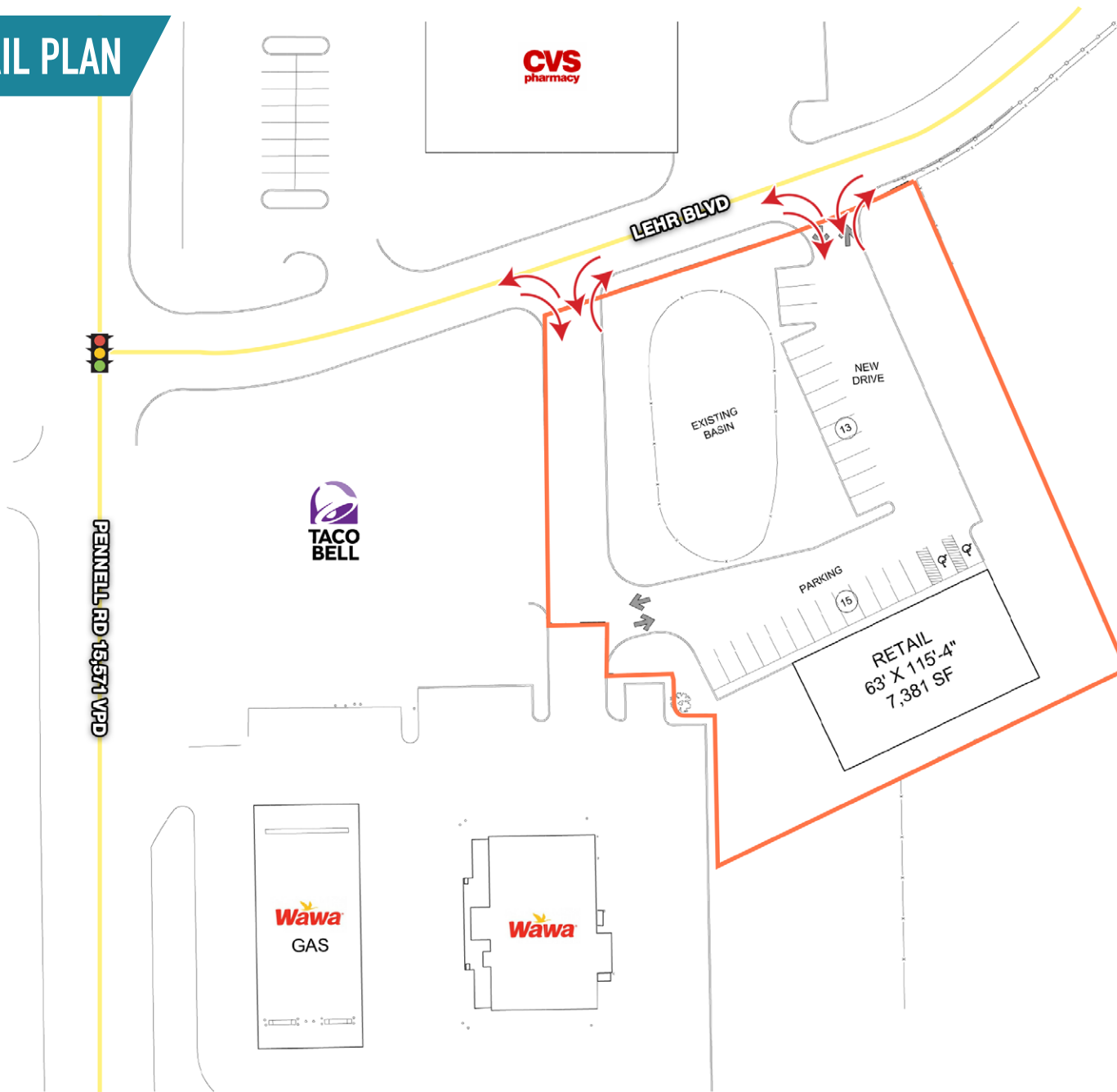
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PROPOSED RETAIL PLAN



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