

SPROUL ROAD & STATE ROAD
SPRINGFIELD, PA

905 SPROUL ROAD

±1,700 - 5,500 SF AVAILABLE FOR LEASE

**DRIVE-THRU
ENDCAP!**

UP TO ±5,500 SF FORMER BANK WITH DOUBLE DRIVE-THRU AVAILABLE



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get in touch.

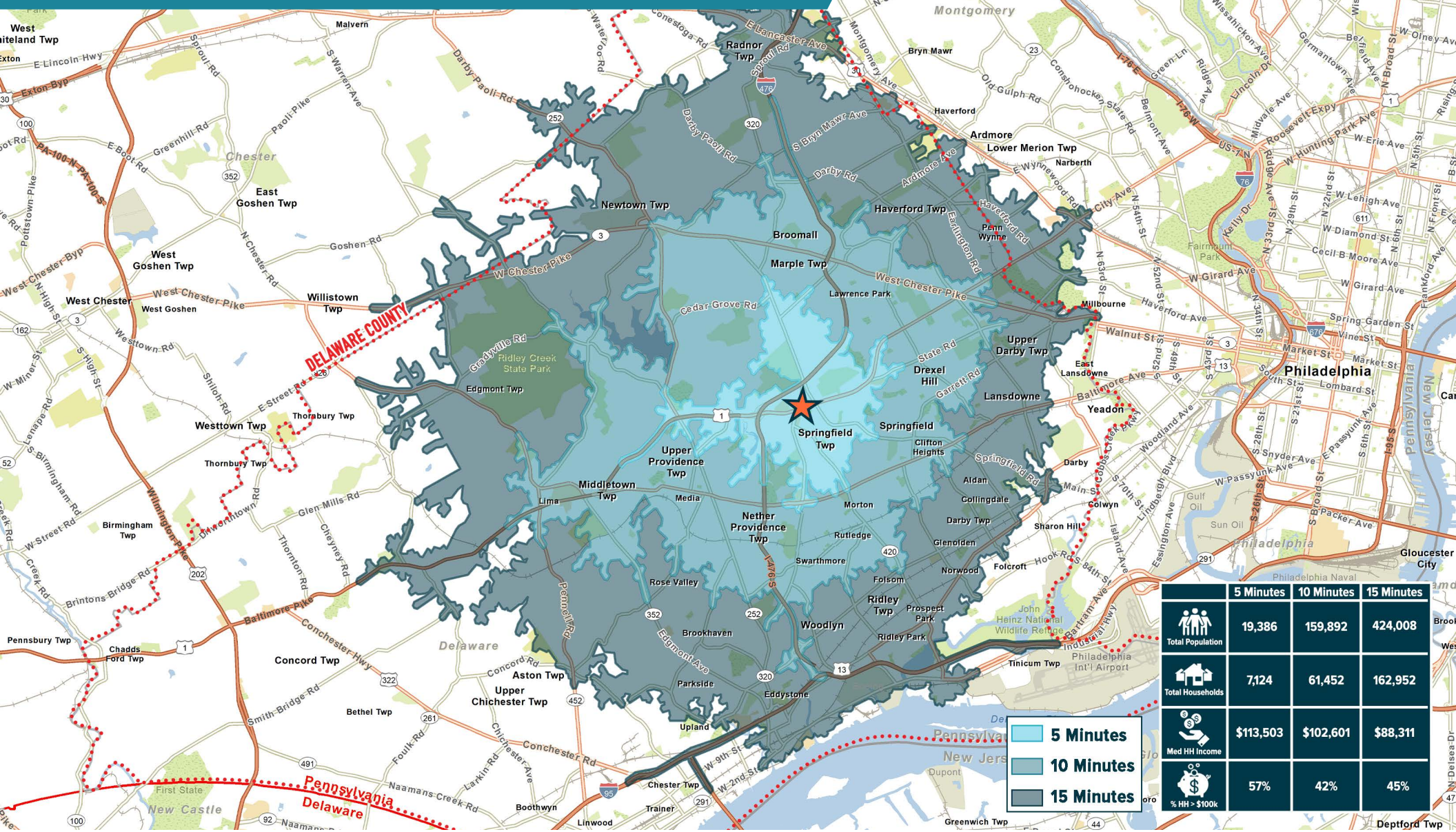
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DELAWARE COUNTY'S STRONGEST RETAIL TRADE AREA WITH 61,452 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	19,386	159,892	424,008
Total Households	7,124	61,452	162,952
Med HH Income	\$113,503	\$102,601	\$88,311
% HH > \$100k	57%	42%	45%

■ 5 Minutes
■ 10 Minutes
■ 15 Minutes

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 02.03.25

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GREAT VISIBILITY FROM STATE ROAD AND SPROUL ROAD



Walmart
Supercenter
#1 IN VISITS / SF
OUT OF 134 PA LOCATIONS

**±1,700 - 5,500 SF
AVAILABLE**

**MARPLE
CROSSROADS**
4.9M ANNUAL VISITS
801K ANNUAL VISITORS

**SPRINGFIELD
SHOPPING CENTER**
1.8M ANNUAL VISITS
339K ANNUAL VISITORS

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FIRST LEVEL SITE PLAN



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PROPERTY PHOTOS



MONUMENT SIGN



SPROUL ROAD PYLON



EXTERIOR



STATE ROAD PYLON



INTERIOR

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