

SPROUL ROAD & STATE ROAD  
**SPRINGFIELD, PA**

905 SPROUL ROAD

±1,700 - 5,575 SF AVAILABLE FOR LEASE

**DRIVE-THRU  
ENDCAP!**

**UP TO ±5,575 SF FORMER BANK WITH DOUBLE DRIVE-THRU AVAILABLE**



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**get in touch.**

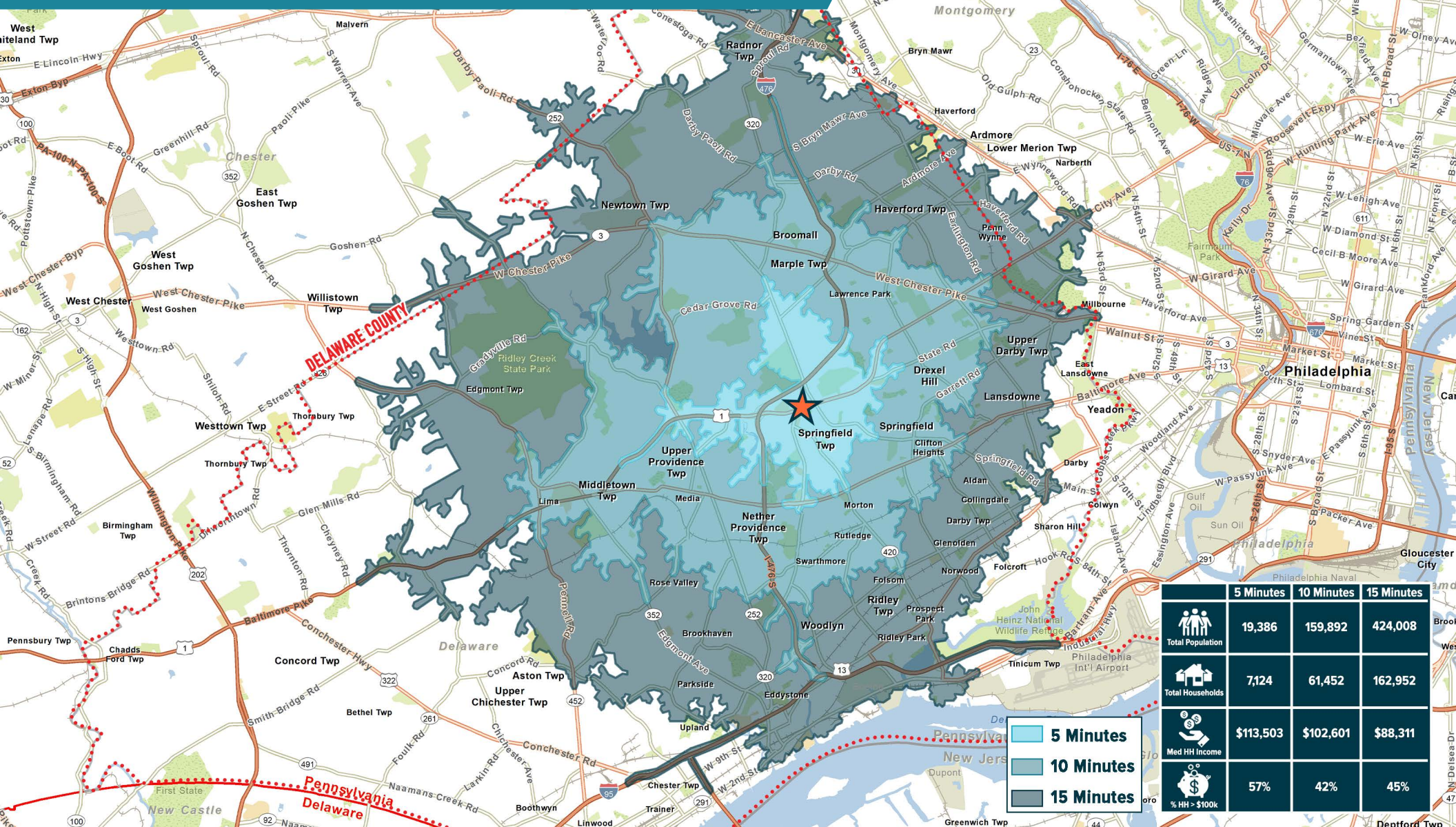
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# DELAWARE COUNTY'S STRONGEST RETAIL TRADE AREA WITH 61,452 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	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

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# GREAT VISIBILITY FROM STATE ROAD AND SPROUL ROAD



476

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

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

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

**±1,700 - 5,575 SF  
AVAILABLE**

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# FIRST LEVEL SITE PLAN



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# PROPERTY PHOTOS



MONUMENT SIGN



SPROUL ROAD PYLON



STATE ROAD PYLON



EXTERIOR



INTERIOR

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