

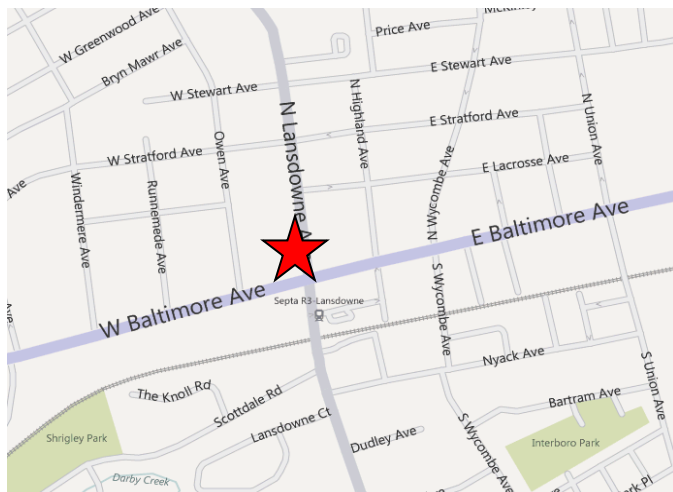
# ZOMMICK McMAHON

Commercial Real Estate Inc.

**Industrial • Retail • Office  
Investment • Land**

**FOR SALE:  
2700+/- S/F Prime Street Level Retail  
on Historic Lansdowne Avenue**

**14-16 N Lansdowne Ave | Lansdowne  
Delaware County | Pennsylvania**



## CONTACT INFORMATION

**Ed Costa**  
Mobile  
**610-608-8191**  
Email  
[ecosta@zmcre.com](mailto:ecosta@zmcre.com)

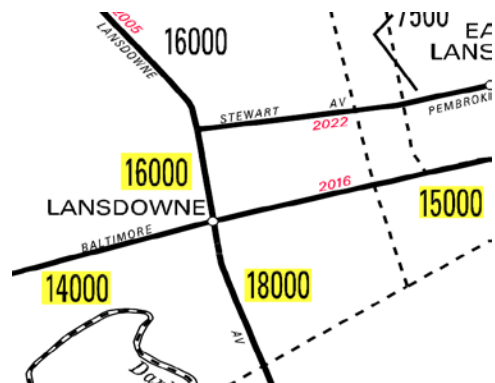
**Jeff Dowd**  
Mobile  
**610-842-4383**  
Email  
[jdowd@zmcre.com](mailto:jdowd@zmcre.com)

**Sale Price:  
\$ 210,000.00**

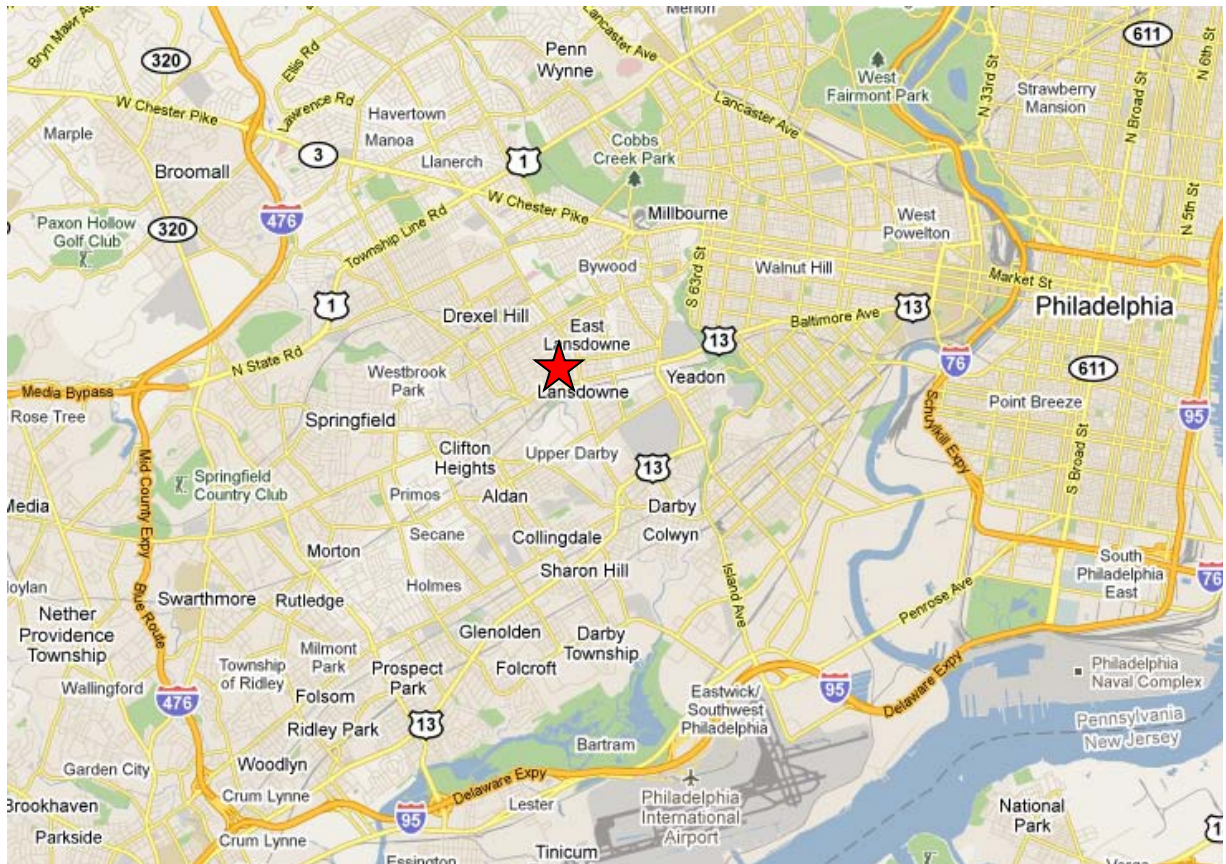
**Reduced Again!  
Motivated  
Ownership  
Seeking  
Immediate Sale**

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110 N. Phoenixville Pike | Suite 300 | Malvern | PA | 19355**

- Two 1000 s/f street level retail spaces with 700 s/f second floor and full basement.
- Walking distance to municipal parking lot.
- Great Frontage / Signage
- Traffic Counts of 16,000 +/- v/p/d on Lansdowne Avenue and 30,000 +/- v/p/d on Baltimore Pike.
- Join Historic Revitalization of Lansdowne Borough.
- Lansdowne Train Station within walking distance
- Public Water / Sewer
- Great space for any small business or can be combined for restaurant or larger use.



## Map View



Conveniently located just off the very busy intersection of Lansdowne Avenue and Baltimore Pike. Minutes from Philadelphia, I-95, I-476 and I-76 and Philadelphia Airport. Bottom Dollar Food currently renovating shopping center at Lansdowne Ave & Baltimore Pike and Lansdowne Movie Theater Marquee to be restored and re-lit this summer.

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## ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

**Zommick McMahon Commercial Real Estate, Inc.** is a well-established Real Estate Company representing clients in the Philadelphia Area since 1949. The Company was originated by Joseph Zommick and continues today by John and Ryan McMahon and their highly professional staff of result oriented, professionals.

Ryan McMahon, as President of Zommick McMahon Commercial Real Estate, Inc., has carried this company through a major growth process. Today the company has grown into one of the greatest Commercial Real Estate Brokerage Companies in the Philadelphia Region.

Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the area of Investments, Office, Retail and Industrial Real Estate.

## SOME OF OUR SATISFIED CLIENTS

Bank of America  
Walgreen's Drugs  
Sunoco Oil Company  
Tosco Oil Corporation  
Getty Oil Company  
Exxon/Mobil Oil Company  
Conoco Phillips Oil Company  
Wells Fargo  
Regency Centers-Reit  
Iron Hill Brew Company  
Eagle National Bank  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet  
IGA Banks  
Sun East Federal Credit Union  
Dunkin Donuts  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet



\* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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