

## FOR LEASE: END-CAP RETAIL SPACE

601 Conestoga Road, Villanova, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- 800 SF end-cap retail space located in The Main Line
- Corner location
- Ample parking
- Great windows
- Tremendous traffic count and high HH income

### LOCATION DETAILS

- Located in the heart of Villanova on the corner of Radnor Chester Road and Conestoga Road
- Minutes from Route 30 and I-476
- In close proximity to some of the most prestigious colleges, golf courses and restaurants in the Philadelphia area
- Daily Traffic Count
  - Conestoga Road: 11,200 ADT
  - S Radnor Chester Road: 6,200 ADT
  - Newtown Road: 8,000 ADT
  - Route 30( Lancaster Ave): 30,000 ADT

### CONTACT

SHAUN LYONS

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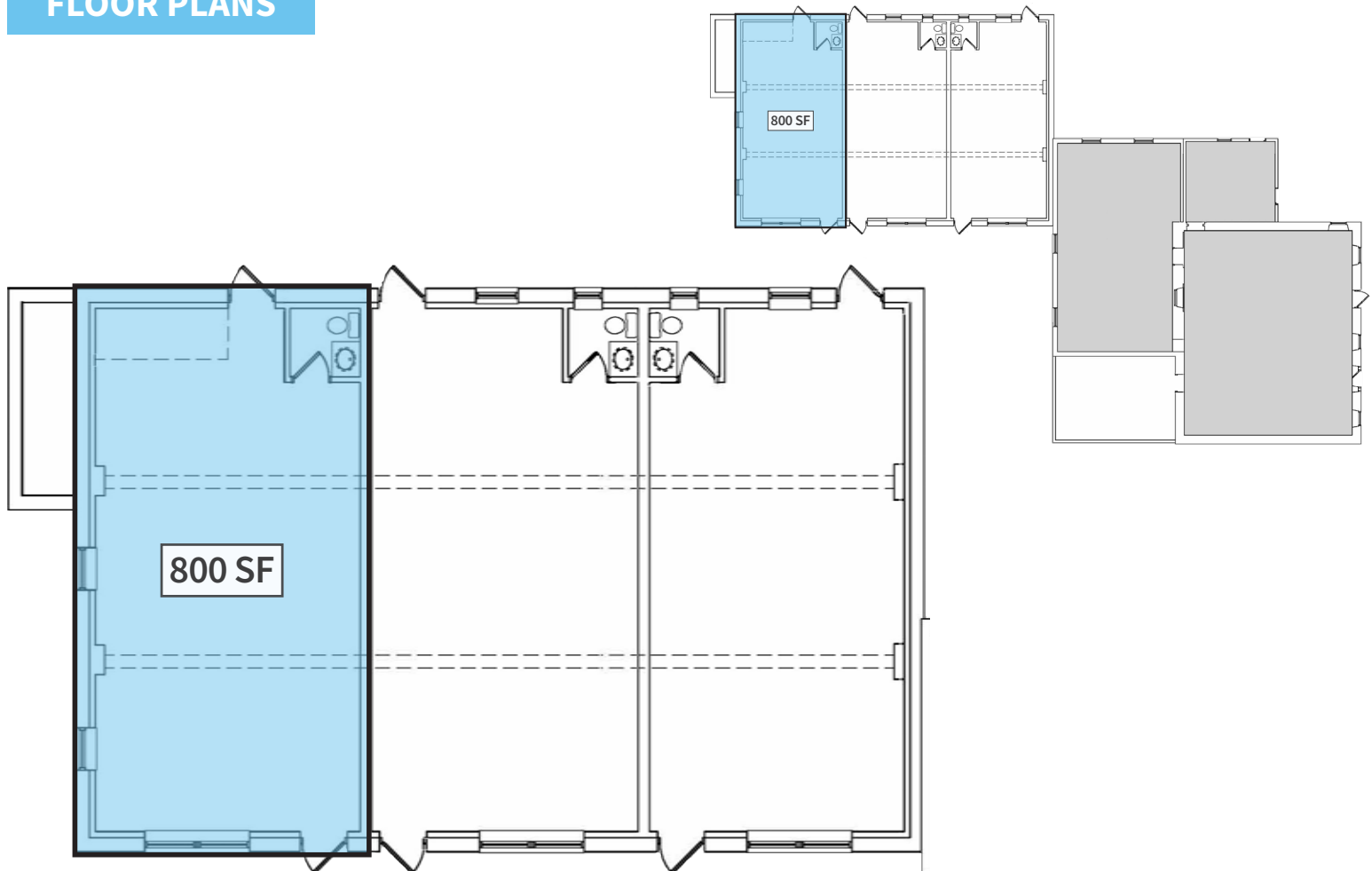
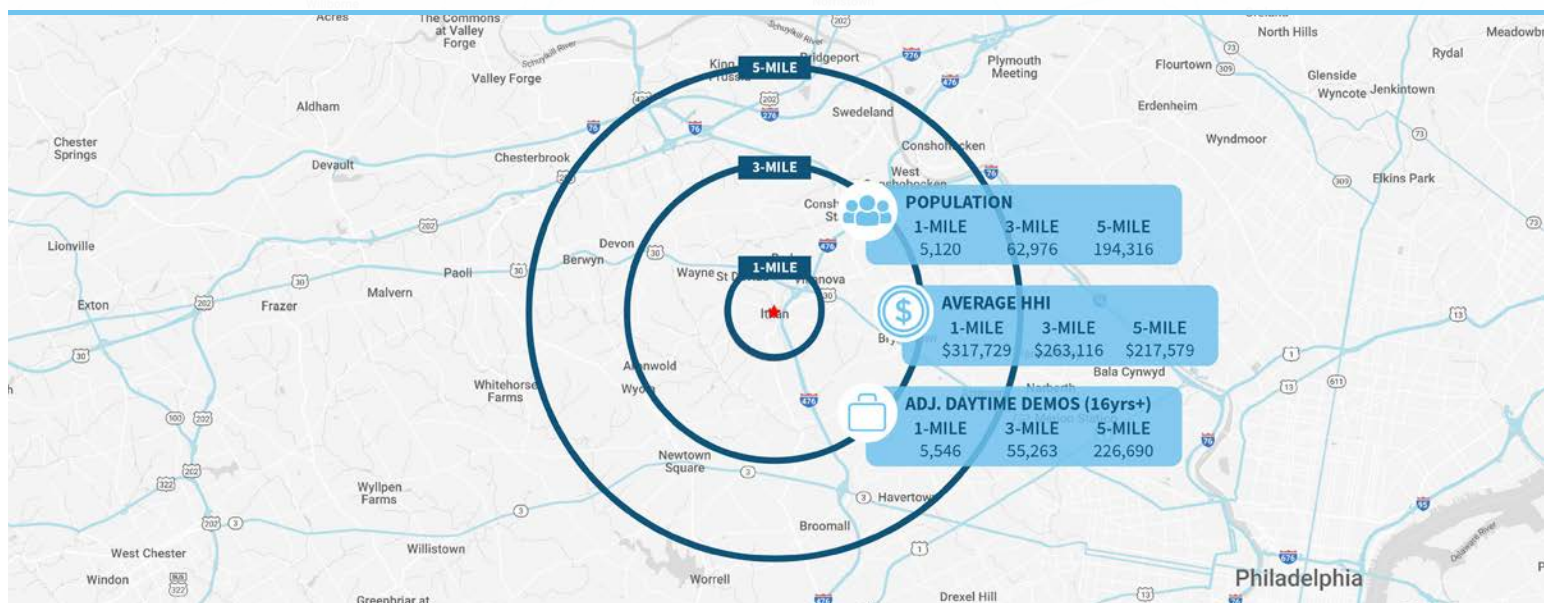
JAKE DOYLE

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**EQUITY CRE****FLOOR PLANS****Demographic Overview (1, 3, 5-mile radius)**

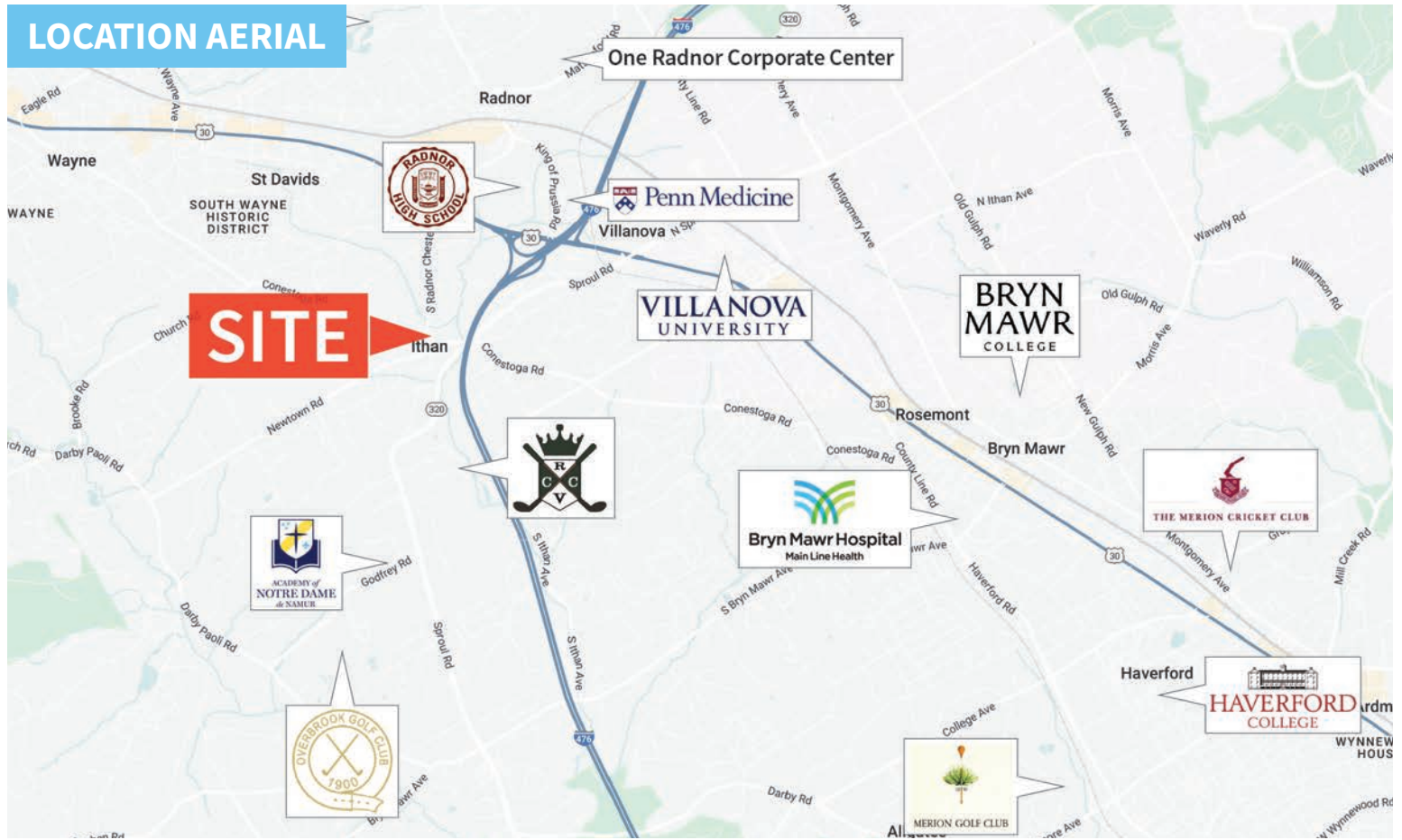


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## LOCATION AERIAL



The right space. The right move.



CMRE CAPITAL MARKETS  
REAL ESTATE NETWORK

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05/25



# RETAIL AERIAL



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (\*25)

Compliments of:

**EQUITY CRE**

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