

FOR LEASE: OFFICE SPACE AVAILABLE
2,400 SF

601 Conestoga Road | Villanova, PA

EQUITY CRE



 PROPERTY HIGHLIGHTS

- 2,400 SF office space located in The Main Line
- Corner location
- Newly renovated
- 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

shaunlyons5454@gmail.com

DIRECT 267.707.3347

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

JAKE DOYLE

jdoyle@equitycre.com

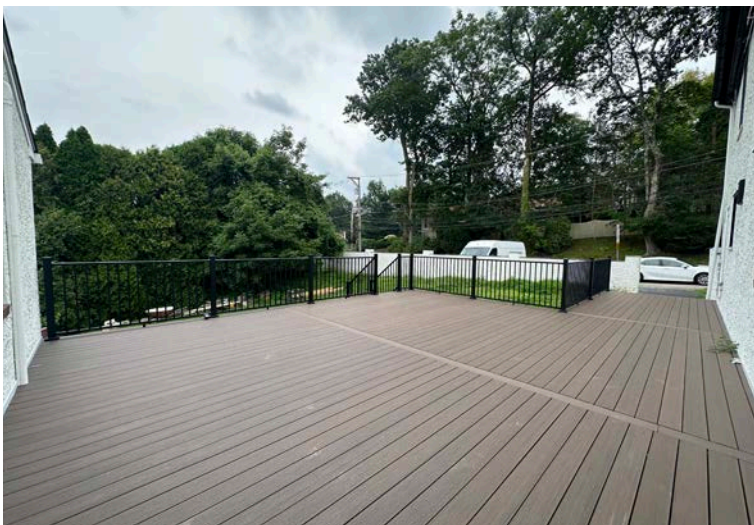
DIRECT 484.531.2176

FOR LEASE: OFFICE SPACE AVAILABLE
2,400 SF

601 Conestoga Road | Villanova, PA

EQUITY CRE

EXTERIOR



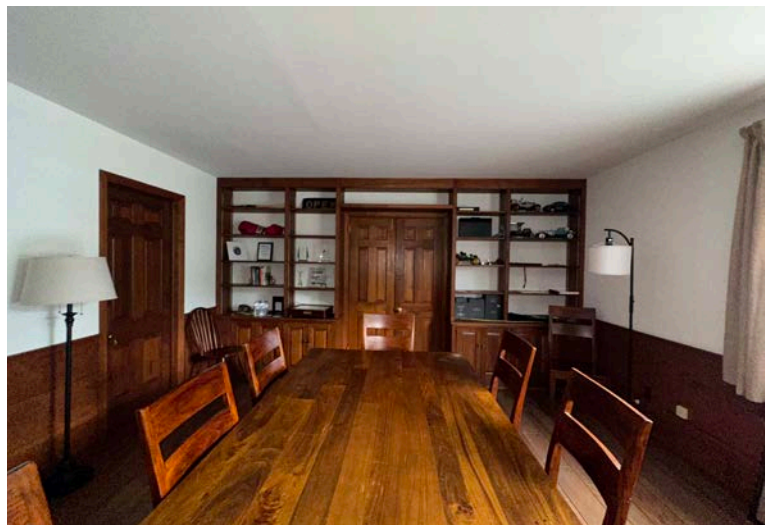
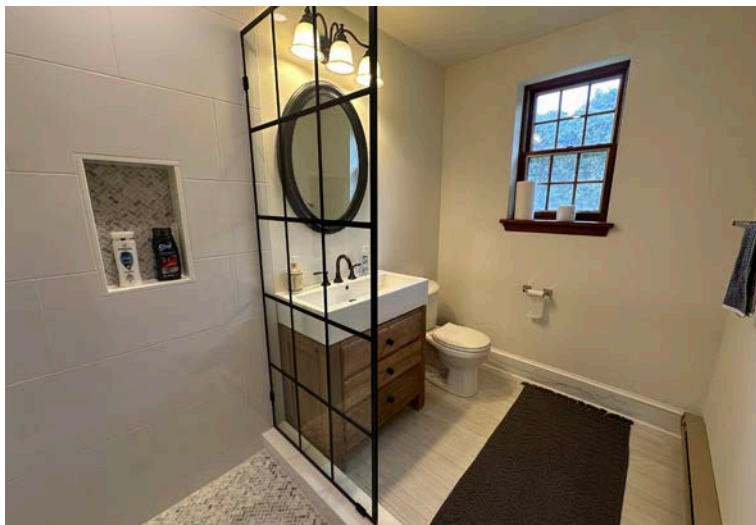
PRESENTED BY EQUITY CRE

FOR LEASE: OFFICE SPACE AVAILABLE
2,400 SF

601 Conestoga Road | Villanova, PA

EQUITY CRE

OFFICE SPACE B

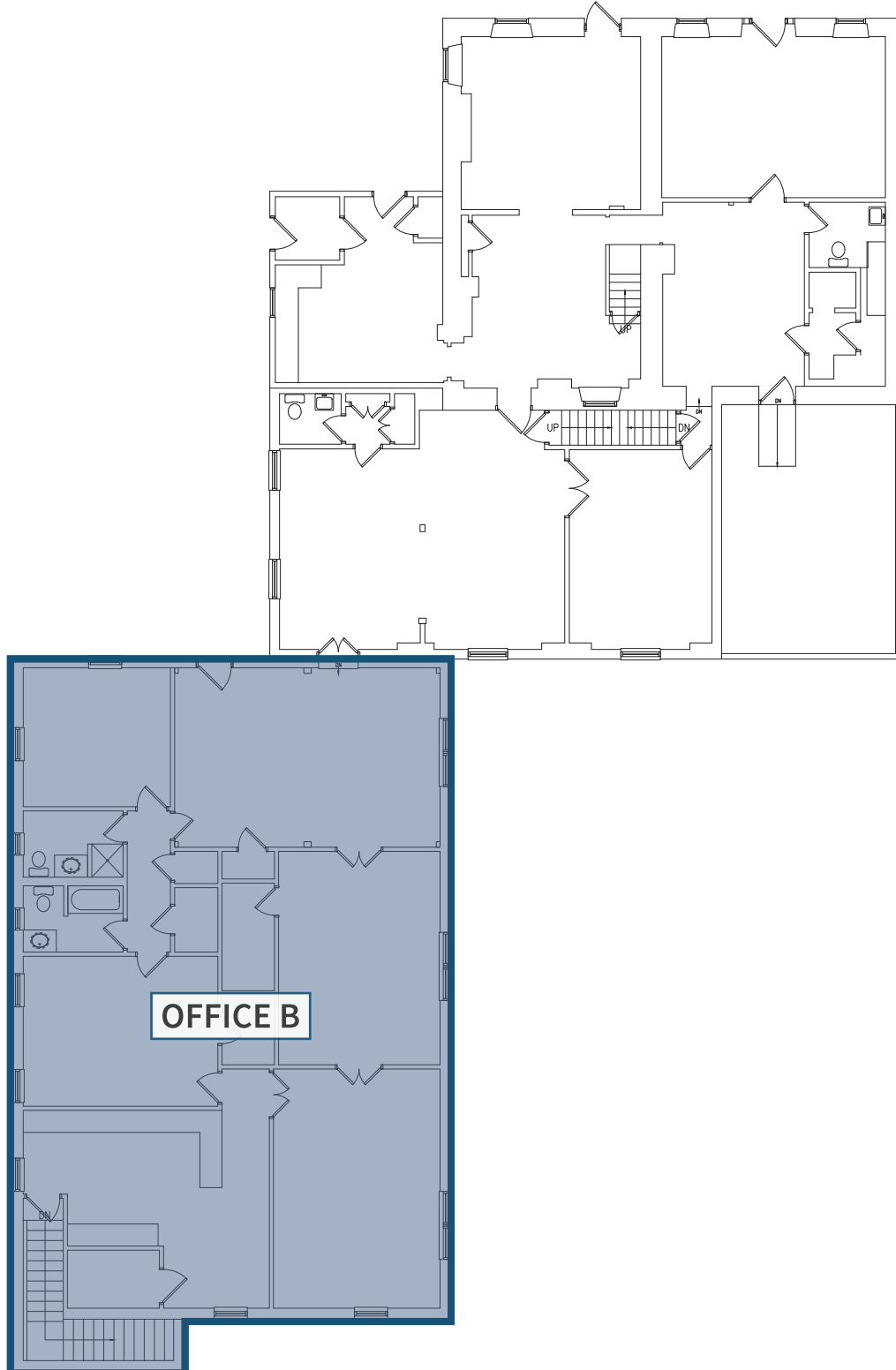


FOR LEASE: OFFICE SPACE AVAILABLE
2,400 SF

601 Conestoga Road | Villanova, PA

EQUITY CRE

1ST FLOOR PLANS



FOR LEASE: OFFICE SPACE AVAILABLE 2,400 SF

601 Conestoga Road | Villanova, PA

EQUITY CRE

LOCATION AERIAL



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Steve Jeffres, Shaun Lyons & Jake Doyle are licensed salespersons in PA.

09/25

RETAIL AERIAL

