

FOR SALE: 4,200 SF RETAIL SPACE

3903 Lincoln Highway | Downingtown, PA 19335

EQUITY CRE



ASKING PRICE: \$1,250,000



PROPERTY HIGHLIGHTS

- 4,200 SF
- Ample parking
- Tremendous traffic count and high HH income
- Located in the heart of Downingtown on Route 30 aka Lincoln Highway
- Fully leased to Verizon Wireless



CONTACT

SHAUN LYONS

shaunlyons5454@gmail.com

DIRECT 267.707.3347

JAKE DOYLE

jdoyle@equitycre.com

DIRECT 484.531.2176

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

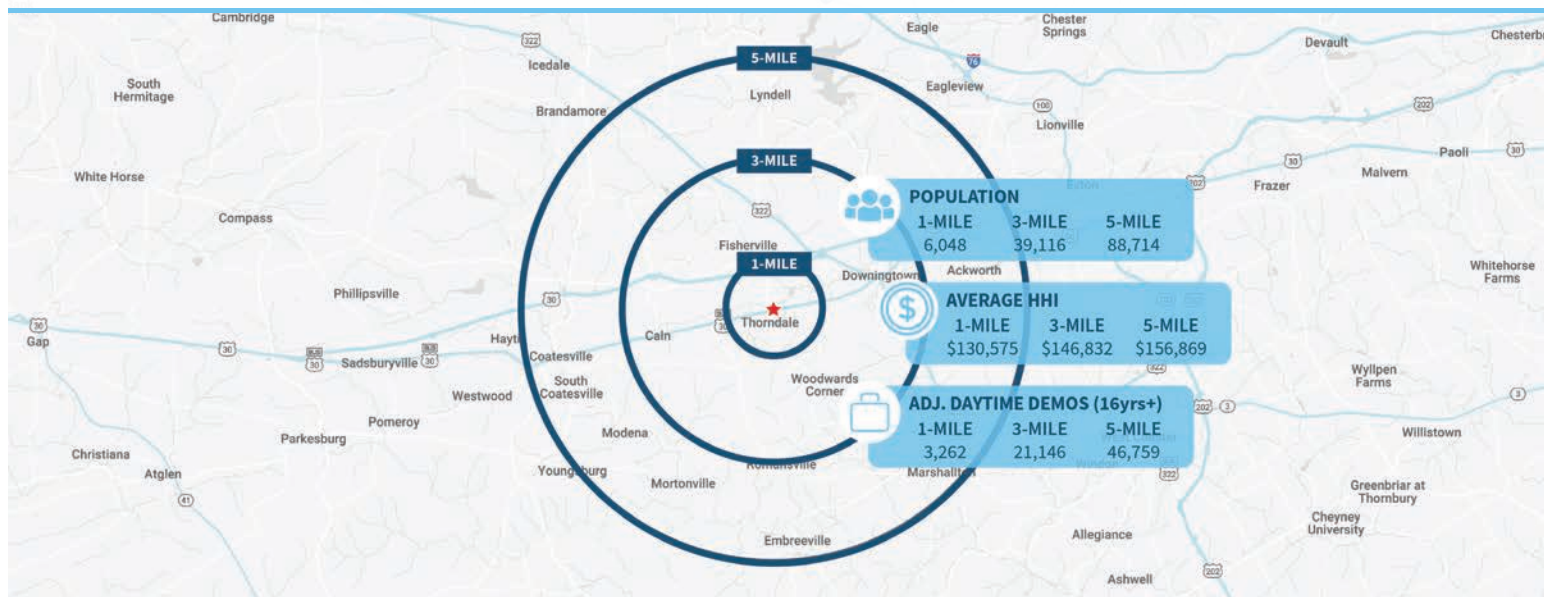
FOR SALE: 4,200 SF RETAIL SPACE

3903 Lincoln Highway | Downingtown, PA 19335

EQUITY CRE



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

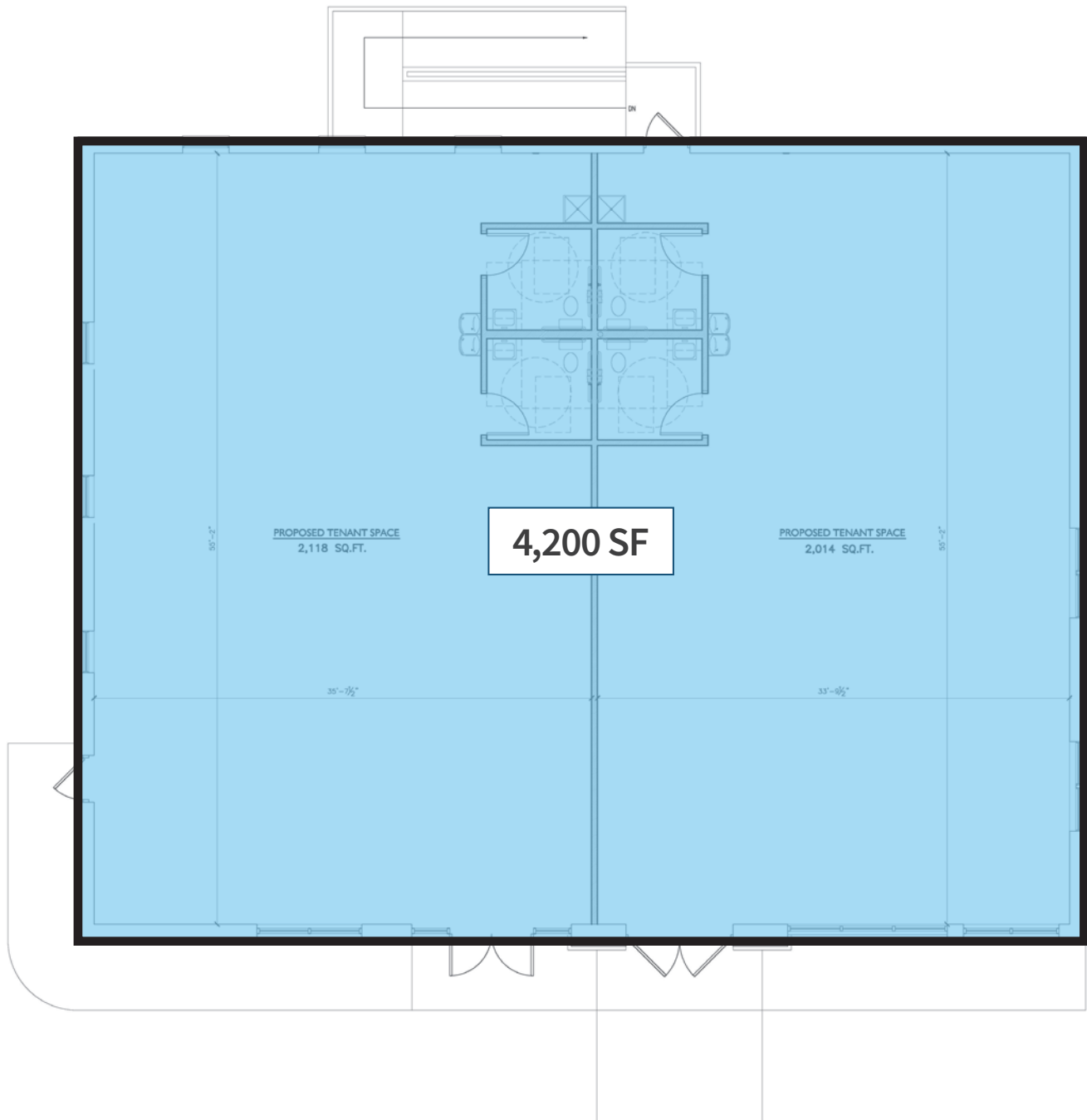


FOR SALE: 4,200 SF RETAIL SPACE

3903 Lincoln Highway | Downingtown, PA 19335

EQUITY CRE

FLOOR PLANS



The right space. The right move.

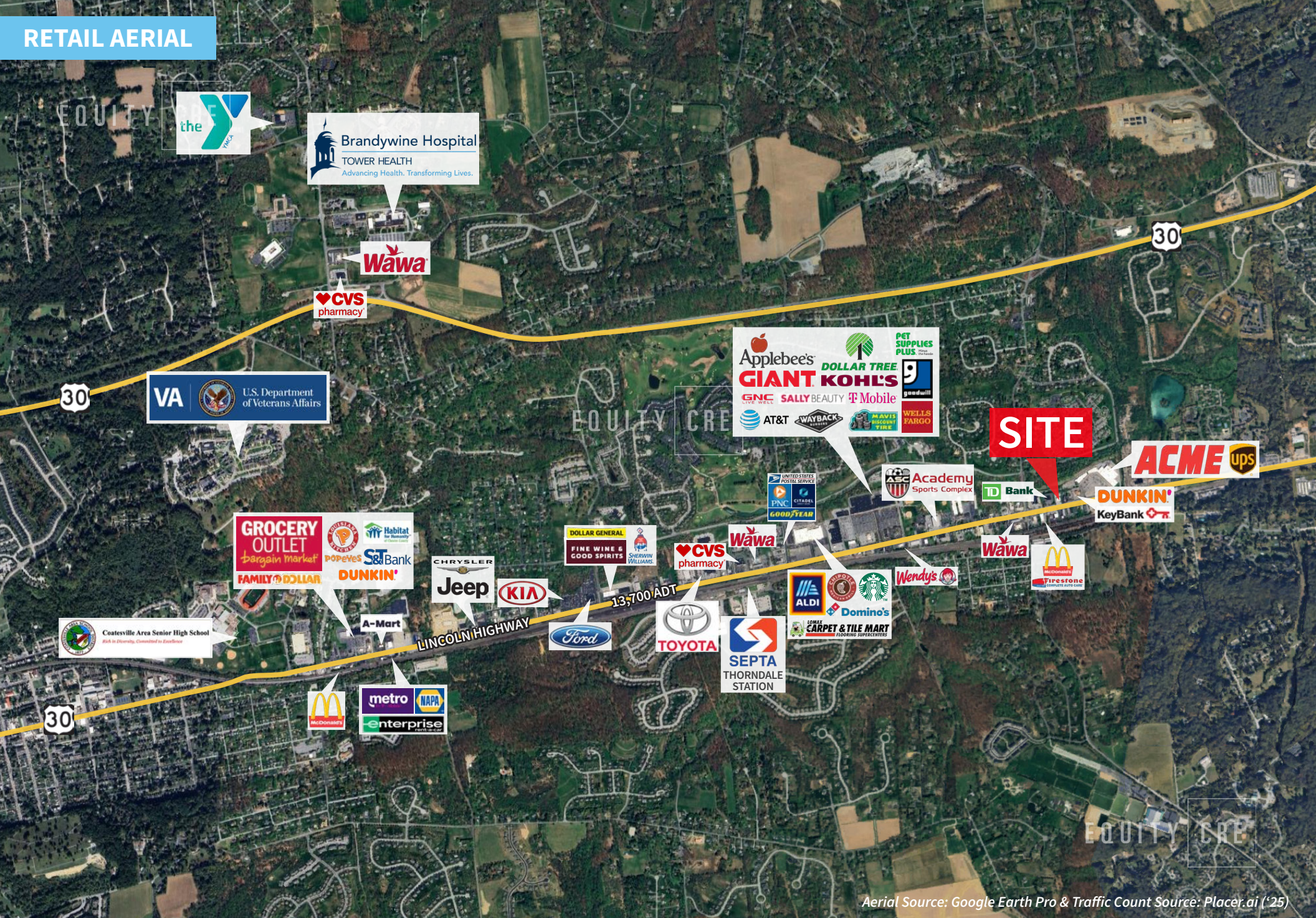


CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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. Shaun Lyons & Jake Doyle are licensed salespersons in PA.

08/25

RETAIL AERIAL



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

Compliments of:

EQUITY CRE

Plymouth Meeting, PA ■ Philadelphia, PA ■ 610.645.7700 ■ www.equitycre.com

04/25