

Newtown Business Center

4601 West Chester Pike, Newtown Square, PA 19073



NBC
Newtown
Business
Center



OFFICE & SERVICES COMPLEX

	<u>Avg. HH Income</u>	30,000 Vehicles Per Day
3 Miles	\$200,102	
5 Miles	\$174,084	

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Center contains Medical, Dentistry, Government, Wellness, Physical Therapy, Daycare, Educational Offices, US Post Office & more.

Comprised of 7 Buildings with Drive-Thru Access

Malvern School

West Chester Pike

Delaware County Veterans Memorial

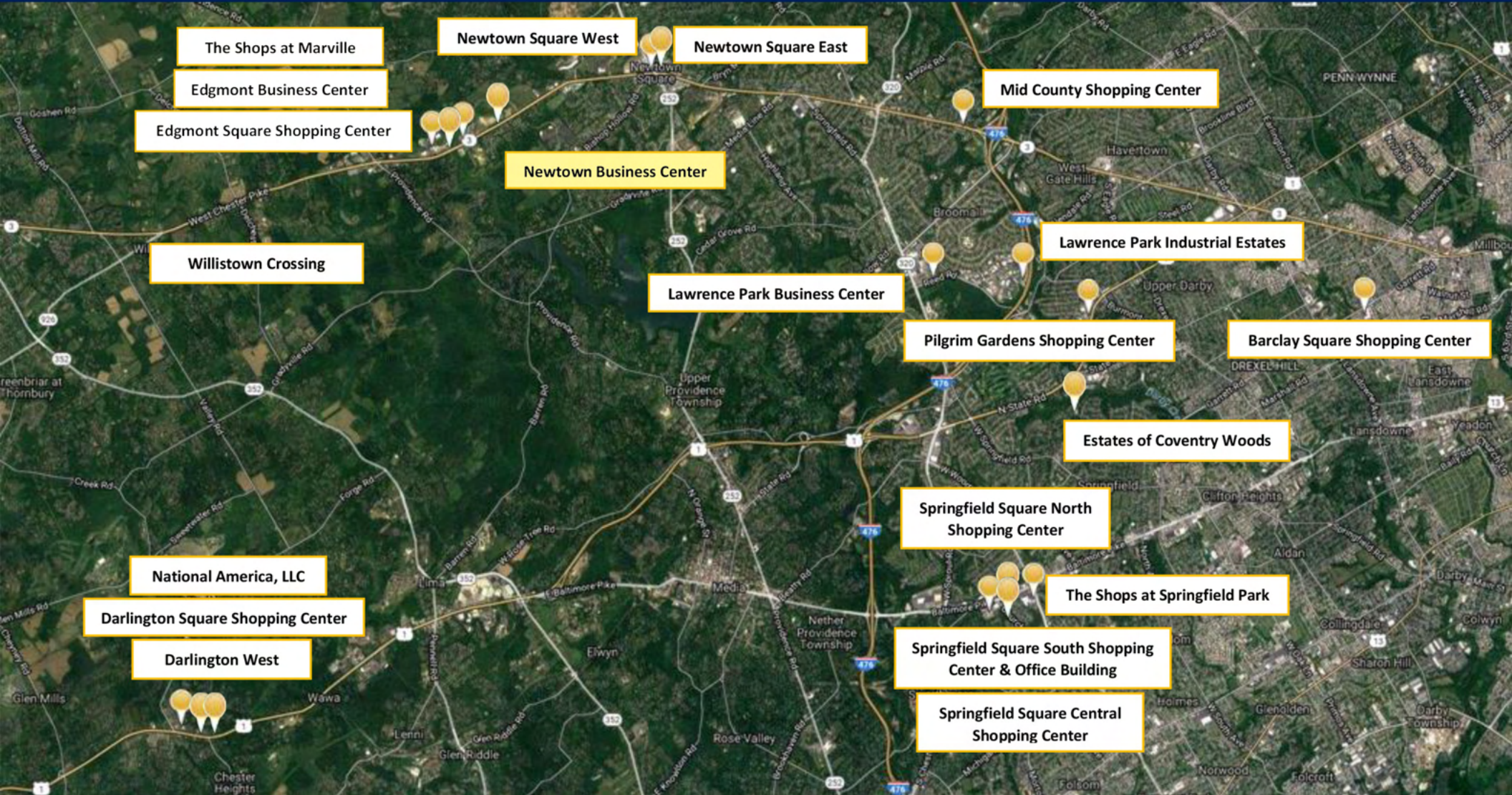


Newtown Business Center is located on West Chester Pike (Route 3) in the high growth area of Edgmont/Newtown Square. This 7-building business center is composed of mixed-use office and light industrial tenants, offering a convenient location with dedicated turn lanes, great visibility from Route 3, and easy access to public transportation.

- Suites from 1,000-3,900 SF
- On West Chester Pike
- 2 Minutes from I-252
- 10 Minutes from I-202
- AmeriHealth ¼ Mile Away
- SAP HQ within 1 Mile

Building a Better Future in Delaware County, PA

• Since 1960 •



9 Mile Span