

Newtown Business Center

West Chester Pike, Newtown Square, PA 19073



Office Complex Comprised of 7 Buildings with Loading Dock & Drive Thru Access



★ 8 Miles from I-202 ★ 2 Miles from I-252 ★ 7 Miles from I-476
★ SAP Headquarters Within 1 Mile ★ Amerihealth 1/4 Mile Away

★ Visible Along West Chester Pike ★



Governmental
Wellness
Physical Therapy
Daycare

Medical
Dentistry
Educational Offices
US Post Office



Veterans Memorial



Goodwill



Malvern School

Adjacent To: Bonfish ~ PJ Whelihan's ~ Giant ~ Starbucks



Suites Available From 1,000 SF to 3,900 SF

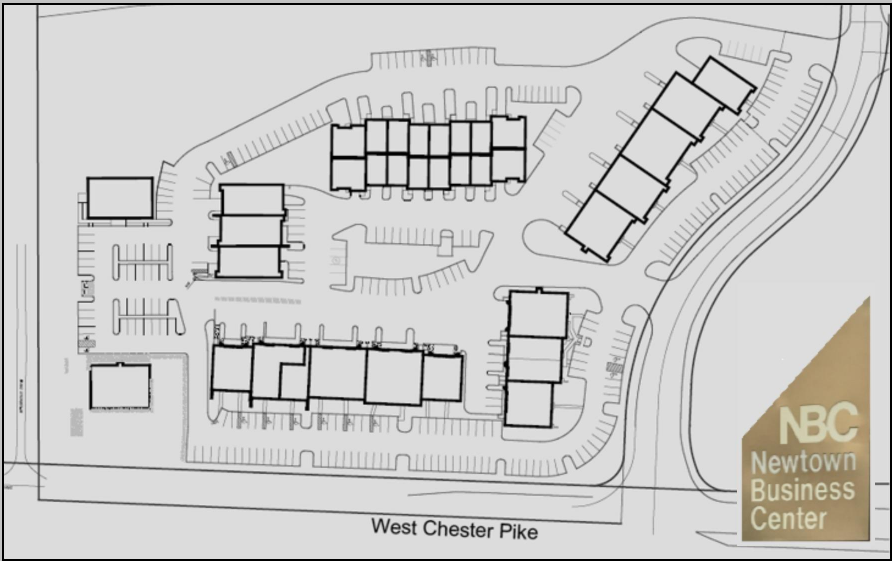
3 Spaces Available

**Ellis Preserve
13 Businesses**

SAP Headquarters ~ Graham Partners ~ Sunoco
Chesterbrook Academy
Bryn Mawr Hospital Health Center
BPG Mgt Co. ~ 15 Acre Community Green
Ellis Towne Center ~ Ellis Athletic Center
Hilton Garden Hotel ~ Whole Foods
Wawa ~ Paxos American Grill

**Campus Boulevard
16 Businesses**

LHK Partners Inc ~ Versalus Health
AMResorts
Vision33 Inc ~ Boiron Borneman
Tracey Mechanical
Bryn Mawr Abstract Inc ~ GMH
Executive Health Resources
Project Management Institute
McGovern Painting Contractors
The Tax Advisors, LLC ~ Regus - Pennsylvania
National Elevator Industrial Benefit
Czaplicki & Gregor ~ Creative Financial Group



| Demographics | 1 mi radius | 2 mi radius | 3 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population | 1,830 | 9,397 | 23,284 |
| Households | 747 | 3,592 | 9,209 |
| 5 Yr Pop Growth (Total%) | 2.4% | 6.9% | 4.5% |
| Average HH Income | \$184,396 | \$208,311 | \$200,477 |
| Median HH Income | \$122,361 | \$145,196 | \$141,019 |
| 30,000 Vehicles Per Day | | | |