

FOR LEASE

±2,500-10,440 SF RETAIL SPACE

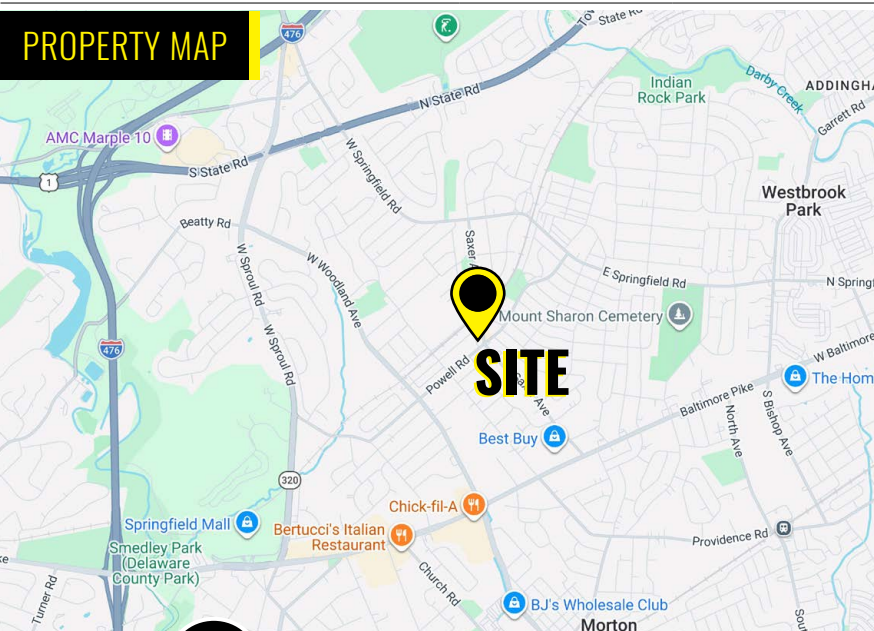
170 Saxer Ave | Springfield, PA 19064

\$25 PSF NNN

PROPERTY FEATURES / HIGHLIGHTS

- **±10,440 SF Former Rite Aid Space Available For Lease**
- Divisible to ±2,500 SF units
- High-visibility location along Saxer Avenue in Springfield
- Zoned E – Business District (wide range of permitted uses)
- Strong traffic counts with excellent frontage
- Excellent access to Baltimore Pike & I-476 (Blue Route)
- Ample on-site parking, across from large municipal parking lot

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,399	145,114	412,440
AVG HHI	\$131,047	\$92,842	\$80,187
HOUSEHOLDS	5,330	55,711	156,777



SITE OVERVIEW AERIAL

170 SAXER AVE | SPRINGFIELD, PA 19064

FOR LEASE





ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
BREWERY & RESTAURANT

