



Just Reduced

Now Available for Lease: 3 Frame Avenue, Malvern, PA 19355

Location, Location, Location

Perfect location in Frazer, right off Lancaster Avenue, 1,000 square feet of office space in a modern office building. Plenty of parking spaces. Rent is \$ 9,000.00 annually. Great for small accounting, insurance or attorney's office.



2008	1 Mile	2 Miles	3 Miles
Population	1,929	14,964	35,950
Medium HH Income	107,405	129,870	131,777
Households	481	5,343	13,742

Features:

Located right off busy Route 30 in Frazer, PA. Site accessible from all directions

Close to busy Route 202 (Frazer Exit)

Traffic count: 22,000 + cars daily.

1.5 acres in developing retail area with National Retailers close by.

Housing is on the increase.

Traffic Counts:

Route 30: 21,420 cars daily

Route 202: 86,520 cars daily

Trend MLS # 5425522

Patrick J. Gubicza

650 West Uwchlan Avenue, Exton, PA 19341

Office: 610-280-4050; Cell: 484-798-8897

