

Fully Leased!

849 PAOLI PIKE, WEST CHESTER (WEST GOSHEN TWP), PA 19380



LOCATION OVERVIEW

Strong performing Chipotle anchored center positioned along Paoli Pike, the main arterial road into West Chester, PA, the county seat and home to West Chester University (16,600 students).

PROPERTY HIGHLIGHTS

- West Goshen Twp. is consistently ranked on Money Magazine's "Best Places to Live", topping the charts at #10 in 2013
- Strong demographics and traffic counts
- Abundant parking and easy access to major roadways
- Shadow anchored with shared access to West Goshen Shopping Center. Retailers include: LA Fitness, Acme, Fine Wines & Good Spirits and Rite Aid.

TENANTS INCLUDE:



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|-----------|-----------|
| Population | 10,078 | 70,367 | 117,084 |
| Average HHI | \$90,184 | \$108,316 | \$121,243 |
| Employees | 16,882 | 46,619 | 76,704 |
| Pop. Growth (2010-2017) | 21.23% | 8.14% | 6.73% |



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



DAMON DIPLACIDO BROOKE HENNINGSEN

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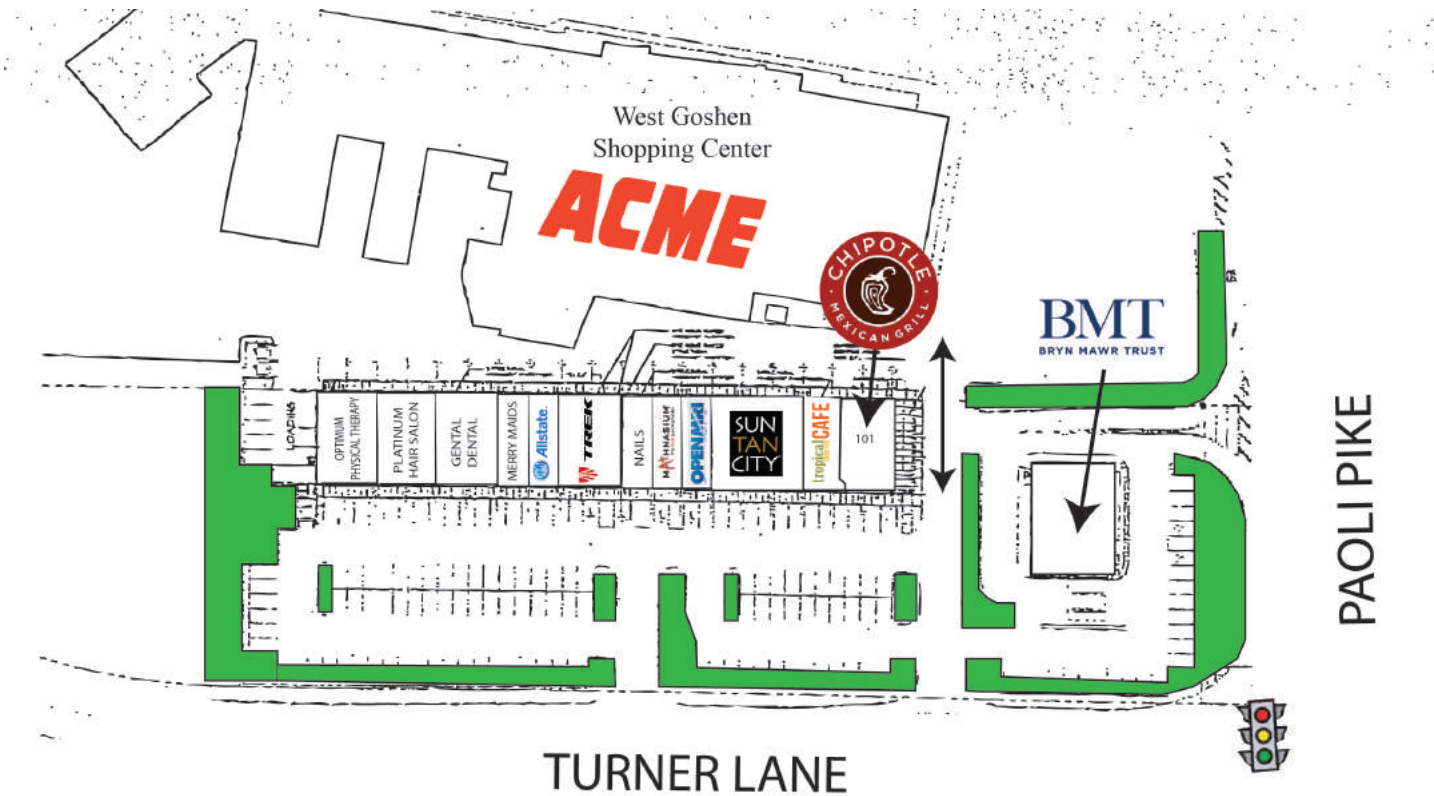
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| Space # | Tenant | Space # | Tenant |
|---------|------------------------|-----------|--------------------------|
| 101 | Chipotle Mexican Grill | 117 & 119 | Trek |
| 103 | Tropical Smoothie | 121 | Allstate |
| 105 | Sun Tan City | 123 | Merry Maids |
| 111 | Open MRI | 125 & 127 | Gentle Dental |
| 113 | Mathnasium | 129 & 131 | Platinum Hair Salon |
| 115 | Express Nails & Spa | 133 & 135 | Optimum Physical Therapy |
| | | 849 | Bryn Mawr Trust |



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TURNER SQUARE

WEST GOSHEN SHOPPING CENTER

DOWNTOWN WEST CHESTER

22,921 VPD

PAOLI PIKE

3

202



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