

# WEST GOSHEN SHOPPING CENTER

## ± 2,584 - 110,000 SF Available For Lease

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



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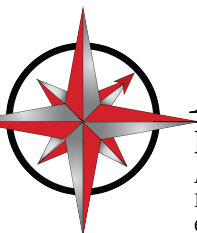
### LOCATION OVERVIEW

Dominant center in market located in the heart of Chester County, PA. Positioned at Rt. 202 & Paoli Pike, the main arterial road to downtown West Chester, PA, the 'County Seat' of Chester County. Home to West Chester University (17,558 students).

### PROPERTY & MARKET HIGHLIGHTS

- Township named one of "America's Best Places To Live" by Money Magazine
- Close to downtown West Chester, West Chester University, and the QVC World Headquarters
- Strong Demographics
- Traffic Counts  
Paoli Pike: 22,921 VPD  
Route 202: 81,502 VPD

	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  
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# WEST CHESTER, PA

## SITE

Woodlands @ Greystone  
(Under Construction)

433 acres

440 Single family homes

110 Semi-detached homes

48 Townhomes

35-acre wedding & special  
events facility

Penn Medicine  
**CHESTER COUNTY HOSPITAL**

Henderson  
High School

West Chester, PA  
County Seat of Chester Co.

**GIANT**  
**petco**  
Orangetheory

**WEST CHESTER**  
UNIVERSITY



**BRANDYWINE REGIONAL AIRPORT**  
land in the heart of Chester County, Pennsylvania

East High School



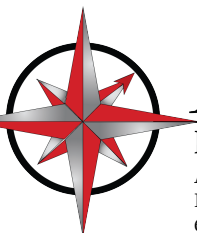
# RETAIL PROPERTY FOR LEASE

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1	ACME	12	Dollar or Two
2	Michi Japanese Restaurant	13	Carmine's Pizza Eatery
3	Hair Cuttery	15	AVAILABLE - 2,584 SF
4	GNC	16	Sprint
5/6	Norman's Hallmark	17-18	Pet Supplies Plus
7	Chester County Opticians	20	Wells Fargo
8	Stuart Jeweler's	21A	My Salon Suite
9	Rite Aid	21B/22/23	LA Fitness
10	Wine & Spirits	24	AVAILABLE - 110,000 SF
11	Staple's		



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