

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 (17,010 students).

PROPERTY HIGHLIGHTS

- West Goshen Twp. is consistently ranked on Money Magazine's "Best Places to Live"
- 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/ Esporta, Acme, Fine Wines & Good Spirits and Rite Aid.

TENANTS INCLUDE:



DEMOGRAPHICS*

| | 1 MILE | 3 MILES | 5 MILES |
|-------------|-----------|-----------|-----------|
| Population | 9,822 | 70,373 | 117,551 |
| Average HHI | \$113,287 | \$138,583 | \$152,840 |
| Employees | 15,585 | 45,306 | 71,267 |
| Businesses | 977 | 3,556 | 6,023 |

*Sites USA 2022



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

215.275.1679

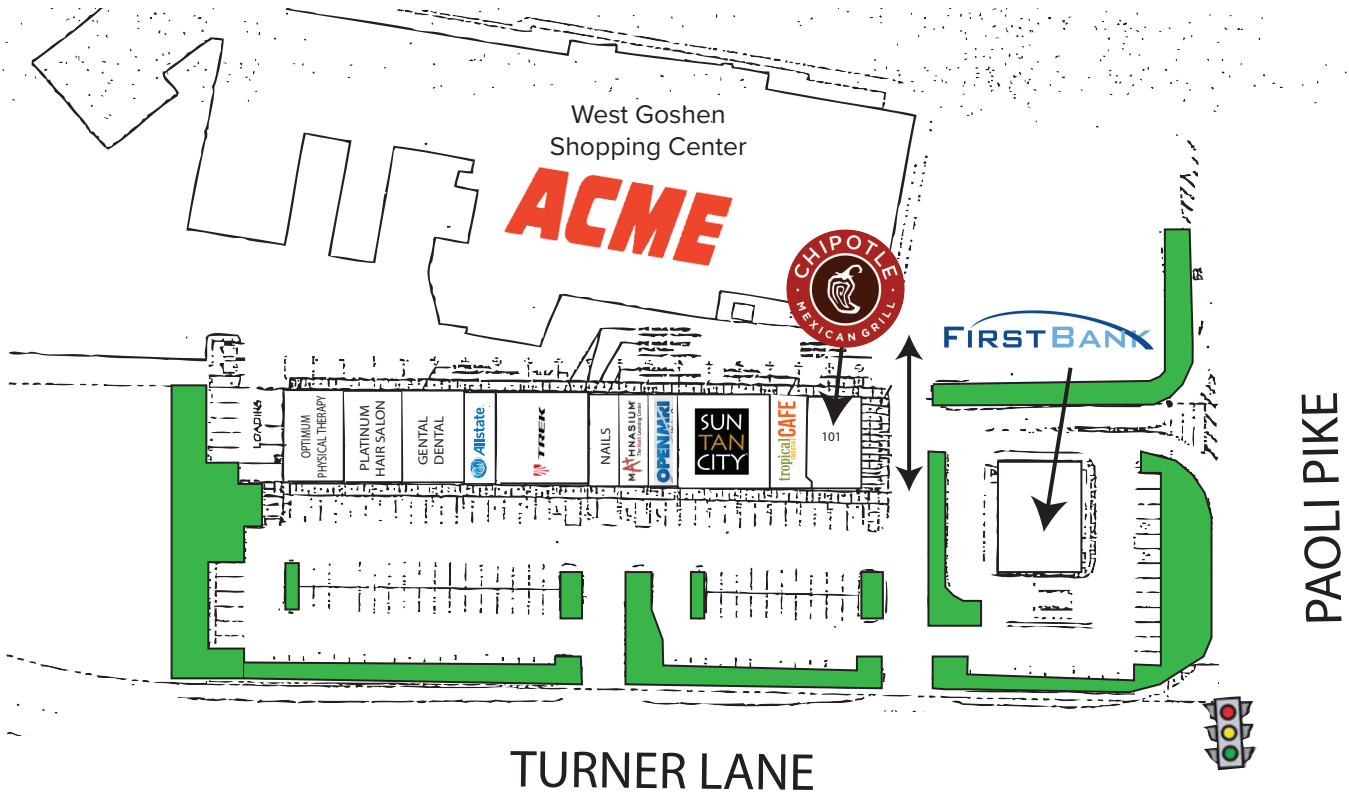
Damon@arrowcre.com

610.721.9910

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



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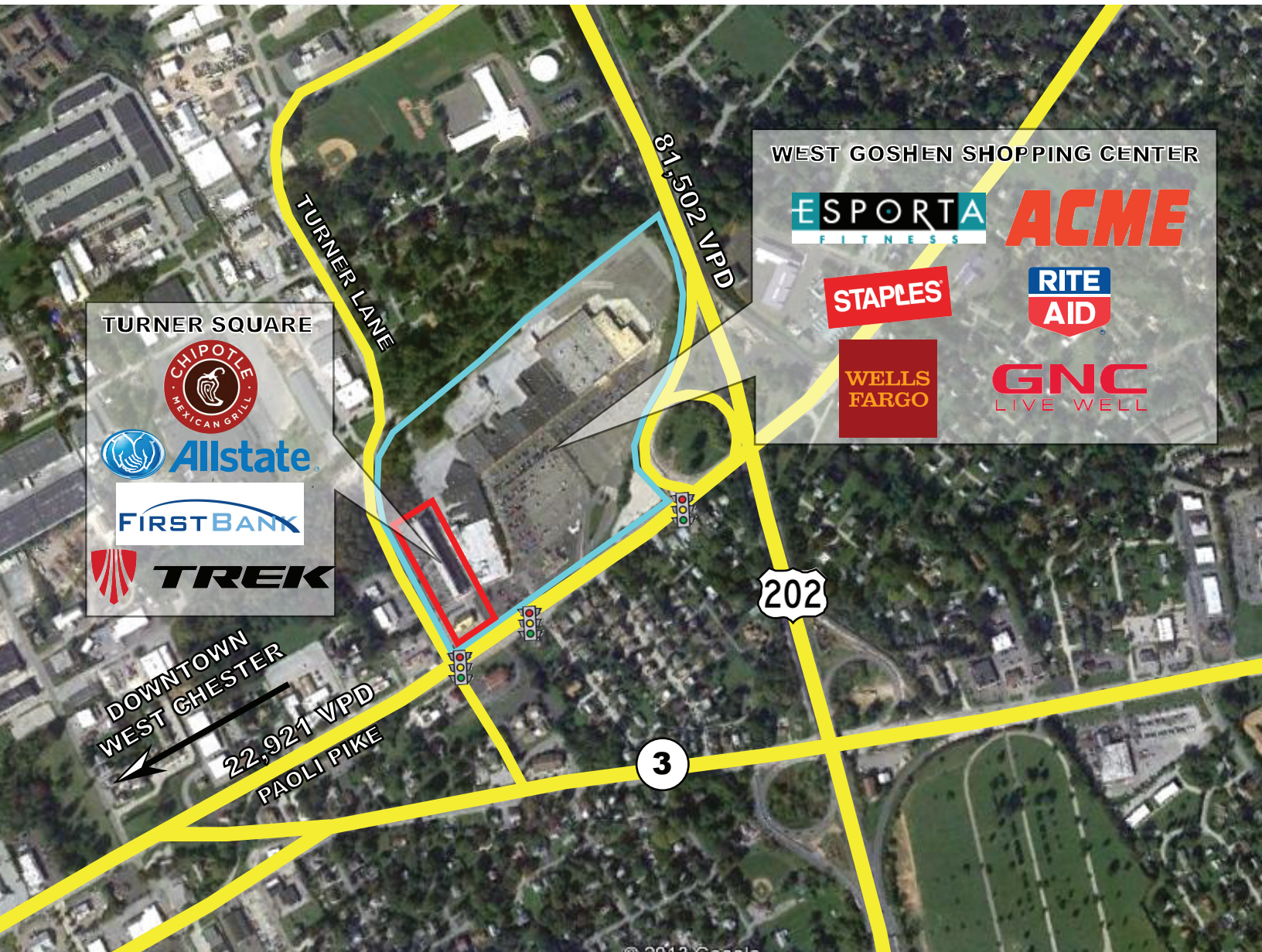
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WEST GOSHEN SHOPPING CENTER

ESPORTA FITNESS

ACME

STAPLES

RITE AID

WELLS FARGO

GNC LIVE WELL

TURNER SQUARE

CHIPOTLE MEXICAN GRILL

Allstate

FIRST BANK

TREK

DOWNTOWN WEST CHESTER

22,921 VPD

PAOLI PIKE



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