

± 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
- Traffic Counts
Paoli Pike: 22,921 VPD
Route 202: 81,502

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	11,671	69,671	116,975
Average HHI	\$105,449	\$120,711	\$134,757
Employees	16,882	46,619	76,704

*Costar 2021



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



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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

ESORTA FITNESS ACME STAPLES
PET SUPPLIES PLUS RITE AID GNC WELLS FARGO
FINE WINE & GOOD SPIRITS
CHIPOTILE MEXICAN GRILL TREK
tropical SMOOTHIE CAFE SUNTAN CITY

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

East High School

Penn Medicine
CHESTER COUNTY HOSPITAL

Henderson High School

West Chester, PA
County Seat of Chester Co.

ShopRite AC MOORE ARTS & CRAFTS
Panera Bread QDOBA

GIANT petco Orangetheory

WEST CHESTER UNIVERSITY



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Operated & Managed By
 Capital Enterprises, Inc

1	ACME	12	Dollar or Two
2	Michi Japanese Restaurant	13	Carmine's Pizza Eatery
3	Hair Cuttery	15	Merry Maids
4	GNC	16	Sprint
5/6	Norman's Hallmark	17-18	Pet Supplies Plus
7	My Eye Doctor	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	Staples		



ARROW

TCN
 WORLDWIDE
 REAL ESTATE SERVICES

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