

PAOLI SHOPPING CENTER

Route 30 and Route 252, Paoli, PA
Tredyffrin Township, Chester County



RETAIL SPACE AVAILABLE 800 - 2,400 SF

Key Features:

Project Size:	166,234 Sq.Ft.
Parking:	650 spaces or 4 per 1,000
ACME Market	68,000 SF
Ann Taylor LOFT	6,800 SF
Talbots	5,600 SF

Located at the intersection of two of Chester County's major north-south (Rte.252) and east-west (Rte. 30) corridors, Paoli Shopping Center is one of the only modern shopping centers with direct frontage on the Philadelphia area's "Main Line" (Lancaster Avenue/Rte.30). With its dominant market position, Paoli Shopping Center offers direct access to an upscale, sophisticated shopping demographic along with national co-tenants such as Talbot's, Chico's, Ann Taylor LOFT, Orange Theory, Petco.

Traffic Counts 43,257 cars per day

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,153	40,158	92,789
Households	2,881	15,668	35,957
Avg HH Income	\$192,866	\$218,851	\$218,943
Med HH Income	\$129,203	\$156,863	\$155,335
Daytime Employees	5,709	52,274	114,479



For More Information Contact:

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■ Space Available

Suite#	Tenants	S.F.
Phase I		
A-1A	Petco	7,681
A-1B	Mattress Warehouse	5,141
A-2	Ann Taylor LOFT	6,800
A-3	Franklin Mint FCU	2,650
A-3A	Big Blue Swim School	9,750
A-5	Lacrosse Unlimited	1,300
A-6	Wagner's Cleaners	672
A-7	Poke Brothers	1,280
A-8	Paoli Hairdresser	1,411
B-1	MAB Paints	3,000
B-3	Baxter's Restaurant	2,500
B-4/6	Mathnasium	2,418
B-7	Pink Gator Boutique	1,476
B-8/9	AVAILABLE	2,400
B-10	Not Owned	
B-12	Elegance French Bakery	1,600
B-13	Warhammer	1,200
B-14	Restore Wellness	2,240
B-15	Paper Source	2,240
B-16	Trove	2,660
B-17	Chico's	2,300
B-18	Talbot's	5,600
C-1	Luk Oil Service Station	2,185
C-2	Einstein's Bagels	2,240
C-4	Bravo Pizza	2,182
C-3	The Lash Lounge	1,018
C-5	Cheng Du	1,600
C-6	Back Nine	2,525
Phase II		
D-1,2	Wine & Spirits	8,500
D-3	Tinker Deker	2,050
D-4	Orange Theory	3,880
D-6	Nails	2,100
D-8	Polka Dots Apparel	1,050
D-10	Pearl Vision	1,600
D-12	UPS Store	1,410
D-13	Supercuts	900
D-14	AVAILABLE	800
E-1	ACME Market	61,000
PAD 1	Bank of America	3,000



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