



**Hankin  
Group**



# **River Station Medical Office Building**

**Route 322 and Boot Rd**  
Downingtown, PA



**RIVER  
STATION**

[hankingroup.com](http://hankingroup.com)



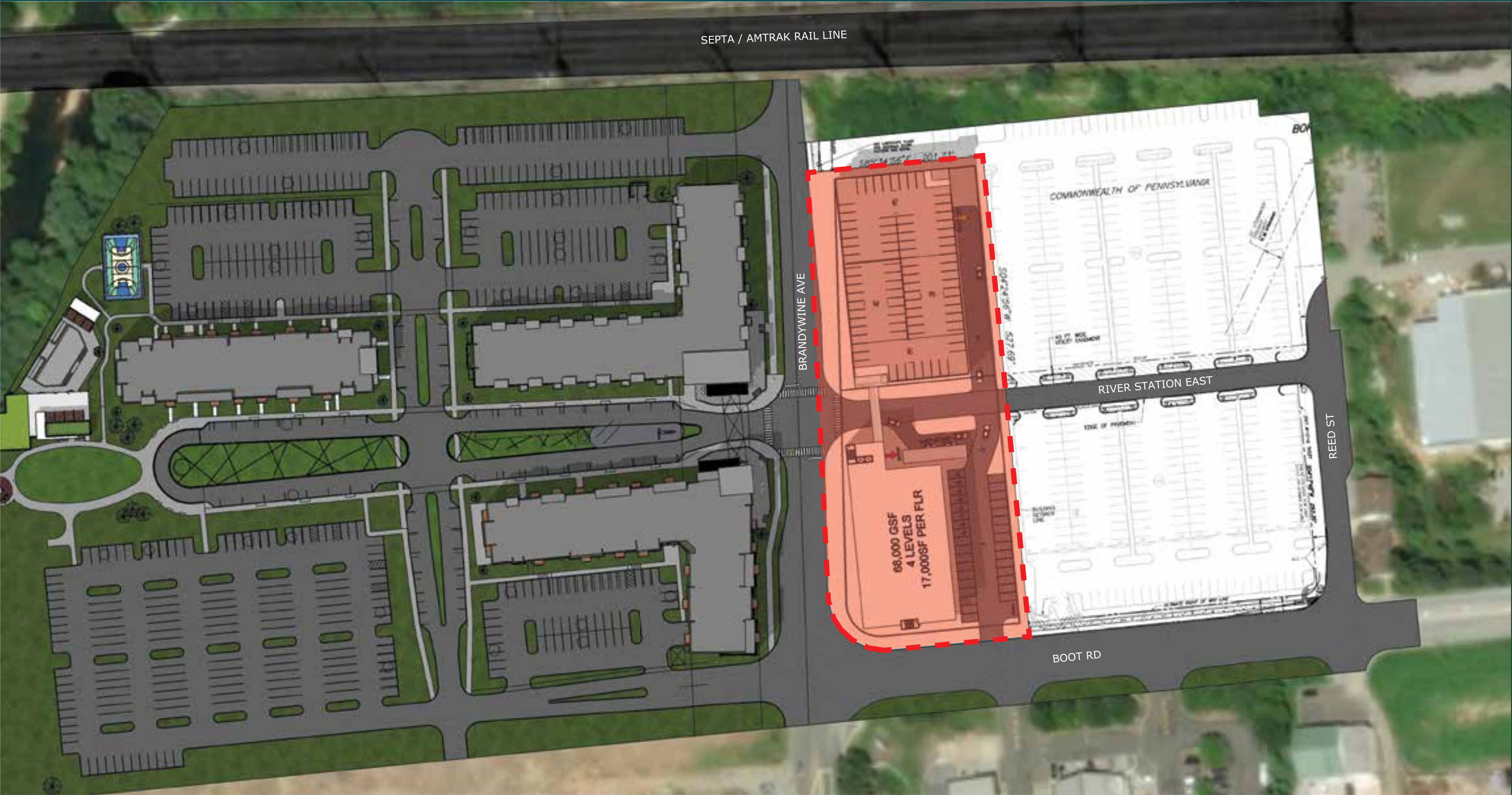


# River Station

A captive audience awaits you at River Station. Located on 322/Brandywine Ave, a short walk from the main street of Downingtown, River Station is highly visible providing a sense of community, and opportunities to live, work, and play.



# Site Overview





# Property Overview

Location	Northeast corner of Brandywine Ave and Boot Rd
Building Size	30,000 sf – 68,000 sf
Floors	4
Main Entrance	Protected overhead drop-off area
Parking	4 level parking garage with pedestrian pathway connected
Property Management	Professionally managed 24/7 by award winning Hankin Property Management



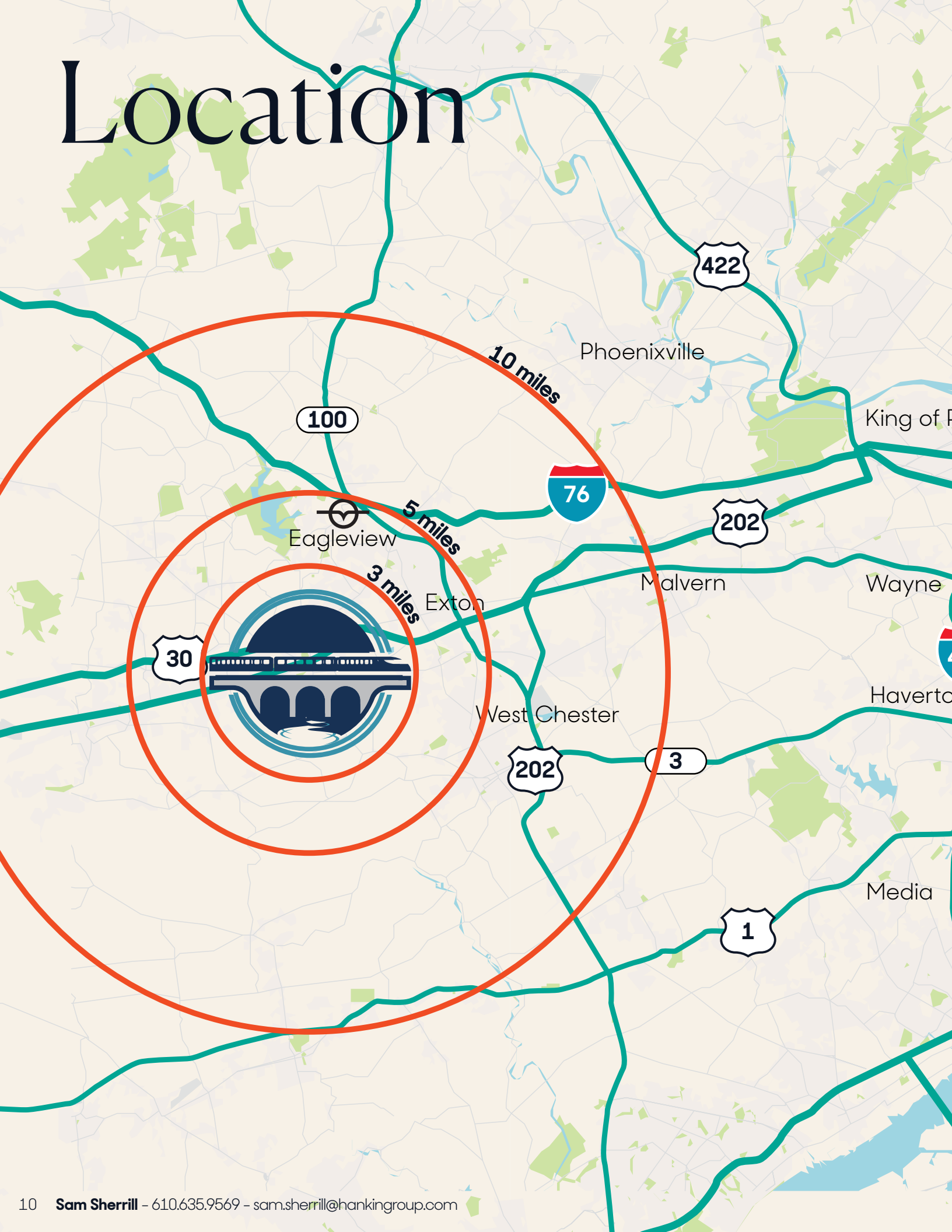


# Aerial View





# Location



# Demographics

5 Mile Radius

**98K**

Pop Est

**98%**

Pop Insured

**37K**

HHs Est

**\$163K**

Avg Income  
Est

**40.9**

Median Age  
Est



# Great Accessibility

River Station's location makes access to retail a snap. A short walk from the main street of Downingtown, the current Downingtown Station, and an even shorter walk from the planned station relocation, you're in the middle of it all at River Station





# About the Developer



**Hankin  
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

## Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

## Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

## Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

## Community

We show appreciation for the people who occupy and enjoy our spaces.





# Award Winning Property Management

## We are there, when you need us

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.





# Leasing Contact

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