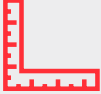
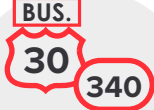


CALN VILLAGE SHOPPING CENTER


Routes 30 & 340 (Bondsville Road), Thorndale, Chester County, PA




**1,170–1,575 SF
FOR LEASE**



**ON ROUTES
30 & 340**



**NEWLY RESURFACED
PARKING LOT
w/500 SPACES**



**SIGNALIZED
INTERSECTION**

Property Highlights

- » Excellent and Convenient Access with 3 Ingress/Egress Access Points on Business Route 30, and 1 Ingress/Egress Access Point on Bondsville Rd.
- » Located at Signalized Intersection on Business Route 30 (Lincoln Highway) where 37,000 Vehicles Pass the Site Daily.
- » Less than 1 Mile from Coatesville Downingtown Bypass (Route 30) which connects to Route 202 and Interstate-76, leading into Philadelphia.
- » Located within walking distance from The Preserve at Milltown Apts (1,000+ Units)
- » Caln Village serves the needs of both a heavily populated and affluent residential community and a thriving business population.
- » Newly Resurfaced Parking Lot and Two Double-Faced Digital Signs.

GLA

109,600 SF

Traffic Counts

37,000 Vehicles Per Day

Frontage

700' on Route 30 (Lincoln Hwy)

Signage

Two Monument Signs (Double Faced, Digital)

Type of Center

Neighborhood Center

Parking

500 Spaces

Access

- » Full Ingress/Egress Access on Signalized T-Intersection on Rt. 30
- » Separate Ingress/Egress Access for Service Vehicles on Route 30
- » Ingress/Egress Access to Dunkin Donuts and Key Bank Outparcel with cross easement into center
- » Full Ingress/Egress Access to Center via Bondsville Rd

Co-Tenants

ACME, Key Bank, Dunkin Donuts, One Main Financial, UPS Store, Fit Body Boot Camp, Fastenal, United Sports Tae Kwon Do and many more.



Demographics

	1-MILE	3-MILE	5-MILE
Population			
» 2022 Estimated	6,054	39,231	88,670
» 2027 Estimated	6,058	40,032	90,812
Avg Household Income			
» 2022 Estimated	\$138,973	\$145,273	\$41,623
» 2027 Estimated	\$162,146	\$167,409	\$162,692

For more information, please contact:

Charles Ambrose
(215) 878-7300
locate@yentis.com



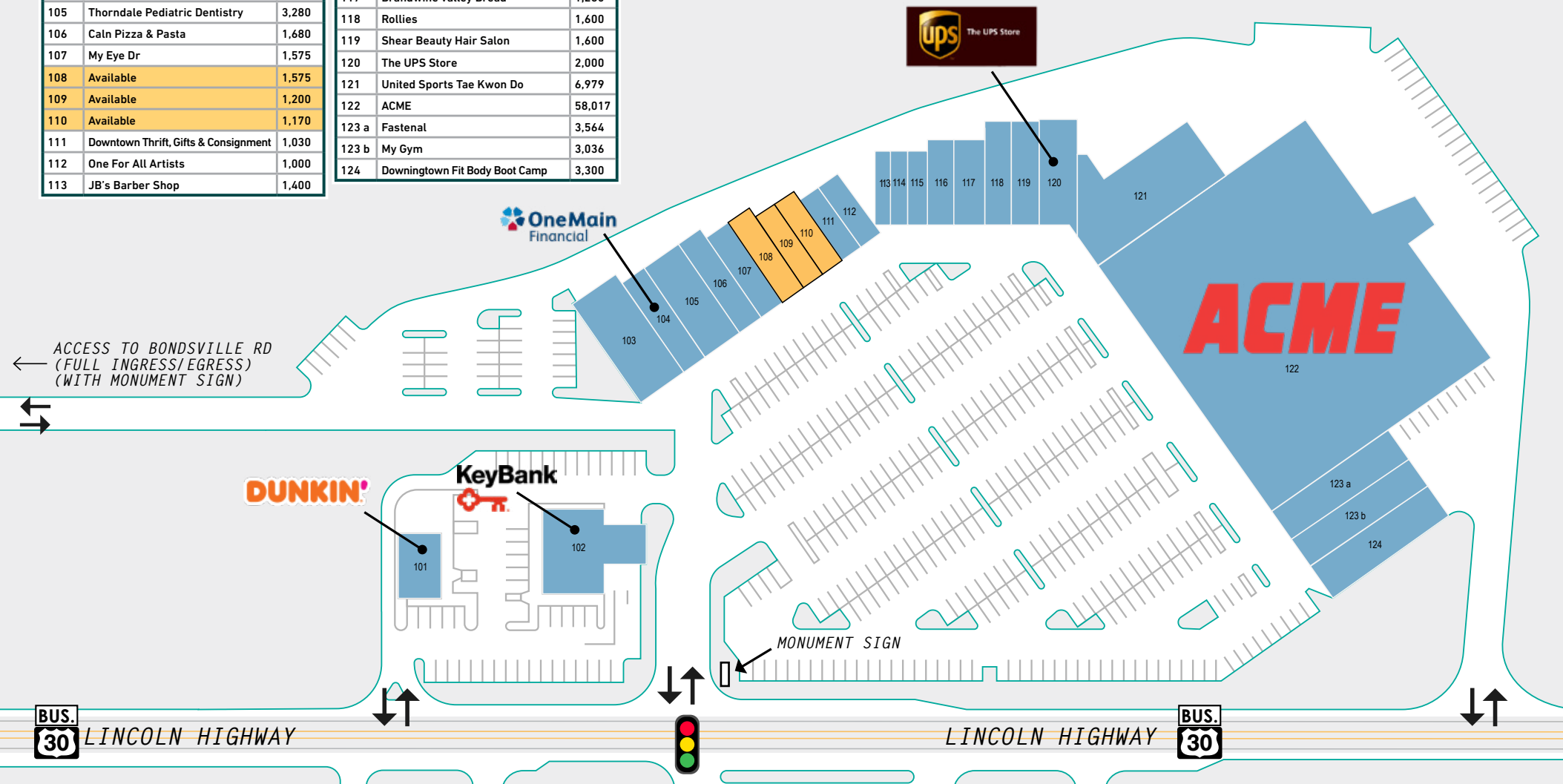
Herbert Yentis & Co. Realtors
7300 City Avenue
Philadelphia, PA 19151

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TENANT KEY		
Unit	Tenant	Sq. Ft.
101	Dunkin Donuts	2,160
102	Key Bank	3,500
103	Pho Vietnamese Restaurant	3,600
104	OneMain Financial	1,600
105	Thorndale Pediatric Dentistry	3,280
106	Caln Pizza & Pasta	1,680
107	My Eye Dr	1,575
108	Available	1,575
109	Available	1,200
110	Available	1,170
111	Downtown Thrift, Gifts & Consignment	1,030
112	One For All Artists	1,000
113	JB's Barber Shop	1,400

Unit	Tenant	Sq. Ft.
114	C&S Jewelers	1,080
115	Master Wok	1,080
116	Professional Nails	1,260
117	Brandwine Valley Bread	1,260
118	Rollies	1,600
119	Shear Beauty Hair Salon	1,600
120	The UPS Store	2,000
121	United Sports Tae Kwon Do	6,979
122	ACME	58,017
123 a	Fastenal	3,564
123 b	My Gym	3,036
124	Downingtown Fit Body Boot Camp	3,300



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