

±9,558 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: 23,007 VPD
Route 202: 128,000 VPD

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	11,333	70,035	122,713
Average HHI	\$108,436	\$126,062	\$138,722
Employees	14,068	42,116	71,962

*Costar 2023



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



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WEST CHESTER, PA

Greystone
(Under Construction)
433 acres
440 Single family homes
110 Semi-detached homes
48 Townhomes
35-acre wedding & special events facility

West Goshen Shopping Center

LA FITNESS ACME STAPLES
PET SUPPLIES PLUS GNC WELLS FARGO
FINE WINE & GOOD SPIRITS
CHIPOTLE MEXICAN GRILL TREK BMT BRYN MAWR TRUST
tropical CAFE SMOOTHIE SUN TAN CITY

BRANDYWINE REGIONAL AIRPORT
Land in the Heart of Chester County, Pennsylvania

East High School

PennMedicine
CHESTER COUNTY HOSPITAL

Henderson High School

West Chester, PA
County Seat of Chester Co.

ShopRite AC MOORE ARTS & CRAFTS
Panera BREAD Q DO BA

GIANT petco Orangetheory

WEST CHESTER UNIVERSITY

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1	ACME Markets
2	Michi Japanese Restaurant
3	Hair Cuttery
4	General Nutrition Center
5/6	Norman's Hallmark
7	MyEyeDr
8	Stuart Jewelers
9	±9,558 SF AVAILABLE
10	Wine & Spirits Outlet Store
11	Staples
12	Dollar or Two
13	Carmine's Pizza & Eatery
15	Merry Maids
16	Sprint
17/18	Pet Supplies Plus
20	Wells Fargo
21A	MySalonSuite
21B/22/23	LA Fitness
24	National Retailer - Coming Soon!
PAD	National QSR - Coming Soon!



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