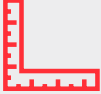
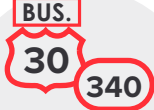


CALN VILLAGE SHOPPING CENTER


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




**1,000–3,500 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, Wingstop, United Sports Tae Kwon Do and many more.



| Demographics | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|-----------|-----------|-----------|
| Population | | | |
| » 2025 Estimated | 5,506 | 39,567 | 91,193 |
| » 2030 Estimated | 5,456 | 40,543 | 93,458 |
| Avg Household Income | | | |
| » 2025 Estimated | \$130,006 | \$146,794 | \$151,791 |
| » 2030 Estimated | \$142,495 | \$160,633 | \$166,509 |

For more information, please contact:

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



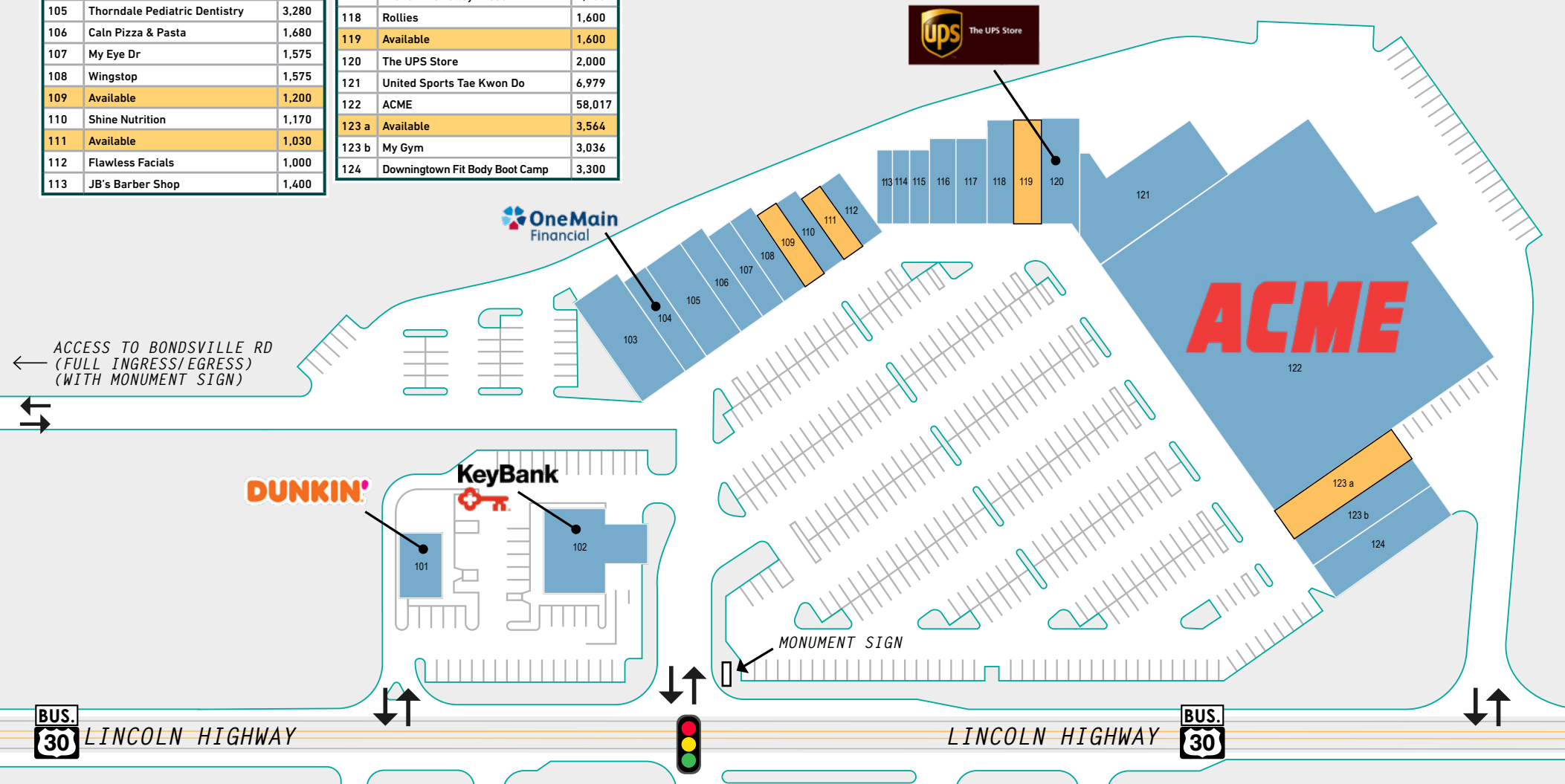
Herbert Yentis & Co. Realtors
7300 City Avenue
Philadelphia, PA 19151

CALN VILLAGE SHOPPING CENTER

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

| 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 | Wingstop | 1,575 |
| 109 | Available | 1,200 |
| 110 | Shine Nutrition | 1,170 |
| 111 | Available | 1,030 |
| 112 | Flawless Facials | 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 | Available | 1,600 |
| 120 | The UPS Store | 2,000 |
| 121 | United Sports Tae Kwon Do | 6,979 |
| 122 | ACME | 58,017 |
| 123 a | Available | 3,564 |
| 123 b | My Gym | 3,036 |
| 124 | Downingtown Fit Body Boot Camp | 3,300 |



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