

MEDICAL - OFFICE - RETAIL SPACE FOR LEASE

Mill Town Square

150 E. Pennsylvania Avenue, Downingtown, PA 19335



Space Available from 1,651 SF to 4,932 SF

THE MILL TOWN SQUARE COMMUNITY INCLUDES

(Partial List)



CHESTNUT DENTAL
ASSOCIATES



For More Information Or To Schedule A Tour Please Contact:

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FIRST LIBERTY PARTNERS

COMMERCIAL REAL ESTATE

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

More Tenants at Mill Town Square

150 E. Pennsylvania Avenue, Downingtown, PA 19335



MILL TOWN SQUARE ALSO INCLUDES A ROBUST COMMUNITY OF RETAIL AND SERVICE TENANTS

(Partial List)




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About Mill Town Square

150 E. Pennsylvania Avenue, Downingtown, PA 19335



Mill Town Square is a fully redeveloped, Class A, multi-use community consisting of 103,880 square feet of office, medical and retail spaces situated on 8.7 acres of ground in the center of Downingtown Borough, Chester County, Pennsylvania.

Mill Town has been designed to function as the town square and hub of the retail, medical and business activity in the historic Borough of Downingtown. Mill Town Square consists of retail, medical and office buildings as well as a retail pad site which are all interconnected with Downingtown's Main Street and its two community parks.

The community is ideal for retail stores and businesses looking for high-end space with strong demographics and a convenient location.

Mill Town is owned and managed by Tripoint Properties.

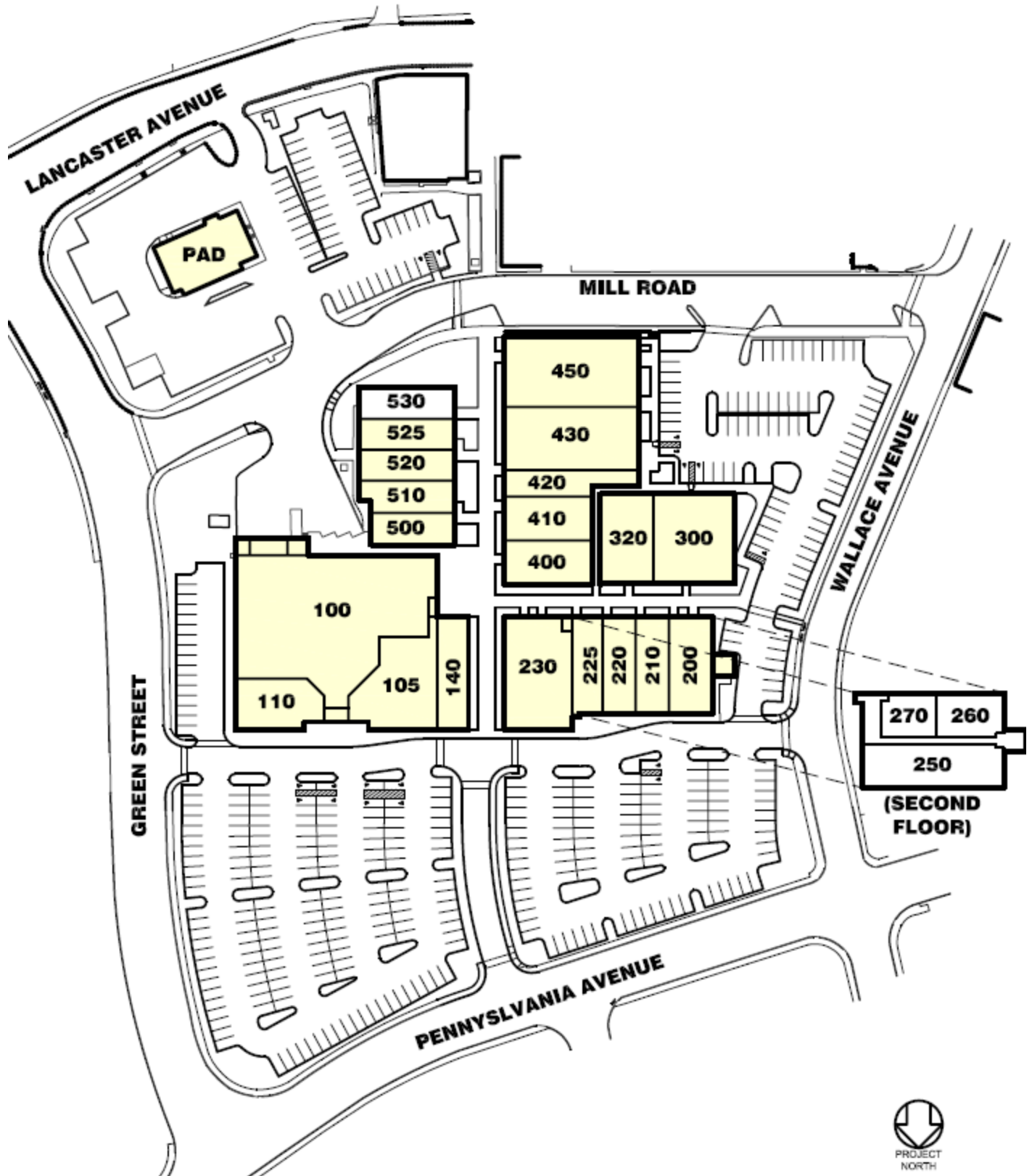


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SITE PLAN

Mill Town Square

150 E. Pennsylvania Avenue, Downingtown, PA 19335



Mill Town Square Demographics

150 E. Pennsylvania Avenue, Downingtown, PA 19335

Population

	2 mile	5 mile	10 mile
2010 Population	18,733	86,374	262,551
2020 Population	19,385	91,097	283,050
2025 Population Projection	19,688	92,822	289,449
Annual Growth 2010-2020	0.3%	0.5%	0.8%
Annual Growth 2020-2025	0.3%	0.4%	0.5%
Median Age	39.5	41	39.8
Bachelor's Degree or Higher	46%	51%	49%
U.S. Armed Forces	12	69	144

Households

	2 mile	5 mile	10 mile
2010 Households	5,873	27,662	83,066
2020 Households	7,659	34,056	104,379
2025 Household Projection	7,778	34,679	106,827
Annual Growth 2010-2020	0.2%	0.4%	0.8%
Annual Growth 2020-2025	0.3%	0.4%	0.5%
Owner Occupied	5,228	26,726	76,493
Renter Occupied	2,432	7,330	27,886
Avg Household Size	2.5	2.7	2.6
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$228.1M	\$1.1B	\$3.4B

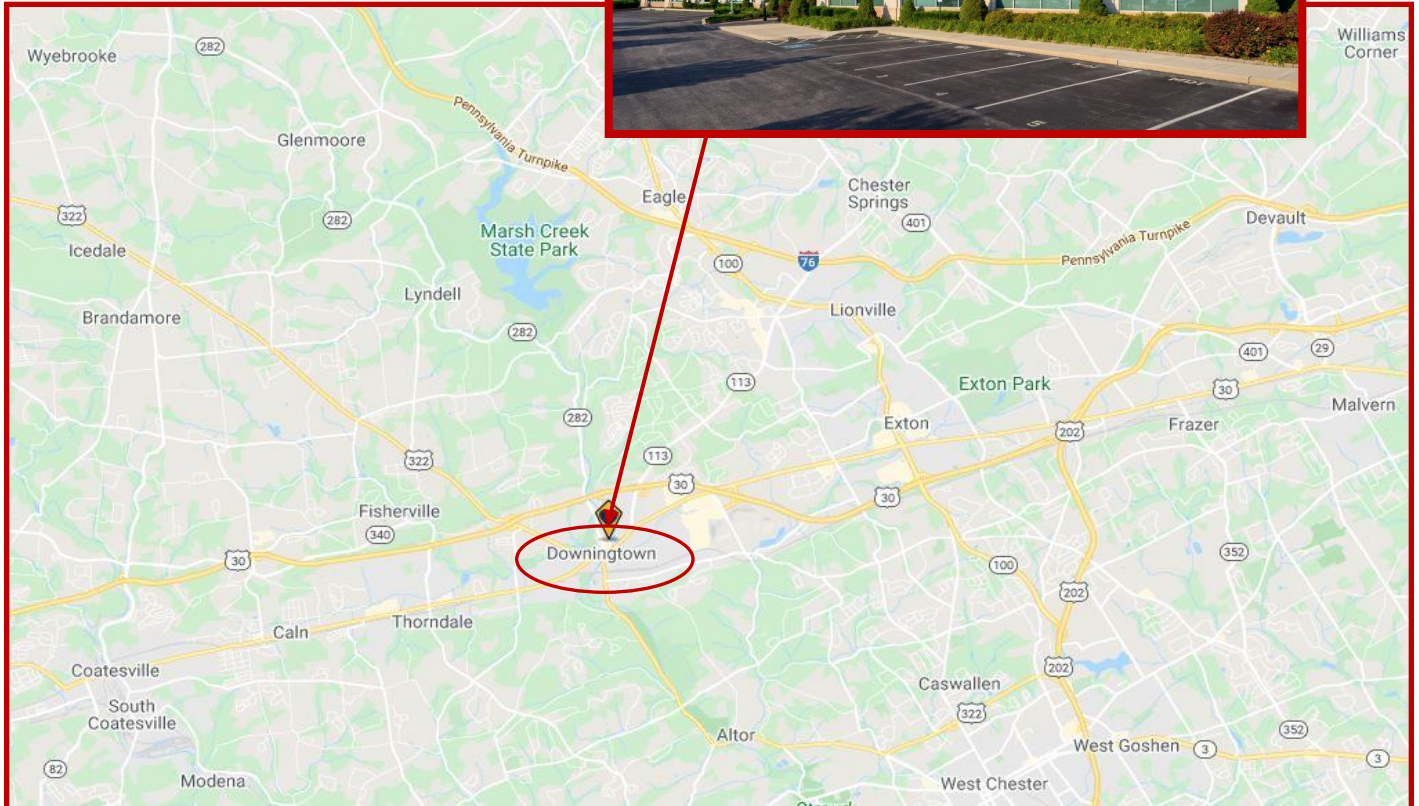
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$117,786	\$133,018	\$127,754
Median Household Income	\$90,099	\$108,351	\$100,827
< \$25,000	676	2,263	10,485
\$25,000 - 50,000	1,180	4,087	12,900
\$50,000 - 75,000	1,295	4,835	15,638
\$75,000 - 100,000	1,125	4,474	12,777
\$100,000 - 125,000	697	4,098	11,729
\$125,000 - 150,000	725	3,504	9,800
\$150,000 - 200,000	867	4,713	12,344
\$200,000+	1,096	6,082	18,703

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Where Is Mill Town Square Located?

150 E. Pennsylvania Avenue, Downingtown, PA 19335



The community is conveniently located in the center of Chester County within close proximity to Exton, West Chester, and Coatesville. Routes 30, 30 bypass, 113, 322, and 282 run directly to the community providing quick and easy access to the Pennsylvania Turnpike, Route 202, and Route 100.

The Downingtown Train Station is within easy walking distance to the community and accommodates the SEPTA R-5 route as well as Amtrak service East to Philadelphia and West to Harrisburg, PA.



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