



WHITELAND

Towne Center



Whiteland Town Center is a 359,673 SF community shopping center located within one of the most affluent submarkets and counties in the Philadelphia MSA, **Exton - Chester County**.

- * Strategically located at the intersection of Route 100 and Route 30, carrying over **61,000 cars per day**.
- * Shadow-Anchored by Hobby Lobby and **one of the best performing Kohl's in the region** (\$21M in sales).
- * Newly constructed **CVS** scheduled to open this fall, sharing a traffic signal with a new 55,000 SF **Whole Foods Market** delivered recently as a pad to the 1.1 Million SF **Exton Square Mall**.
- * New facade enhancements, pylon signs, landscaping and placemaking planned for 2018.



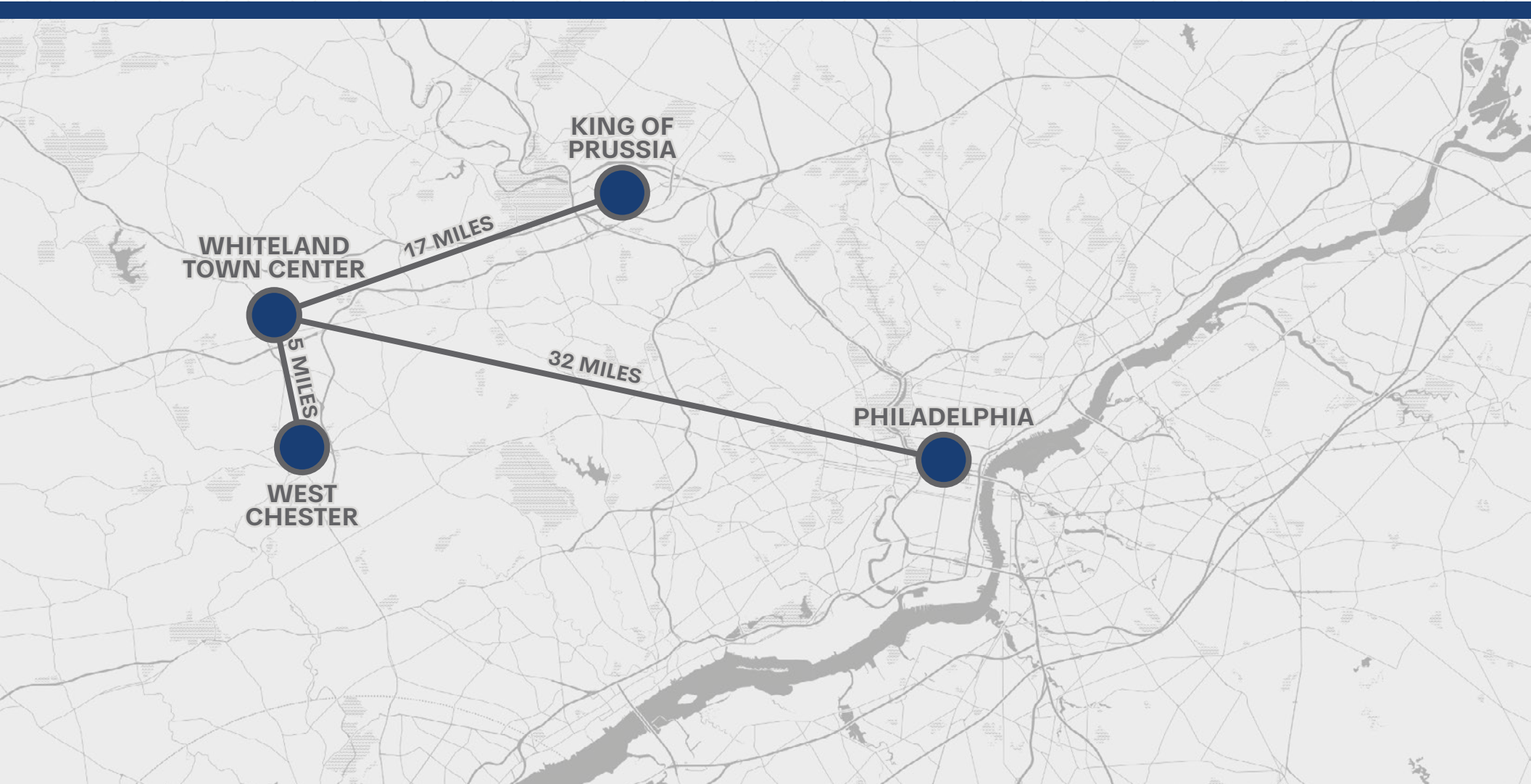
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W REGIONAL OVERVIEW

Whiteland Town Center is located in Exton, one of the most affluent submarkets in the entire Philadelphia MSA. With Average household incomes exceeding \$120,000, Chester County is the most affluent county in Pennsylvania and ranks 24th nationally. Chester County is easily accessible from the PA turnpike and other major thoroughfares, and is home to 8.5% of the Philadelphia MSA population and encompasses more than 760 square miles.

Exton lies in Philadelphia's western suburbs and is home to large retail and office inventories situated along Route 30 and Route 202, the region's "high-tech corridor." Route 100 runs north to south through Exton, expanding the market into strong residential pockets such as Lionville and Chester Springs to the North and West Chester to the South. With the next closest regional retail submarket located 17 miles North in King of Prussia, the Exton trade area provides approximately 3 million square feet of retail space to support the dense employment hubs of Chester County.





WEST EXTON, PA

Exton is a suburban community in the heart of Chester County. New township plans, a strong transportation mix and increasing redevelopment around the Exton crossroads of Route 30 and Route 100 have led to important township and community projects underway and on the horizon.

More than 2,000 housing units are currently under construction, or slated for construction within the next 6 months, more than any other township in Chester County by a long shot. Exton is both a rapidly growing residential community and one of the largest office markets in the region with a daytime population of over 28,000.

At a time when online and mobile retailing threatens traditional store chains, West Whiteland Township is staying ahead of the curve by encouraging smart development and investing in community projects citing a strong tax base that is expected to grow significantly.





W SITE PLAN

- * **Whiteland Towne Center** is shadow-anchored by **Hobby Lobby** and one of the best performing **Kohl's** in the region (\$21 million in sales).
- * Newly constructed **CVS** scheduled to open this Fall, sharing a traffic signal with a new 55,000 SF **Whole Foods Market** opening this Winter.
- * **New restaurants, retail and fitness coming soon!**

W DEVELOPMENT PLAN

Whiteland Towne Center will undergo a \$3–5 million capital improvement plan that will include exterior facade enhancements, more contemporary LED light fixtures, raised parapets for signage, new larger pylon signs enhanced with digital readers, place making areas with better hardscaping, and a tree replacement plan that will open up new sight lines to the center and tenant storefronts.





FUTURE RESTAURANT COMING SOON



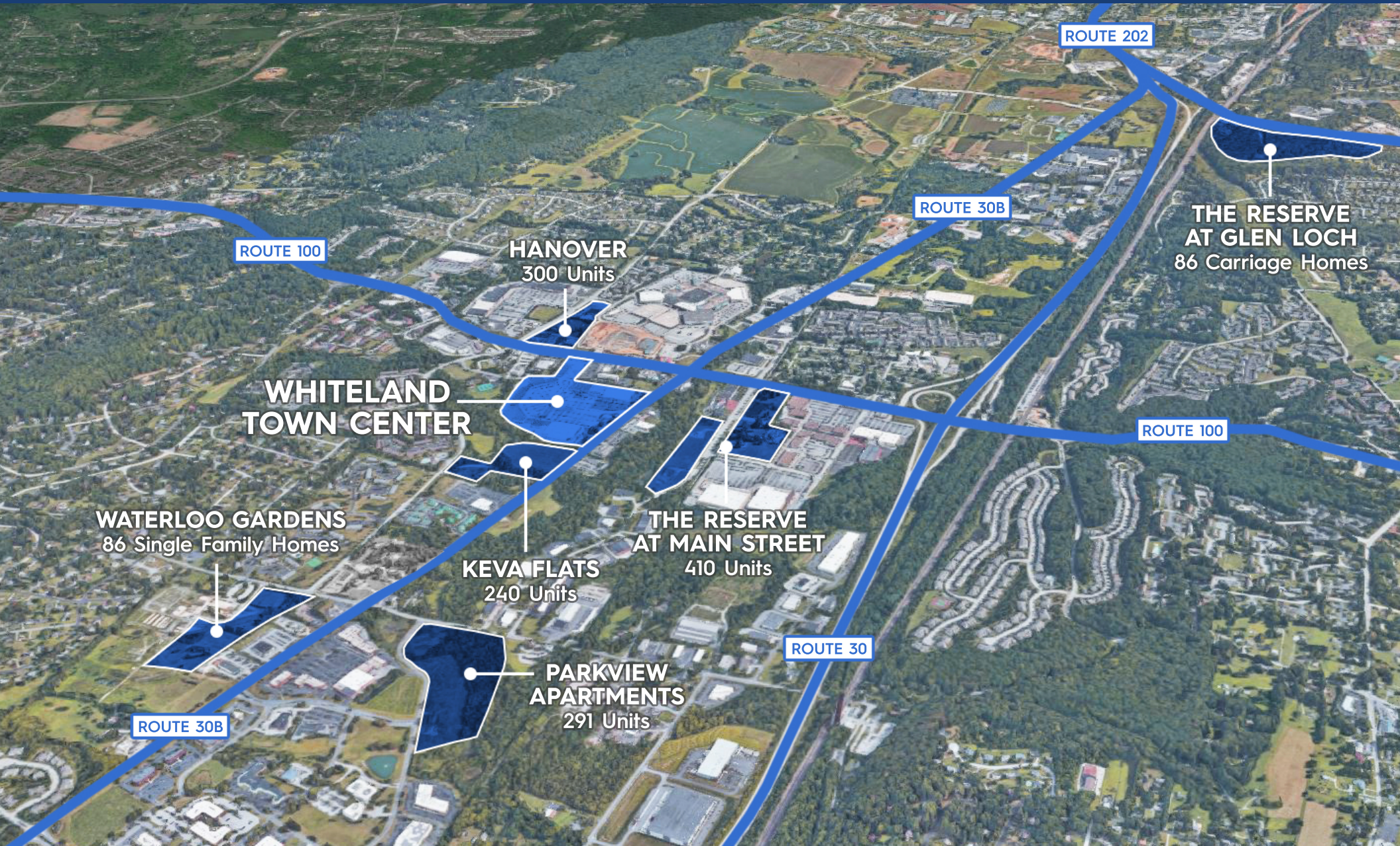
FUTURE RESTAURANT COMING SOON



Gabe's will be filling an empty 28,000 SF space in the center. Opening **Spring 2018**.

W RESIDENTIAL DEVELOPMENTS

The addition of 2,000 new apartments and many more townhouse and carriage house developments to the Exton area will certainly result in the need for more services to support this growing population.



WATERLOO GARDENS
86 Single Family Homes

WHITELAND TOWN CENTER

HANOVER
300 Units

KEVA FLATS
240 Units

PARKVIEW APARTMENTS
291 Units

THE RESERVE AT MAIN STREET
410 Units

THE RESERVE AT GLEN LOCH
86 Carriage Homes

ROUTE 100

ROUTE 30B

ROUTE 202

ROUTE 100

ROUTE 30

ROUTE 30B



RESIDENTIAL DEVELOPMENTS

Refer to map on previous page

410 units planned for Main Street

291 units planned for Parkview at Exton

240 units planned for Keva Flats

300 units planned for Hanover Apartments

108 carriage homes at the Reserve at Glen Loch

86 homes planned for Waterloo Gardens





Whiteland Towne Center boasts average household incomes of over \$123,000 within a five mile radius, and over 70% of the residents within a three mile radius have a college degree. This makes Whiteland Towne Center an ideal location for tenants focused on education and income demographics. **This is further evidenced by Whole Foods Markets choosing to house a new flagship 55,000 square foot grocery store in Exton that shares the signaled intersection with Whiteland Towne Center along with CVS Pharmacy.** These provide attractive anchors in the redevelopment of Whiteland Towne Center.





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Towne Center

FOR LEASING INFORMATION
PLEASE CONTACT:



Matt Gorman

215 - 287 - 3838



Jason Abrams

267 - 567 - 5006

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