



For Sublease

Vacant bank space — 1,800 s.f. available

- Term through 8/31/2024
- Suite includes: 3 offices, breakroom, restroom, customer waiting area and drive thru
- Parking ratio: 5.13/1,000 SF
- Located in a highly visible retail shopping center between Exton and West Chester, PA
- Close Proximity to Septa and Amtrak stations
- Other Shopping Center tenants: Wawa, Parkway Dry Cleaners, Lavish Lounge Hair Salon, Parcel & More, Sullivan Dental and Bravo Pizza

**1436 Pottstown Pike
West Chester, PA 19380**

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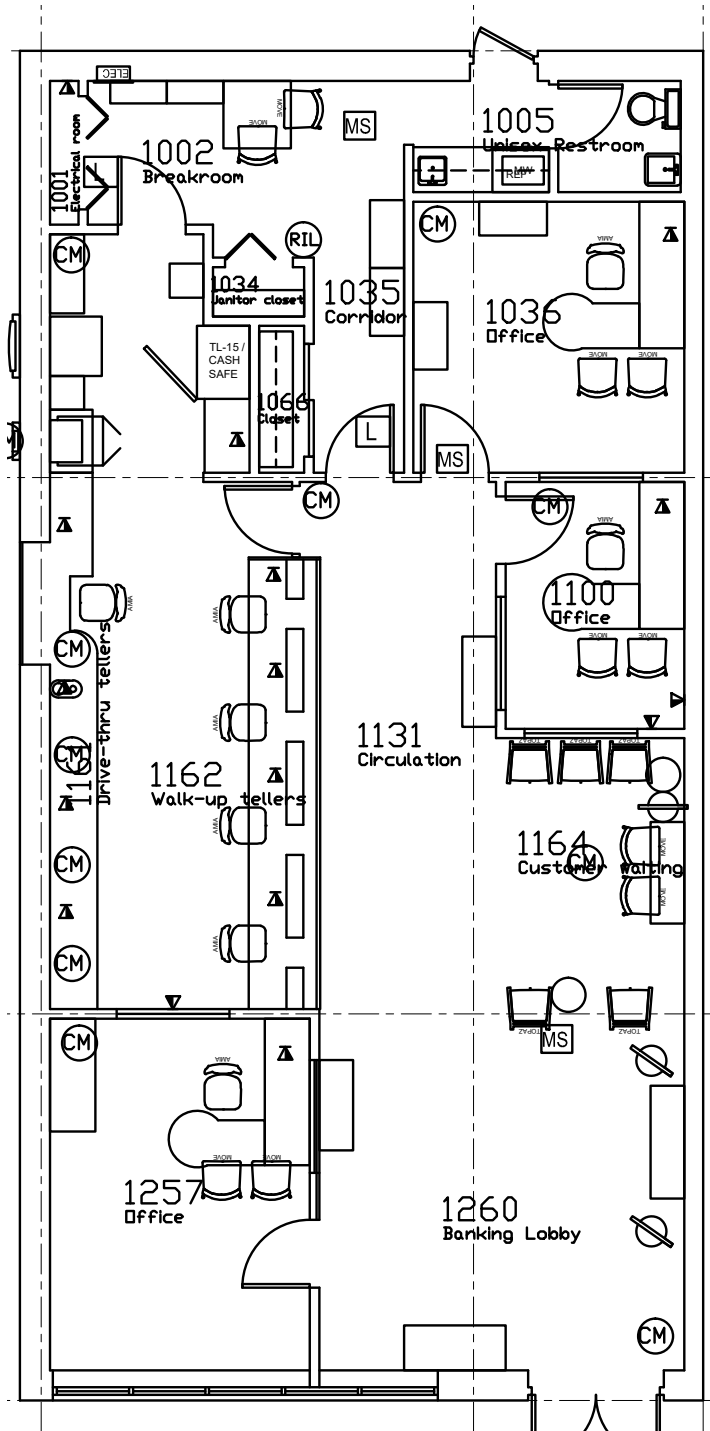
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1436 Pottstown Pike — Suite H

1,800 s.f. available for sublease



Exton Demographics

2020 Total Population

| | | |
|----------------|------------------|-------------------|
| 1 Mile – 8,451 | 3 Miles – 40,362 | 5 Miles – 128,385 |
|----------------|------------------|-------------------|

2025 Total Population

| | | |
|----------------|------------------|-------------------|
| 1 Mile – 8,502 | 3 Miles – 43,432 | 5 Miles – 133,444 |
|----------------|------------------|-------------------|

2020 Average Household Income

| | | |
|-----------------------|------------------------|---------------------|
| 1 Mile - \$131,679.00 | 3 Miles - \$136,269.00 | 5 Miles - \$130,670 |
|-----------------------|------------------------|---------------------|

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