## SHOPPES AT DILWORTHTOWN CROSSING

Route 202 & Dilworthtown Road | West Chester, PA

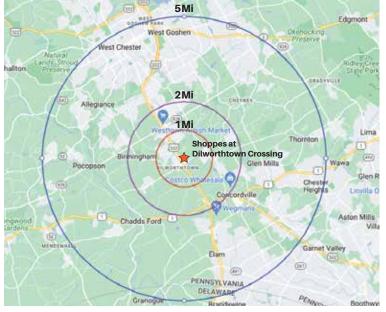






### **SPACE AVAILABLE**

- 1.275 SF
- 10,125 SF w/drive-thru Potential Availability







### **DEMOGRAPHICS**



**Estimated Population:** 

**1 MILE** - 3,270

3 MILES - 24,503 **5 MILES** - 97,633



2028 Population Projections:

1 MILE - 3,314

3 MILES - 24,503 **5 MILES** - 98,584



Average Household Income:

**1 MILE** - \$226,822 **3 MILES** - \$208,272 **5 MILES** - \$157,169



Average Daily Traffic Counts:

Route 202 - 42.000

#### PROPERTY OVERVIEW

The Shoppes at Dilworthtown Crossing is an established shopping center strategically located just outside the Borough of West Chester, on the highly-traveled Route 202 commercial corridor. This area consists of strong household incomes, high residential growth, and a robust daytime population. Shoppes at Dilworthtown crossing is anchored by a high volume GIANT food store, making it the dominant grocery-anchored shopping center in the area.

## **CONTACT US**

610.388.6600 watersretailgroup.com



# SHOPPES AT DILWORTHTOWN CROSSING

Route 202 & Dilworthtown Road | West Chester, PA



SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A-B	Fine Wine & Good Spirits	6,875	1	Old Havana Cigar Company	1,400	U	T-Mobile	1,275
С	StretchLab	2,500	J	AIM Mail Centers	1,400	V-W	CycleBar	2,550
D	Simon Eye	1,550	K-L	ATI Physical Therapy	2,400	X	AVAILABLE	1,275
E	Clothes Mentor	4,500	M	BeBalanced	1,200	Υ	P.J. Whelihan's	6,575
F	El Limon Mexican Taqueria	2,000	N	Dilworthtown Cleaners	2,000	Z	S&T Bank	3,064
G	Burn Boot Camp	3,500	O-P	Concord Pet Food & Supplie	s 5,000	AA	Potential Availability 2/1/25	10,125
Н	Wasabi Asian Restaurant	1,550	Q-T	GIANT Food	66,840		TOTAL 12	23 620 SE



## SHOPPES AT DILWORTHTOWN CROSSING

Route 202 & Dilworthtown Road | West Chester, PA

