

# SHOPPES AT DILWORTHTOWN CROSSING

1353-1393 Dilworthtown Road | West Chester, PA 19382



## SPACE AVAILABLE

- 1,200 SF
- 2,550 SF



## 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](http://watersretailgroup.com)



## JOIN



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A-B	Fine Wine & Good Spirits	6,875	I	Old Havana Cigar Company	1,400	U	T-Mobile	1,275
C	StretchLab	2,500	J	AIM Mail Centers	1,400	V-W	<b>AVAILABLE</b>	<b>2,550</b>
D-E	Clothes Mentor	6,050	K-L	ATI Physical Therapy	2,400	X	Frutta Bowls (Coming Spring 2025)	1,275
F	El Limon	2,000	M	<b>AVAILABLE</b>	<b>1,200</b>	Y	P.J. Whelihan's	6,575
G	Burn Boot Camp	3,500	N	Dilworthtown Cleaners	2,000	Z	S&T Bank	3,064
H	Wasabi Asian Restaurant	1,550	O-P	Concord Pet Food & Supplies	5,000	AA	<b>Signed LOI</b>	<b>10,125</b>
			Q-T	GIANT Food	66,840			
<b>TOTAL 127,579 SF</b>								



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