

# SHOPPES AT DILWORTHTOWN CROSSING

1353-1393 Dilworthtown Road | West Chester, PA 19382



## SPACE AVAILABLE

- 1,200 SF AVAILABLE IMMEDIATELY
- 1,275 SF Available - 7/1/2026



## 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.

## JOIN



FINE WINE & GOOD SPIRITS



## CONTACT US

610.388.6600

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



# SHOPPES AT DILWORTHTOWN CROSSING

1353-1393 Dilworthtown Road | West Chester, PA 19382



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	<b>AVAILABLE - 7/1/2026</b>	<b>1,275</b>
C	StretchLab	2,500	J	AIM Mail Centers	1,400	V-W	Gen Z Nail Bar	2,550
D-E	Clothes Mentor	6,050	K-L	ATI Physical Therapy	2,400	X	Frutta Bowls / Saladworks	1,275
F	El Limon	2,000	M	<b>Signed LOI</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	Flagship Car Wash	10,125
			Q-T	GIANT Food	66,840			
<b>TOTAL 127,579 SF</b>								



SHOPPES AT DILWORTHTOWN CROSSING

1353-1393 Dilworthtown Road | West Chester, PA 19382

**SHOPPES AT DILWORTHTOWN CROSSING**

- GIANT FINE WINE & GOOD SPIRITS
- P.J. WHELIHAN'S
- STRETCH LAB
- Frutta FOWLS
- burn boot camp
- S&T Bank
- SALADWORKS

**THE SHOPPES AT BRINTON LAKE**

- P.F. CHANG'S
- White Dog Cafe
- PUREBREAD
- CITADEL CREDIT UNION
- chico's
- S.J. CREW ANN TAYLOR
- Talbots
- LOFT
- ANTHROPOLOGIE
- WILLIAMS-SONOMA
- POTTERY BARN

**CONCORDVILLE TOWN CENTER**

- TARGET
- ACME
- HomeGoods
- OUTBACK STEAKHOUSE
- DSW
- Marshall's
- PET SMART
- STAPLES
- IHOP RESTAURANT
- THE HOME DEPOT
- WELLS FARGO

**VILLAGE AT PAINTERS' CROSSING**

- AMC THEATRES
- DOLLAR TREE
- Brandywine COACH WORKS
- NUDY'S cafe

**BRANDYWINE MILLS SHOPPING CENTER**

- Wegmans
- FINE WINE & GOOD SPIRITS
- CHIPOTLE MEXICAN GRILL
- at&t
- crumbl cookies
- Orangetheory FITNESS
- MOD PIZZA
- CAVA
- STARBUCKS COFFEE

**GLEN EAGLE SQUARE**

- WHOLE FOODS MARKET
- HARVEST SEASONAL GRILL & WINE BAR
- WHITE HOUSE MARKET
- BLACK MARKET
- SEPHORA
- GAP
- ATHLETA
- francesca's