

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



JOIN

GIANT

FINE WINE & GOOD SPIRITS

P.J. Whelihan's
ESTABLISHED 1983
PUB AND RESTAURANT

STRETCH LAB

Frutta BOWLS

burn
boot camp

S&T Bank SALADWORKS

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

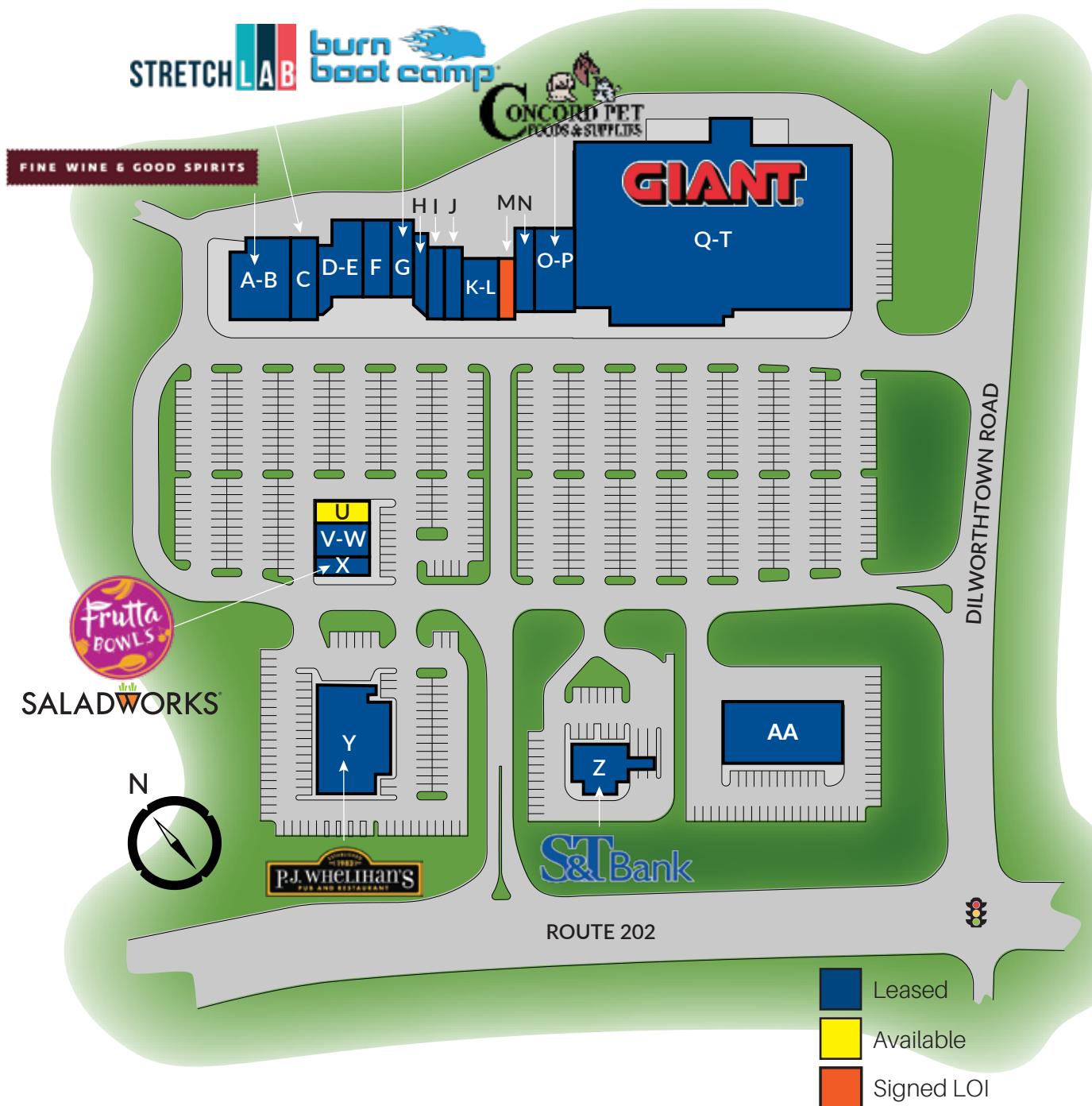
610.388.6600

watersretailgroup.com



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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	AVAILABLE - 7/1/2026	1,275
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	Signed LOI	1,200	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			
								TOTAL 127,579 SF

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