

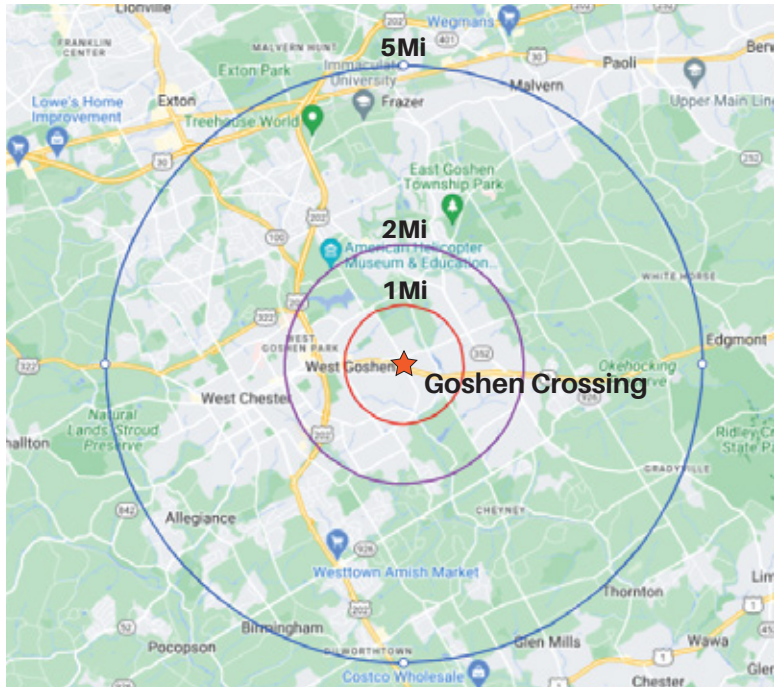
# GOSHEN CROSSING

1257 West Chester Pike | West Chester, PA 19382



## SPACE AVAILABLE

▪ 1,640 SF



## DEMOGRAPHICS



Estimated Population:

**1 MILE** - 10,122

**3 MILES** - 60,994

**5 MILES** - 116,981



2028 Population Projections:

**1 MILE** - 10,123

**3 MILES** - 61,929

**5 MILES** - 119,052



Average Household Income:

**1 MILE** - \$109,137

**3 MILES** - \$130,925

**5 MILES** - \$151,863



Average Daily Traffic Counts:

**West Chester Pike (Rt. 3)** - 30,000

## PROPERTY OVERVIEW

Goshen Crossing is a strip retail shopping center located in a densely populated area of West Chester, PA with high daily traffic counts on Rt. 3 (West Chester Pike). Goshen Crossing is highly visible from major road networks and features an abundance of parking. The surrounding area has strong household incomes with high barriers to entry.

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## CONTACT US

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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Chesco Nails	900	H	China Palace	1,800
B	Fastest Labs	1,200	I	<b>AVAILABLE</b>	<b>1,640</b>
C-D	<b>At Lease</b>	<b>2,960</b>	J	AfterGlow	1,400
E-G	Advance Auto Parts	8,200	K	Rey Azteca Mexican Restaurant	2,700

**TOTAL 20,800 SF**



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