

SHOPPES AT DILWORTHTOWN CROSSING

1353-1393 Dilworthtown Road | West Chester, PA 19382



SPACE AVAILABLE

- 1,200 SF Available - 7/1/2026
- 2,000 SF ▪ 2,500 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.

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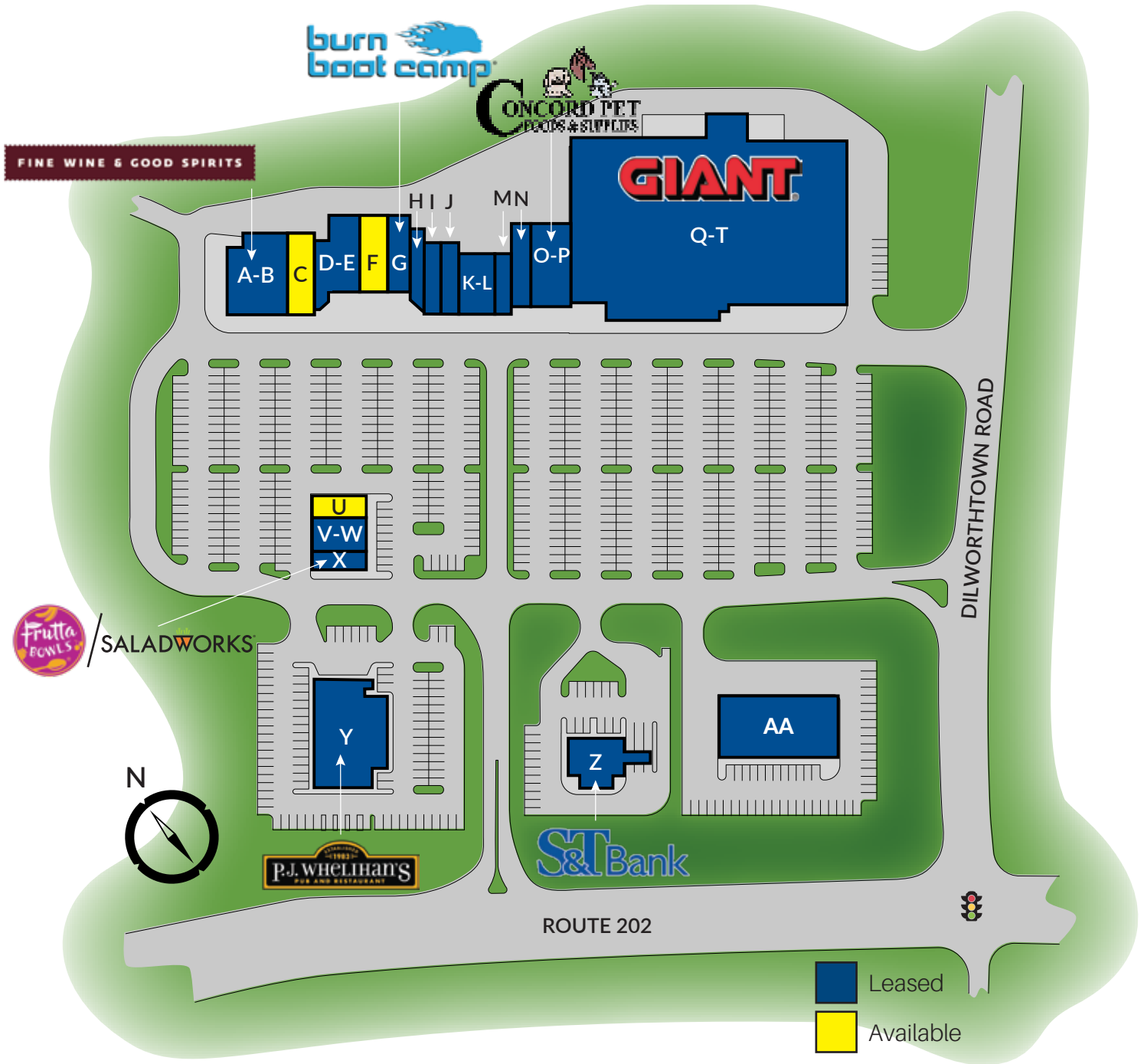
CONTACT US

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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	AVAILABLE	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	AVAILABLE	2,000	M	SuperCuts (Opening 2026)	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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