

SHOPPES AT JENNER'S VILLAGE

825 W Baltimore Pike | West Grove, PA 19390



SPACE AVAILABLE

- 100% Leased & Occupied



DEMOGRAPHICS



Estimated Population:

1 MILE - 1,898 **3 MILES** - 15,913 **5 MILES** - 37,600



2026 Population Projections:

1 MILE - 1,926 **3 MILES** - 16,381 **5 MILES** - 38,916



Average Household Income:

1 MILE - \$123,235 **3 MILES** - \$123,399 **5 MILES** - \$133,244



Average Daily Traffic Counts:

Route 796 - 14,000 **W Baltimore Pike** - 6,300

PROPERTY OVERVIEW

The Shoppes at Jenner's Village is a well established shopping center in West Grove, PA anchored by a high volume 76,130 sq. ft. GIANT food store. It is located on Route 796 just off the Route 1 Bypass, near Jennersville Regional Hospital and Penn Medicine of Southern Chester County. The surrounding area has strong household income, high residential growth and minimal competition.

LEASING CONTACT

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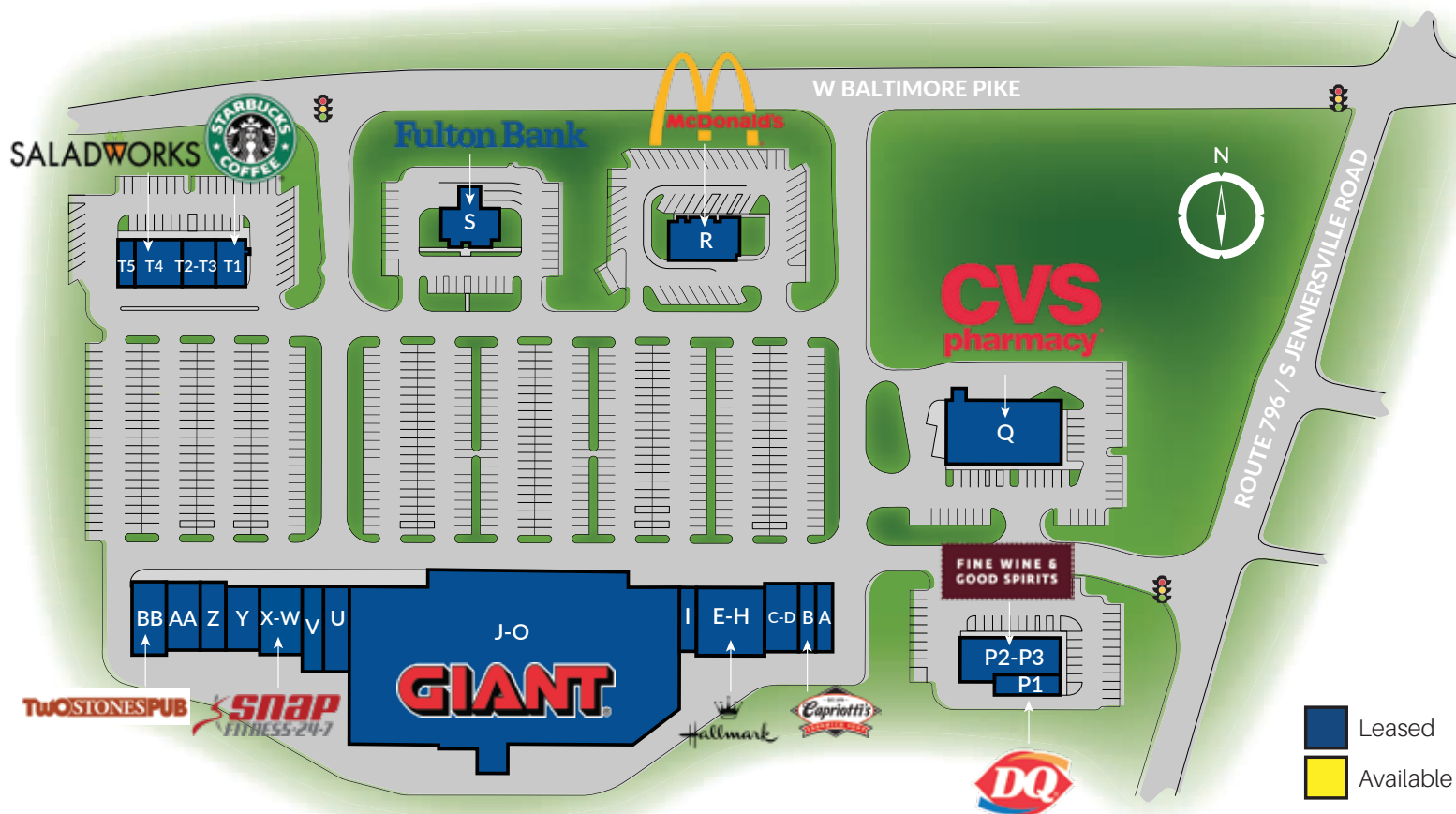
FINE WINE & GOOD SPIRITS



Fulton Bank SALADWORKS TWO STONES PUB

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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Corner Cafe	1,600	T1	Starbucks	1,925
B	Capriotti's Subs	1,600	T2-T3	SaladWorks	2,200
C-D	Zen Modern Asian Kitchen	3,200	T4	Aurora Pizzeria & Pasta Kitchen	3,025
E-H	Hallmark	6,400	T5	Pack N' Ship	1,100
I	AT&T	1,500	U	Rosci Salon da Spa	3,000
J-O	GIANT Food	76,130	V	Jenners Cleaners	2,500
P1	Dairy Queen	1,875	W-X	Snap Fitness	4,000
P2-P3	Fine Wine & Good Spirits	5,010	Y	Miller Eye Care	3,000
Q	CVS Pharmacy	10,125	Z	Fajitas y Salsas Mexican Restaurant	2,400
R	McDonald's	3,815	AA	Pets & Friends	3,200
S	Fulton Bank	2,950	BB	Two Stones Pub	3,545

TOTAL 144,100 SF

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