

# DOWNTOWN PLAZA

116 Wallace Avenue | Downingtown, PA | 19335

± 3,450 SF AVAILABLE | FOR LEASE



NEARBY



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**BILL HESS**  
610.321.1111  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

**Bennett WILLIAMS**  
RETAIL



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## PROPERTY OVERVIEW

This neighborhood shopping center is located in the Borough of Downingtown. It is approximately 14,000 SF neighborhood strip center with co-tenants Wawa, Liones Pizza, Nice Chinese Restaurant, Signature Hair Salon, Marines, Bailey Chiropractic, and A+ Cleaners. Nearby retail includes, Kimberton Whole Foods, Planet Fitness, Green Street Grill, and Rite Aid.


## LOCATION


This center is at a signalized intersection of Pennsylvania Avenue and Wallace Avenue and conveniently located by the Route 30 bypass.


## TRADE AREA


Downingtown




**POPULATION**  
212,042

**EMPLOYEES**  
171,283

**HH INCOME**  
\$133,105

**HOUSEHOLDS**  
79,610

**TRAFFIC COUNTS**  
RT 30 - 17,000 VPD

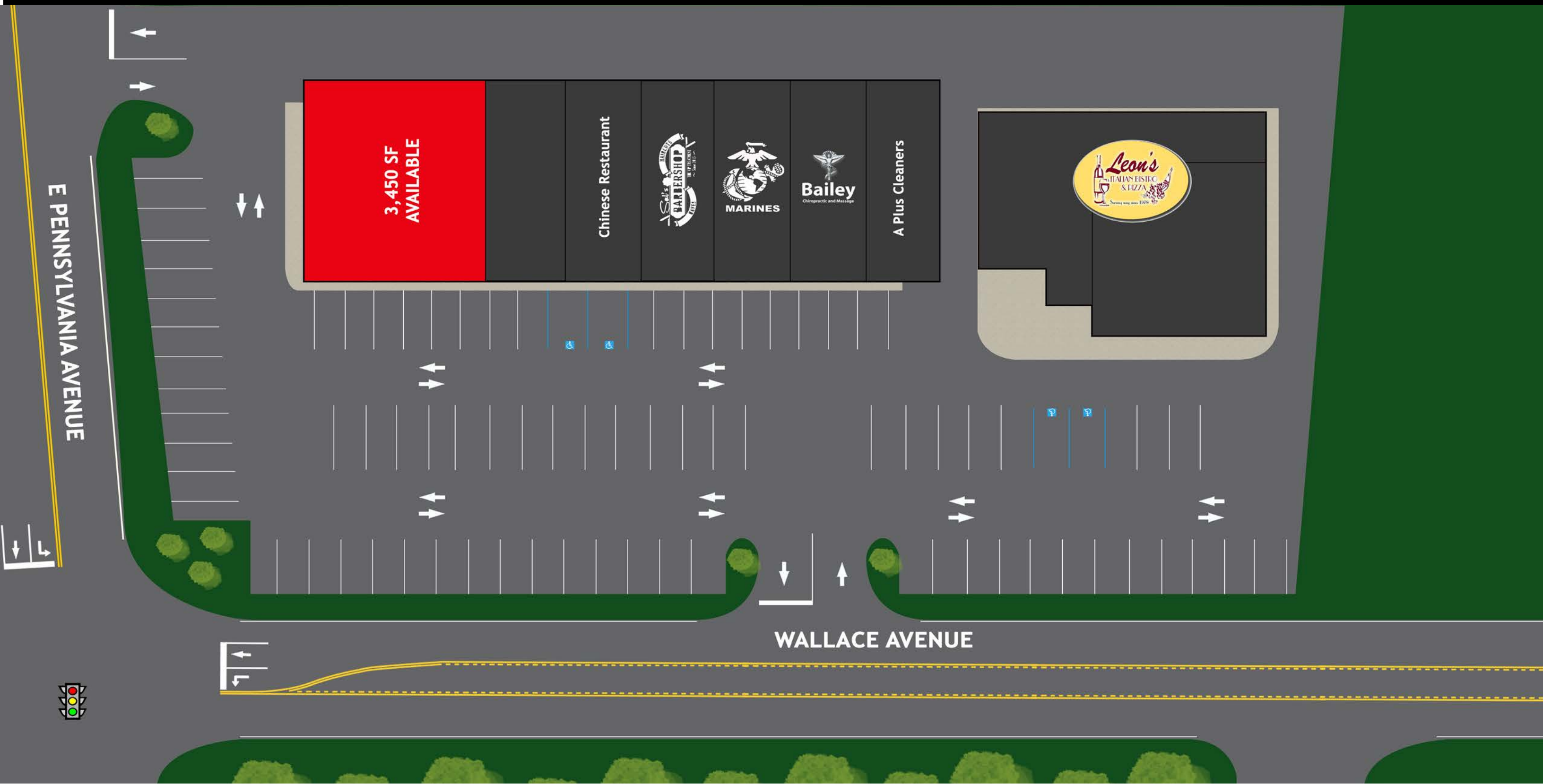
20 MINUTE DRIVE TIME DEMOGRAPHICS





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