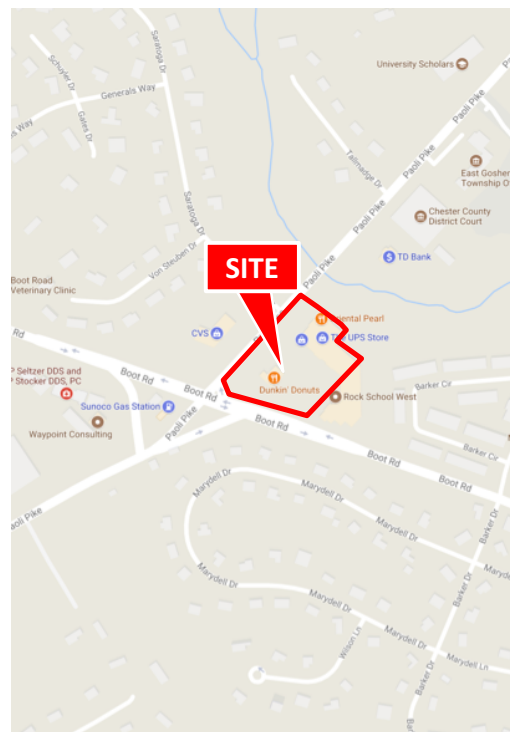
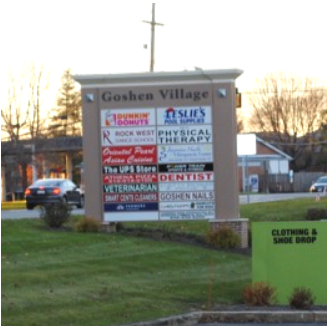


GOSHEN VILLAGE SHOPPING CENTER

1510 Paoli Pike | West Chester, PA | 19380



• 11.3 ACRES

• 1,628 SF OF RETAIL SPACE

PROJECT

Goshen Village is a neighborhood shopping center with over 55,000 square feet of retail space, located at the intersection of the Paoli Pike and Boot Road half-way between Paoli and West Chester. The center is on a signalized intersection, and on the southbound side of the Paoli Pike. Over 29,000 vehicles per day pass by the site. Key tenants include Dunkin Donuts, Leslie Pool Supplies, UPS Store, Power Train Gym, Hertz rent-a car, Rock School West and a pizza shop, Chiropractor and Dry Cleaner. There is visibility/signage opportunity on pylon sign; ample parking is available.

TRADE AREA

The trading area includes the greater West Chester area, extending to Malvern and Paoli to the north. Over 50,000 people live within a 3-mile radius of this Goshen Village Shopping Center, with an average household income of exceeding \$90,000/yr. with in 3 miles. This property is adjacent to West Goshen Corporate park and easy access from Route 202 and Route 3.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	45,69-	119,908	179,616
Average HHI	\$129,380	\$129,426	\$148,389
Number of Households	18,580	46,272	68,174

TRAFFIC COUNTS

Paoli Pike: 11,000 CPD

NATIONAL RETAILERS



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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: 2173 Embassy Drive, Lancaster, PA 17603

BILL HESS
610.321.1111
www.bennettwilliams.com

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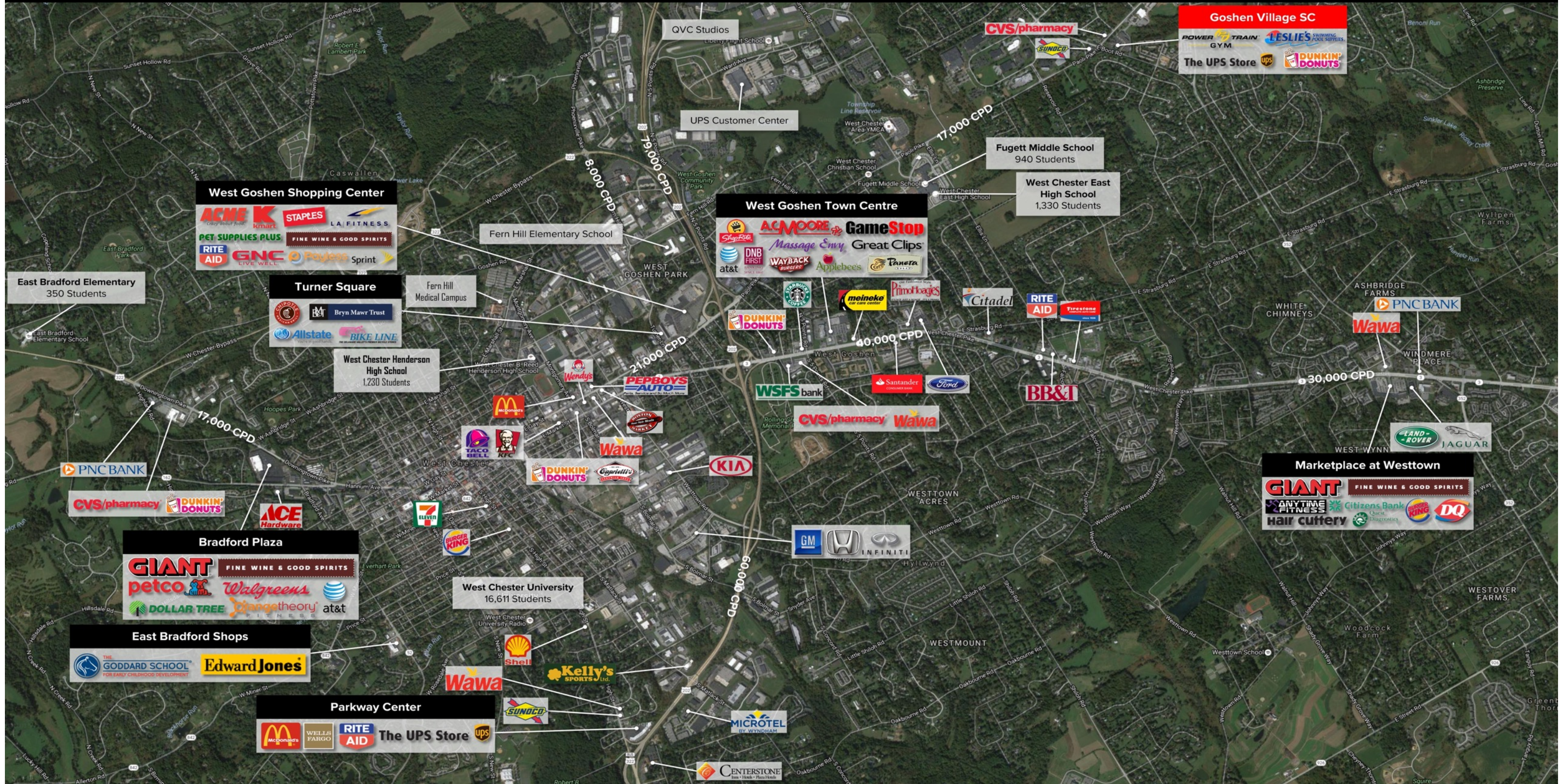
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