

HERITAGE CENTER

50 - 80 Uwchlan Avenue | Exton, PA | 19341

± 1,000 - 2,000 SF & 1.1 ACRE PAD SITE AVAILABLE | FOR LEASE



PROJECT

This Neighborhood strip center in Lionville submarket of Exton. It is approximately 21,500 SF and faces on Rt 113 with 25,000 VPD. The center is anchored by Ron's Original Bar and Grill with other national co-tenants of Citizens Bank, Sport Clips, Cookies by Design, and UPS store. Nearby CVS, Dunkin Donuts, and Exxon Gas station.

LOCATION

This center is conveniently located just off the intersection Of Rt 100 (Pottstown Pike) and Rt 113 (Uwchlan Ave) in Exton. It is directly adjacent to Marsh Creek Corporate Center and nearby Pickering Valley Corporate Park.

TRADE AREA

Lionville sub market of Exton, Chester County PA

JOIN

The UPS Store 

 Citizens Bank

 SportClips
HAIRCUTS



POPULATION



3 MILES - 38,288
5 MILES - 80,810
7 MILES - 140,181

AVERAGE HH



3 MILES - \$157,418
5 MILES - \$153,284
7 MILES - \$150,777

EMPLOYEES



3 MILES - 30,133
5 MILES - 63,706
7 MILES - 112,221

HOUSEHOLDS



3 MILES - 14,698
5 MILES - 30,842
7 MILES - 53,549

TRAFFIC COUNTS: UWCHLAN AVENUE: 25,000 VPD

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

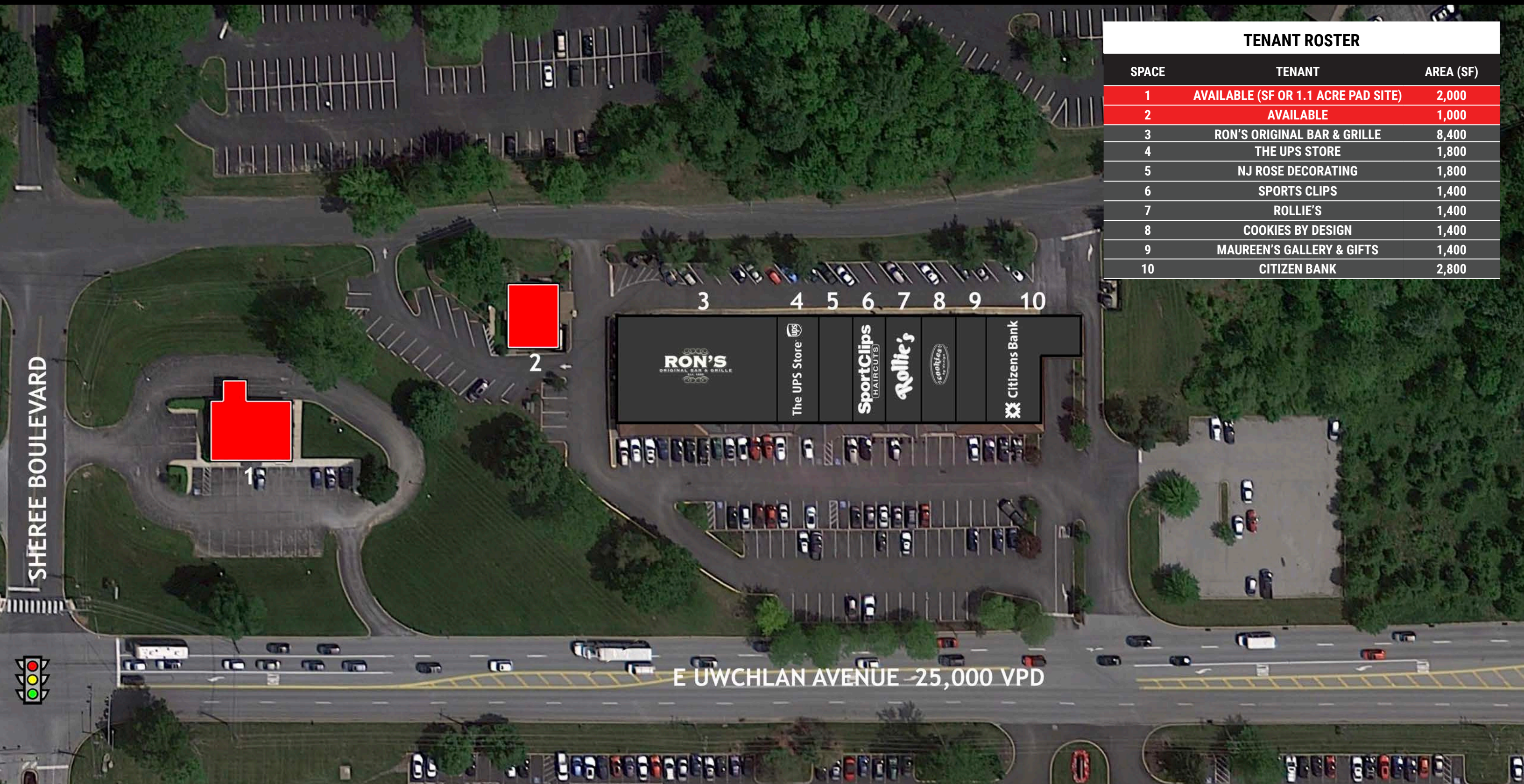
BILL HESS
610.321.1111
www.bennettwilliams.com

Bennett Williams
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. v

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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	AVAILABLE (SF OR 1.1 ACRE PAD SITE)	2,000
2	AVAILABLE	1,000
3	RON'S ORIGINAL BAR & GRILLE	8,400
4	THE UPS STORE	1,800
5	NJ ROSE DECORATING	1,800
6	SPORTS CLIPS	1,400
7	ROLLIE'S	1,400
8	COOKIES BY DESIGN	1,400
9	MAUREEN'S GALLERY & GIFTS	1,400
10	CITIZENS BANK	2,800

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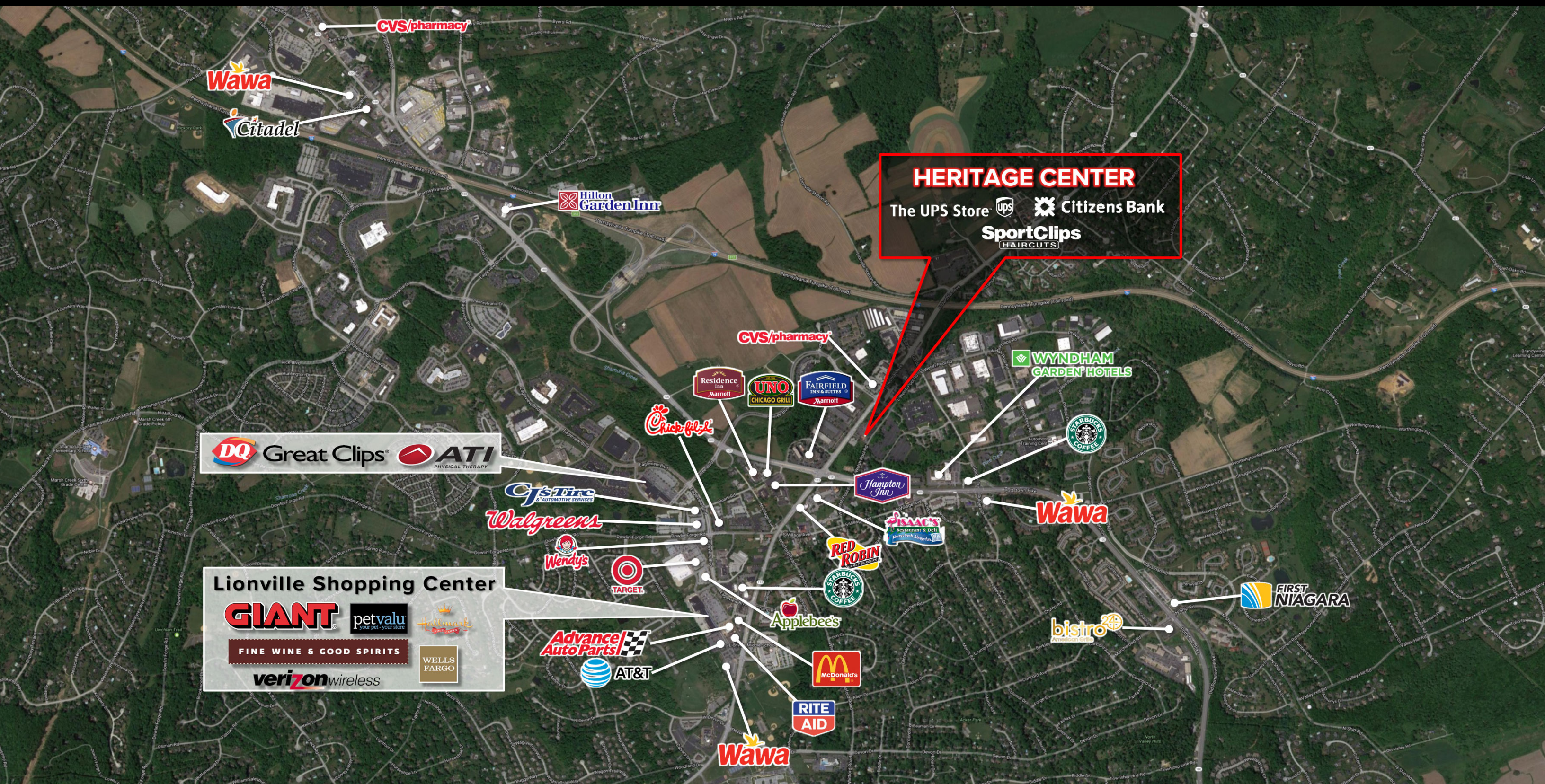
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