

1,400 SF

# Heritage Center

FOR LEASE

50-80 UWCHLAN AVE | EXTON, PA 19341



## 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 Grille with other national cotenants of Citizens Bank, Sport Clips, Cookies by Design, and UPS store. Nearby CVS, Dunkin Donuts, and Exxon Gas station.

Join **DUNKIN'** **Cookies**  
BY DESIGN

The UPS Store **ups** **Citizens Bank**

**SportClips**  
HAIRCUTS

**RON'S**  
ORIGINAL BAR & GRILLE  
Serving Real Food. Est. 1990. for the Health of It.

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## 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

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,828	41,080	86,749
TOTAL EMPLOYEES	9,400	28,535	51,334
AVERAGE HHI	\$145,334	\$171,218	\$170,276
TOTAL HOUSEHOLDS	2,398	15,282	32,041

**TRAFFIC COUNTS: Uwchlan Ave ±25,000 VPD |  
N Pottstown Pike ±35,310 VPD**



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

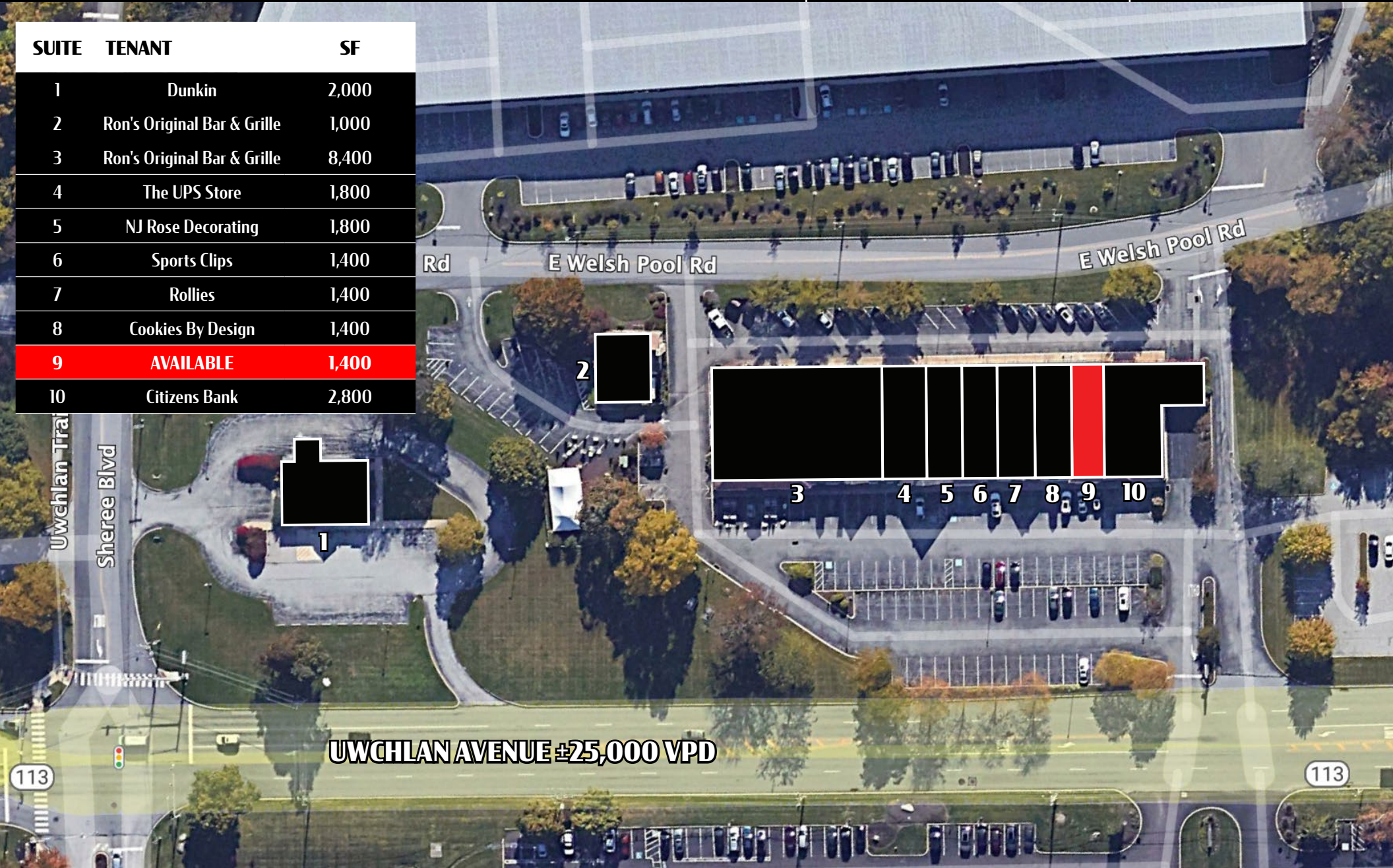
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SUITE	TENANT	SF
1	Dunkin	2,000
2	Ron's Original Bar & Grille	1,000
3	Ron's Original Bar & Grille	8,400
4	The UPS Store	1,800
5	NJ Rose Decorating	1,800
6	Sports Clips	1,400
7	Rollies	1,400
8	Cookies By Design	1,400
9	<b>AVAILABLE</b>	<b>1,400</b>
10	Citizens Bank	2,800



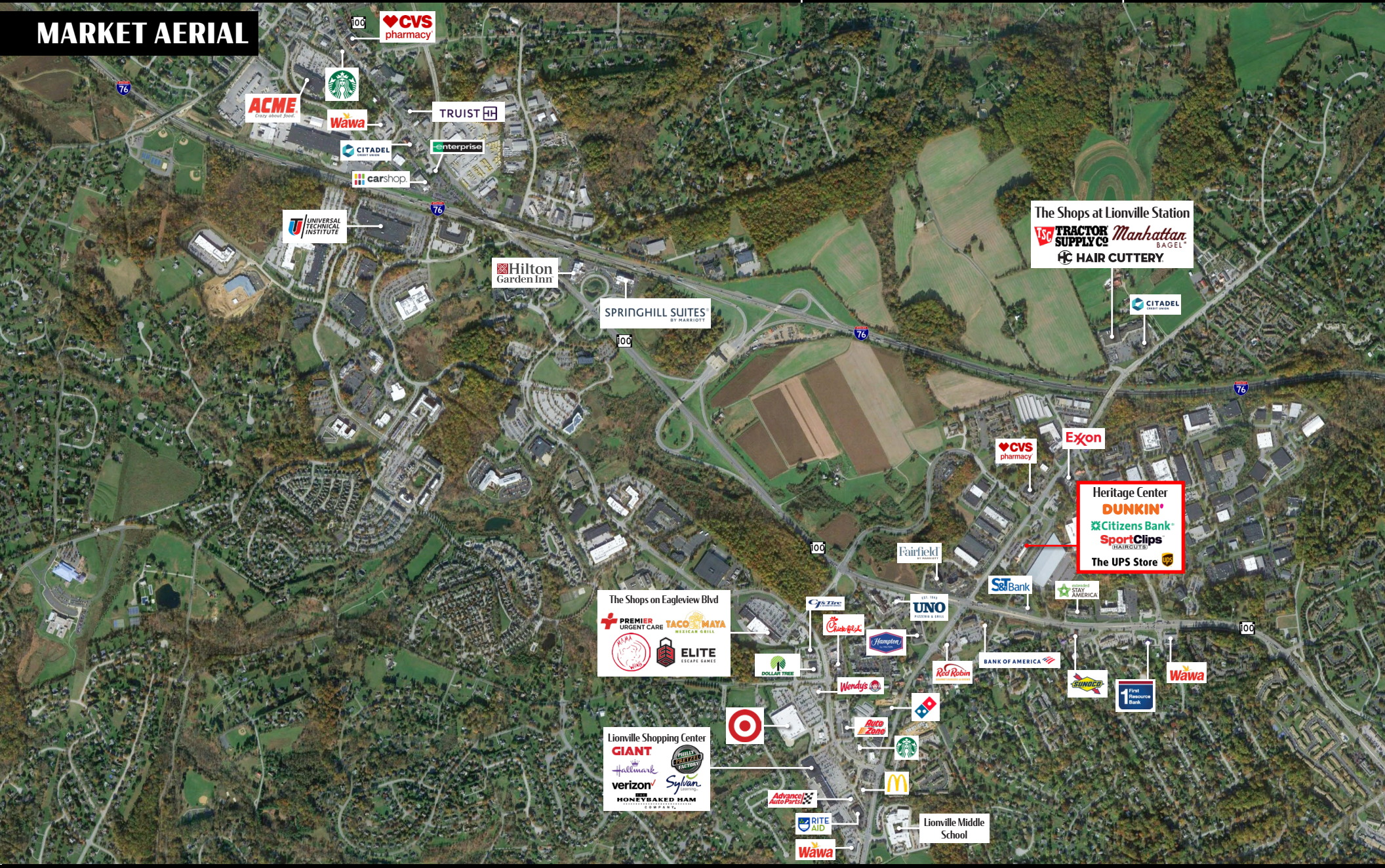
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## MARKET AERIAL



# About Bennett Williams

**Bennett Williams**  
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

**Bill Hess**

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