TWO 1,400 SF UNITS
AVAILABLE

HERTITAGE CENTER

FOR LEASE

50-80 UWCHLAN AVE | EXTON, PA 19341



FORMER BAKERY

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 cotenants of Citizens Bank, Sport Clips, and UPS store. Nearby CVS, Dunkin Donuts, and Exxon Gas station.

Join

DUNKIN'
Citizens Bank
The UPS Store
RON'S ORIGINAL BAR & GRILLE Est. 1990 Serving Real Food for the Health of It
SportClips HAIRCUTS

BW COMMERCIAL
Bill Hess | Jamie Schmidt
For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined.*

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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







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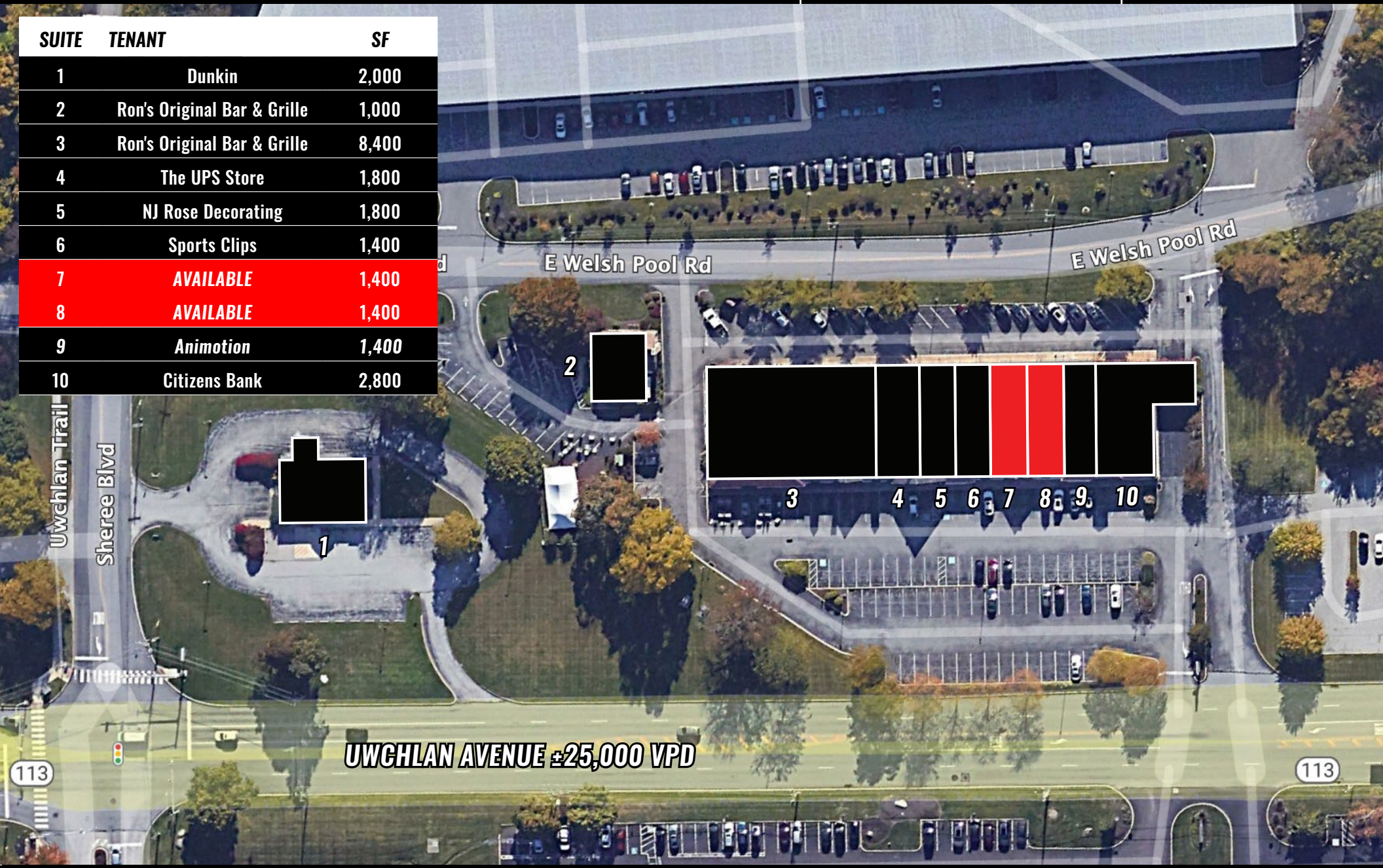
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SUITE	TENANT	SF
1	Dunkin	2,000
2	Ron's Original Bar & Grille	1,000
3	Ron's Original Bar & Grille	8,400
4	The UPS Store	1,800
5	NJ Rose Decorating	1,800
6	Sports Clips	1,400
7	AVAILABLE	1,400
8	AVAILABLE	1,400
9	Animotion	1,400
10	Citizens Bank	2,800



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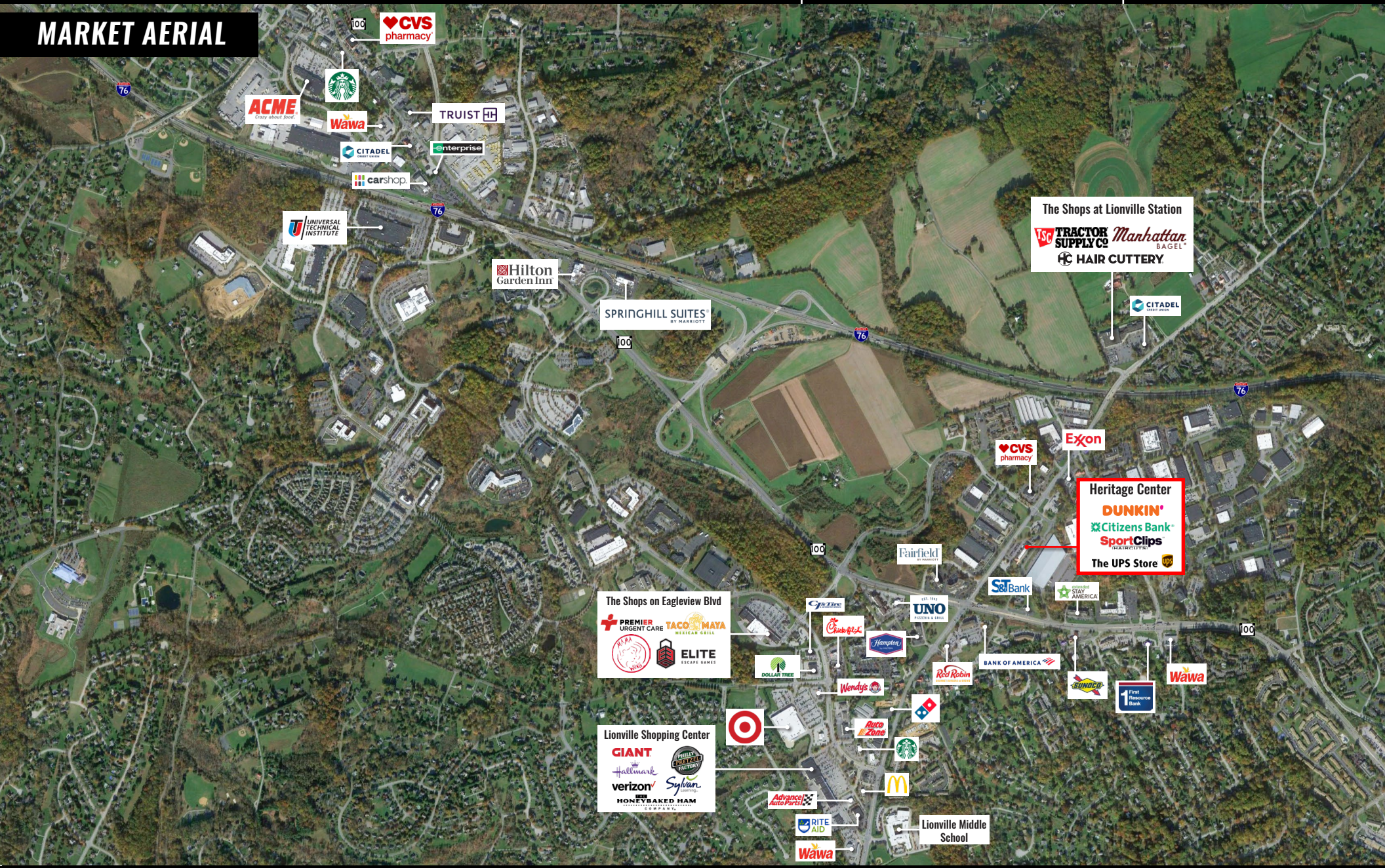
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MARKET AERIAL



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Bennett Williams
COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:
3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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