

BROOKWORTH PLAZA

780 Downingtown Pike | West Chester, PA | 19380

1,800 - 8,000 SF AVAILABLE | FOR LEASE



20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION

213,688



EMPLOYEES

138,291



HH INCOME

\$152,208



HOUSEHOLDS

81,294



TRAFFIC COUNTS

DOWNINGTOWN PIKE
8,202 VPD

PROPERTY OVERVIEW

Existing 1,800 SF unit. \$14/SF, NNN. Available immediately. Proposed freestanding building up to 8,000 SF. Ground lease at \$85,000 per acre or build to suit. Available within 12 to 18 months.



ACTIVE MEMBER OF:

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

ANTHONY CURCIO
610-321-1111
www.bennettwilliams.com



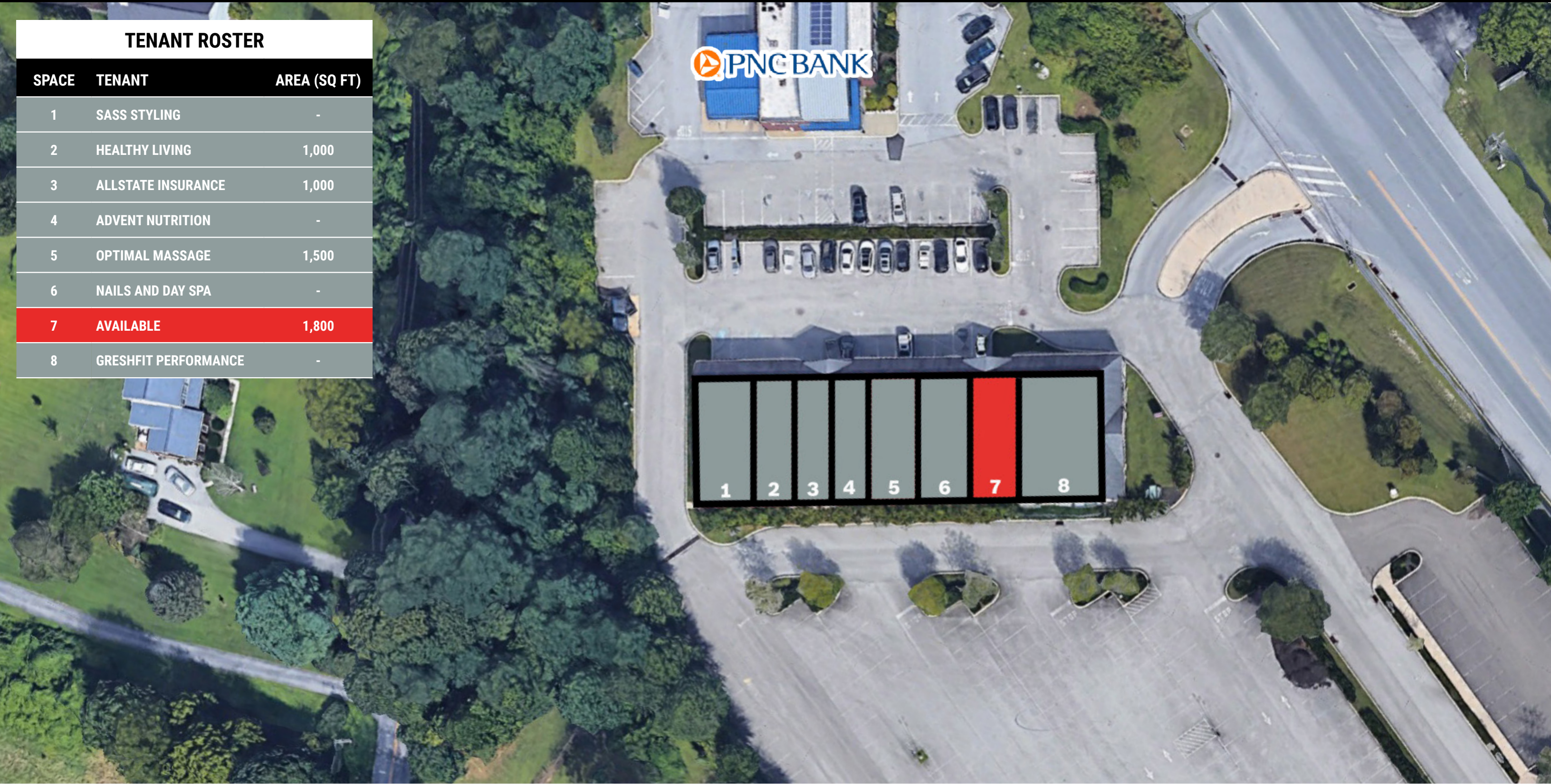
Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	SASS STYLING	-
2	HEALTHY LIVING	1,000
3	ALLSTATE INSURANCE	1,000
4	ADVENT NUTRITION	-
5	OPTIMAL MASSAGE	1,500
6	NAILS AND DAY SPA	-
7	AVAILABLE	1,800
8	GRESHFIT PERFORMANCE	-



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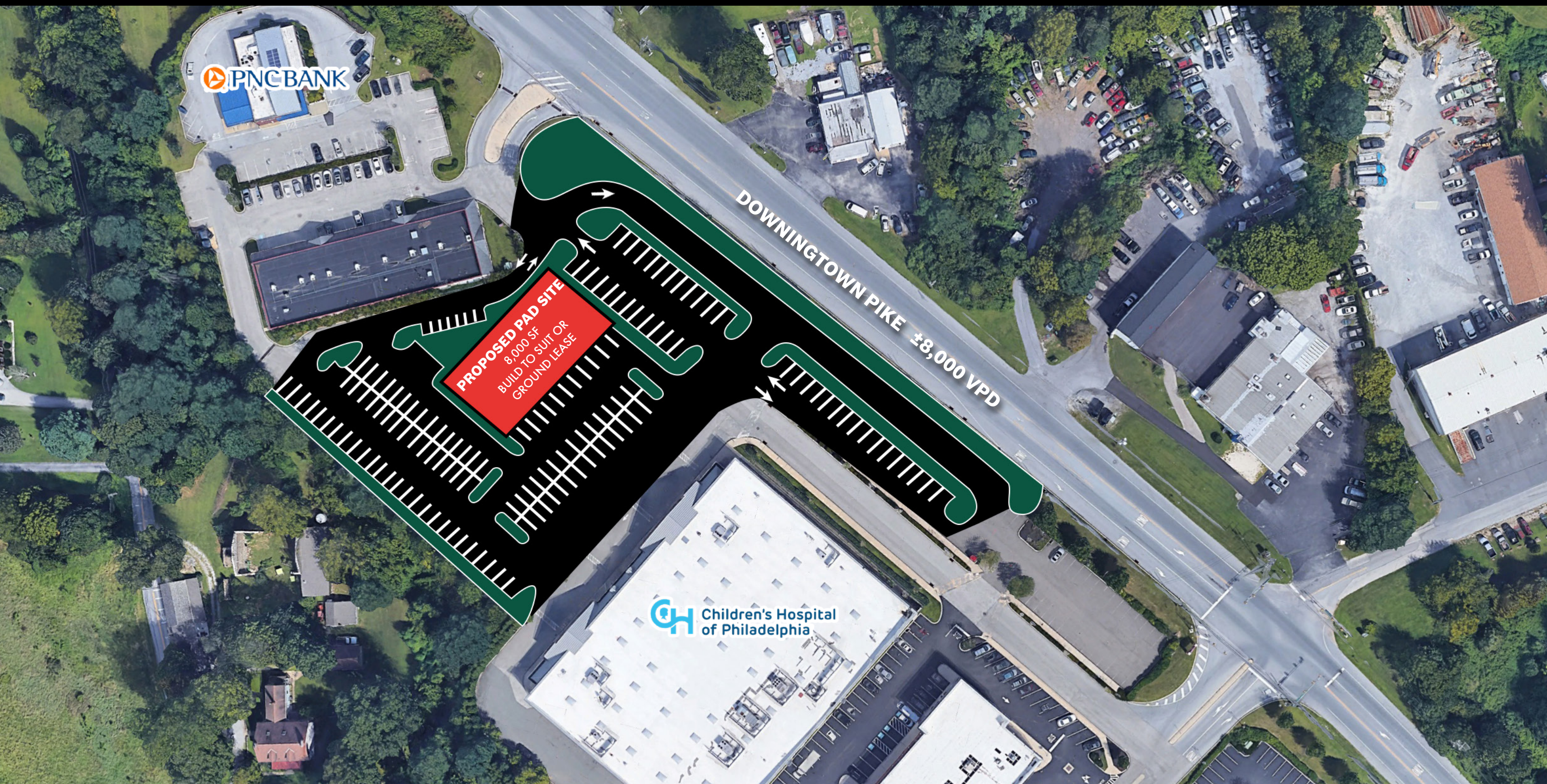
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