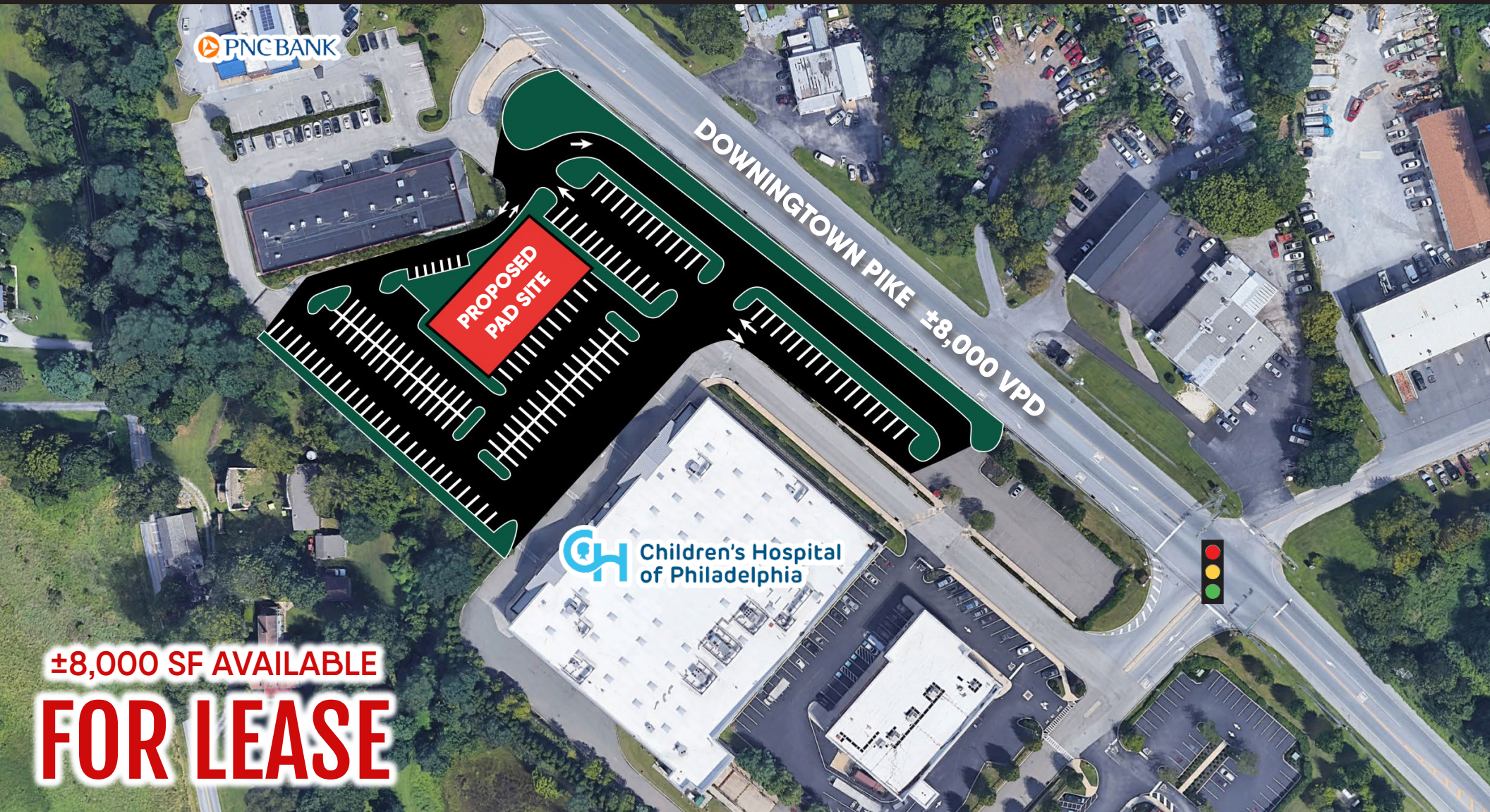


BROOKWORTH PLAZA

780 Downingtown Pike | West Chester, PA | 19380



±8,000 SF AVAILABLE

FOR LEASE

PROPERTY OVERVIEW

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.

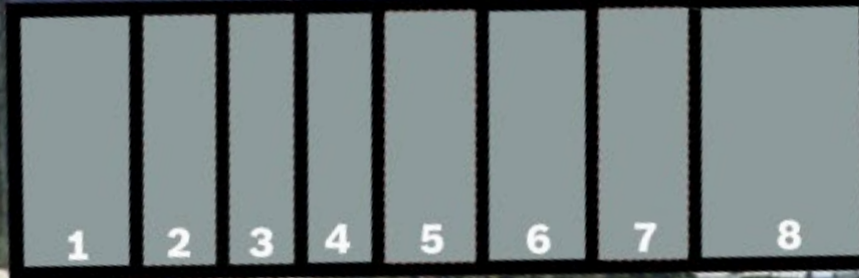
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	50,138	120,018	199,943
EMPLOYEES	28,229	64,731	93,209
AVERAGE HHI	\$162,563	\$168,497	\$180,762
HOUSEHOLDS	17,639	45,301	74,849



SITE PLAN

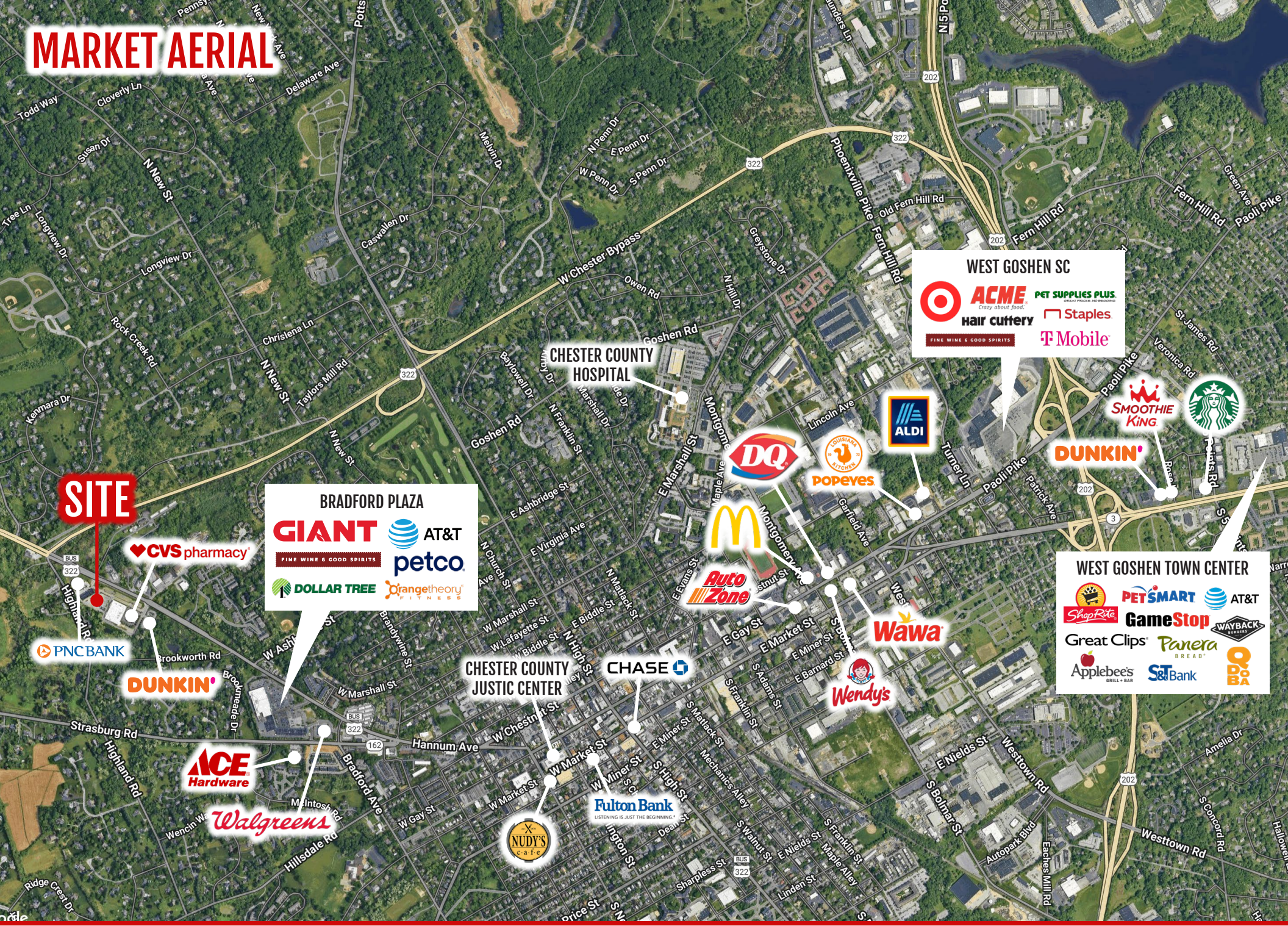
TENANT ROSTER

SPACE	TENANT	AREA (SF)
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	LORGUS FLOWER SHOP	1,800
8	GRESHFIT PERFORMANCE	-



MARKET AERIAL

SITE



WEST GOSHEN SC

Target **ACME** **PET SUPPLIES PLUS**
hair cutters **Staples**
FINE WINE & GOOD SPIRITS **T-Mobile**

BRADFORD PLAZA

GIANT **AT&T** **petco**
DOLLAR TREE **Orangetheory FITNESS**

WEST GOSHEN TOWN CENTER

ShopRite **PETSMART** **AT&T**
GameStop **WAYBACK**
Great Clips **Panera BREAD** **QDOBA**
Applebee's GRILL + BAR **S&B Bank**

CHESTER COUNTY JUSTICE CENTER

CHASE **Fulton Bank**
NUDY'S cafe

ACE Hardware **Walgreens**

DQ **POPEYES** **ALDI**
McDonald's **Auto Zone** **Wawa** **Wendy's**

SMOOTHIE KING **Starbucks**

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Anthony Curcio

acurcio@bennettwilliams.com

CONTACT US

610.321.1111 | www.bennettwilliams.com

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.

