

SHOPPPES AT CULBERTSON

1548 HORSESHOE PIKE • GLENMOORE, PA • 19343

SITE

±11,000 VPD

**±14,000 SF OF RETAIL SPACE
FOR LEASE**

JOIN

Ducklings
EARLY LEARNING CENTER

PROPERTY OVERVIEW

Shoppes at Culbertson: 1,500 – 6,000 SF of Retail/Medical Office Space For Lease

- Retail/Medical Office Space For Lease
 - Proposed 6,000 SF Building – Can be demised from 1,500-6,000 SF
 - 3,836 SF Two-Story Historical Building – constructed in 1826 with potential for outdoor seating
 - Proposed 5,000 SF Building
- Newly constructed, mixed-use community in a highly sought-after area of Chester County
- Join Ducklings Early Learning Center (±11,000 SF) opening Q3 2025
- 176 Townhomes under construction behind commercial development
- High visibility on Horseshoe Pike, one of the area's main traffic routes, ensuring exposure for your business



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,868	60,616	129,520
EMPLOYEES	2,735	11,375	35,190
AVERAGE HHI	\$177,969	\$153,655	\$156,802
HOUSEHOLDS	6,672	22,739	48,273

SITE PLAN



176 Townhomes
Under Construction

BUILDING A
DAY CARE FACILITY
11,940 SF

BUILDING B
FUTURE MULTI-TENANT
±6,000 SF

Existing
Historic
Structure

BUILDING C
EXISTING 2 STORY
±3,836 SF

BUILDING D
FUTURE BUILDING
±5,000 SF

Horseshoe Pike

±11,000 VPD

Ramblewood Dr

BUILDING	TENANT	SF
A	LITTLE DUCKLINGS DAY CARE	11,940
B	FUTURE MULTI-TENANT RETAIL	6,000
C	EXISTING TWO-STORY	3,836
D	FUTURE BUILDING	5,000

MARKET OVERVIEW



STACY MARTIN | BILL HESS | ALEC WERNER
FOR LEASING INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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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.

