

# SHOPPES 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

**Ducklings**  
EARLY LEARNING CENTER

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

176 Townhomes  
Under Construction



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

Horseshoe Pike

±11,000 VPD

Ramblewood Dr

322

322



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COMMERCIAL BROKERAGE. *Redefined.*



# MARKET OVERVIEW



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# 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:

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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.

