# ±9,558 SF AVAILABLE FOR LEASE

909 PAOLI PIKE, WEST CHESTER (WEST GOSHEN TWP), PA 19380





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#### LOCATION OVERVIEW

Dominant center in market located in the heart of Chester County, PA. Positioned at Rt. 202 & Paoli Pike, the main arterial road to downtown West Chester, PA, the 'County Seat' of Chester County. Home to West Chester University (17,558 students).

## **PROPERTY & MARKET HIGHLIGHTS**

- Township named one of "America's Best Places To Live" by Money Magazine
- Close to downtown West Chester, West Chester University, and the QVC World Headquarters
- Traffic Counts

Paoli Pike: 23,007 VPD Route 202: 128,000 VPD

# **DEMOGRAPHICS\***

	1 MILE	3 MILES	5 MILES
Population	11,333	70,035	122,713
Average HHI	\$108,436	\$12 <mark>6</mark> ,062	\$138,722
Employees	14,068	42,116	71,962
*Costar 2023			





### Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004 610.400.3018 | ArrowRealEstateServices.com

# DAMON DIPLACIDO BROOKE HENNINGSEN

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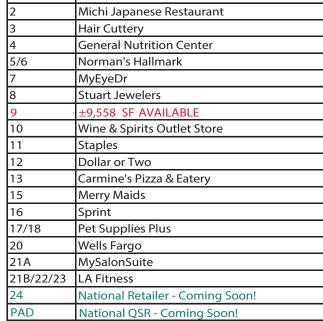


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