

±1,300 SF Office Fit-Out For Lease

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



LOCATION OVERVIEW

Strong performing Chipotle anchored center positioned along Paoli Pike, the main arterial road into West Chester, PA, the county seat and home to West Chester University (17,010 students).

PROPERTY HIGHLIGHTS

- Community named to Money Magazine's 'Best Places to Live'
- Strong demographics and traffic counts
- Abundant parking and easy access to major roadways
- Shadow anchored with shared access to West Goshen Shopping Center
- Retailers include: Target, LA Fitness, Acme, Fine Wines & Good Spirits, and Chick-fil-A.

TENANTS INCLUDE:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HHI	\$120,746	\$154,686	\$175,050
Population	11,185	71,456	120,212
Employees	12,399	38,007	61,073

SitesUSA 2025



ARROW
Real Estate Services

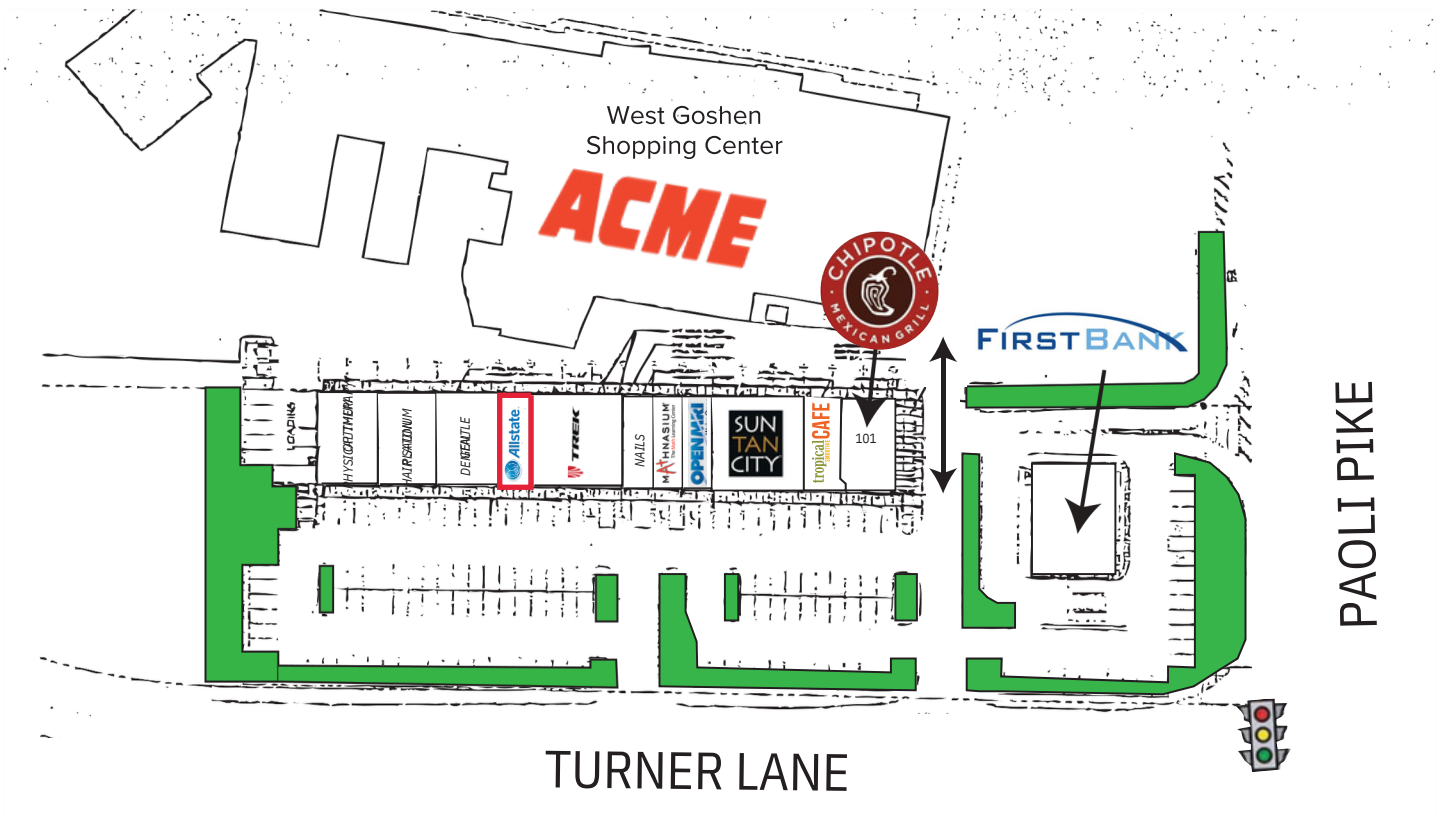
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Space #	Tenant	Space #	Tenant
101	Chipotle Mexican Grill	117	Trek
103	Tropical Smoothie Sun	121	±1,300 SF Available
107	Tan City	125	Gentle Dental
111	Chester Co Open MRI	131	Platinum Hair Salon
113	Mathnasium	133	Optimum Physical Therapy
115	Express Nails & Spa	849 Paoli Pike	First Bank



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TURNER SQUARE



LA FITNESS



target

Staples



FINE WINE & GOOD SPIRITS



WELLS FARGO

ACME

MATHNASIUM

SUN TAN CITY

tropical
SMOOTHIE
CAFE



POPEYES

24,028 VPD

92,645 VPD

TURNER SQUARE

