

# ±9,558 SF Available For Lease



909 Paoli Pike, West Chester (West Goshen Twp), PA 19380



## 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

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HHI	\$126,854	\$158,532	\$177,070
Population	8,951	74,183	123,293
Employees	10,787	38,627	63,225

\*SitesUSA 2025



**ARROW**  
Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | [ArrowCRE.com](http://ArrowCRE.com)



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# WEST CHESTER, PA

West Goshen Shopping Center

FINE WINE & GOOD SPIRITS

**BRANDYWINE REGIONAL AIRPORT**  
Land in the Heart of Chester County, Pennsylvania

East High School

**Penn Medicine**  
**CHESTER COUNTY HOSPITAL**

**CHIPOTLE MEXICAN GRILL**  
**TREK**  
**tropical CAFE SMOOTHIE**  
**SUN TAN CITY**

Henderson High School

West Chester, PA  
County Seat of Chester Co.

**ShopRite**  
**AC MOORE ARTS & CRAFTS**  
**Panera BREAD**  
**Q DOBA**

**GIANT**  
**petco**  
**Orangetheory**

**WEST CHESTER UNIVERSITY**

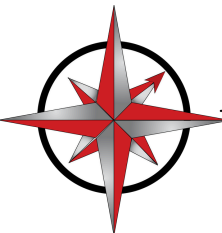
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1	ACME Markets
2	Michi Japanese Restaurant
3	Hair Cuttery
4	General Nutrition Center
5/6	Norman's Hallmark
7	MyEyeDr
8	Stuart Jewelers
9	±9,558 SF AVAILABLE
10	Wine & Spirits Outlet Store
11	Staples
12	Dollar or Two
13	Carmines Pizza & Eatery
15	Merry Maids
16	Sprint
17/18	Pet Supplies Plus
20	Wells Fargo
21A	MySalonSuite
21B/22/23	LA Fitness
24	Target - Now Open!
25	Chick Fil A - Now Open!



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