

±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

JOIN



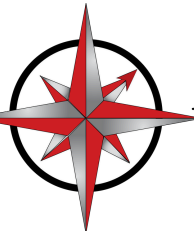
SHARED ACCESS WITH



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HHI	\$109,229	\$126,521	\$142,238
Population	9,959	68,858	118,366
Employees	15,721	44,696	75,340

*Costar 2024



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



DAMON DiPLACIDO
 215.275.1679
 damon@arrowcre.com

BROOKE HENNINGSEN
 610.721.9910
 brookeh@arrowcre.com

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

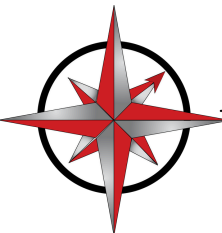
±9,558 SF Available For Lease



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



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!



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



DAMON DiPLACIDO
 215.275.1679
 damon@arrowcre.com

BROOKE HENNINGSEN
 610.721.9910
 brookeh@arrowcre.com