

±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
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 | ArrowRealEstateServices.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

DAMON DIPLACIDO BROOKE HENNINGSEN

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WEST CHESTER, PA

West Goshen Shopping Center

ACME
LA FITNESS
PET SUPPLIES PLUS
GNC
STAPLES
WELLS FARGO
FINE WINE & GOOD SPIRITS

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

East High School

Penn Medicine
CHESTER COUNTY HOSPITAL

CHIPOTLE
TREK
TROPICAL CAFE
SUN TAN CITY

Henderson High School

ShopRite
AC MOORE
Panera BREAD
QDOBA

West Chester, PA
County Seat of Chester Co.

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	Carmine's Pizza & Eatery
15	Merry Maids
16	Sprint
17/18	Pet Supplies Plus
20	Wells Fargo
21A	MySalonSuite
21B/22/23	LA Fitness
24	National Retailer Opening August 2025
25	Chick-fil-A - Now Open!



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