±3,040 & 9,558 SF Available For Lease

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



JOIN

ACME · TARGET · Chick-fil-A · PET SUPPLIES PLUS · LA FITNESS · FINE WINE & GOOD SPIRITS · STAPLES · GNC LIVE WELL

SHARED ACCESS WITH

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

LOCATION OVERVIEW

Dominant retail hub in the heart of Chester County, PA, strategically positioned at the high-visibility intersection of Rt. 202 & Paoli Pike—the primary arterial corridor into downtown West Chester (the county seat). The center captures strong local traffic and benefits from close proximity to West Chester University (17,558 students).

PROPERTY & MARKET HIGHLIGHTS

- **Top-Tier Anchor Performance:** Anchored by a powerhouse Target ranking in the **95th percentile regionally** (Philadelphia MSA) & the **92nd percentile nationwide**, generating **2.2M annual visits** (L12M as of Sept 2026).
- **Nationally Recognized Location:** Situated in a community recognized among America's Best Places to Live by Money Magazine.
- **Strategic Proximity:** Minutes from downtown West Chester, West Chester University & the QVC World Headquarters.
- **Heavy Traffic Counts:**
  - **Paoli Pike:** 24,028 VPD
  - **Route 202:** 92,645 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HHI	$127,221	$159,855	$175,970
Population	8,980	73,866	123,317
Employees	11,508	42,023	67,104

**SitesUSA 2026*

ARROW Real Estate Services
Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
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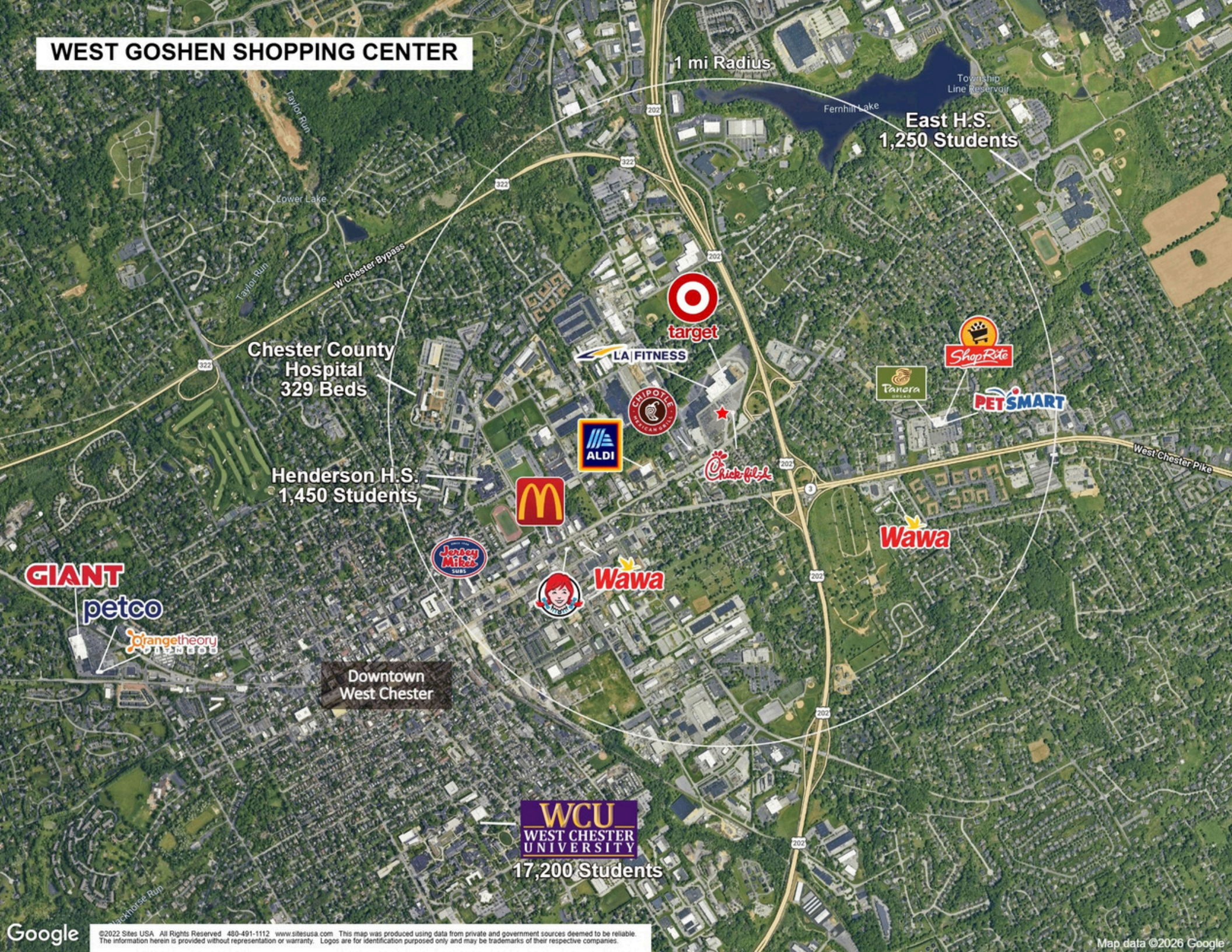
1	ACME Markets
2	Michi Japanese Restaurant
3	Hair Cuttery
4	General Nutrition Center
5/6	Norman's Hallmark
7	MyEarDr
8	Stuart Jewelers
9	**Negotiating LOI - 9,558 SF**
10	Wine & Spirits Outlet Store
11	Staples
12	Dollar or Two
13	**AVAILABLE - 3,040 SF (2nd Gen Restaurant)**
15	Merry Maids
16	Sprint
17/18	Pet Supplies Plus
20	Wells Fargo
21A	MySalonSuite
22B/22/23	LA Fitness
24	Target
25	Chick Fil A

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WEST GOSHEN SHOPPING CENTER
target
LA FITNESS
Staples
FINE WINE & GOOD SPIRITS
Hallmark
Chick-fil-A
Turner Ln
WELLS FARGO
ACME
SUN TAN CITY
tropical SMOOTHIE CAFE
CHIPOTLE MEXICAN GRILL
ALDI
Coming Soon
SEVEN 7B BREW
POPEYES
Paoli Pike
202
92,645 VPD
24,028 VPD
3
Google
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WEST GOSHEN SHOPPING CENTER
1 mi Radius
Township Line Reservoir
Fernhill Lake
East H.S.
1,250 Students
Taylor Run
Lower Lake
W.Chester Bypass
Taylor Run
Chester County Hospital
329 Beds
target
LA FITNESS
ShopRite
Panera
PETSMART
CHIPOTLE
ALDI
Chick-fil-A
West Chester Pike
Henderson H.S.
1,450 Students
Wawa
Jersey Mike's
Wawa
GIANT
petco
orangetheory
Downtown West Chester
WCU
WEST CHESTER UNIVERSITY
17,200 Students
Google
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