

±9,558 SF Available For Lease



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



JOIN

ACME

TARGET

Chick-fil&

PET
SUPPLIES
PLUS

LA FITNESS

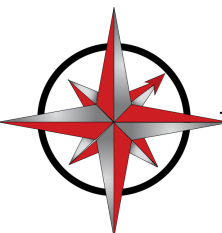
FINE WINE &
GOOD SPIRITS

STAPLES

GNC
LIVE WELL

SHARED ACCESS WITH

TREK

SUN
TAN
CITYCHIPOTLE
MEXICAN GRILLtropical CAFE
SMOOTHIE

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.comLOCATION 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	\$126,854	\$158,532	\$177,070
Population	8,951	74,183	123,293
Employees	10,787	38,627	63,225

*SitesUSA 2025

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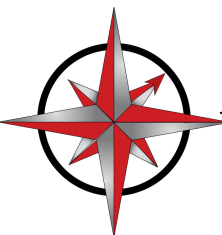
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- | | |
|-----------|-----------------------------|
| 1 | ACME Markets |
| 2 | Michi Japanese Restaurant |
| 3 | Hair Cuttery |
| 4 | General Nutrition Center |
| 5/6 | Norman's Hallmark |
| 7 | MyEarDr |
| 8 | Stuart Jewelers |
| 9 | AVAILABLE - 9,558 SF |
| 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 | Target - Now Open! |
| 25 | Chick Fil A - Now Open! |



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WEST GOSHEN SHOPPING CENTER



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