

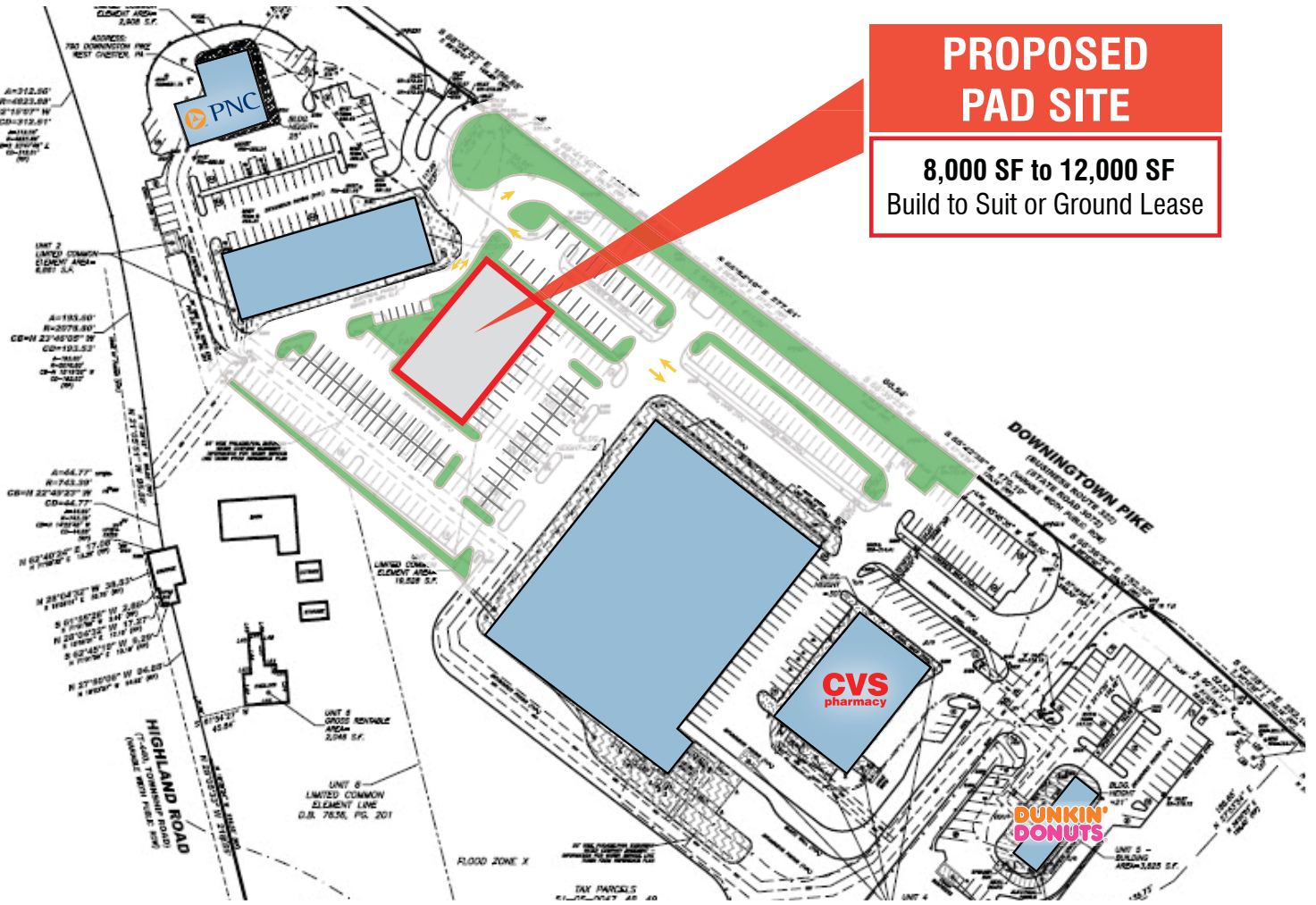
# BROOKWORTH PLAZA

780 Downingtown Pike (Route 322)  
West Chester, Chester County, PA 19380

EQUITY RETAIL BROKERS

## PROPOSED PAD SITE

8,000 SF to 12,000 SF  
Build to Suit or Ground Lease



### PROPERTY FEATURES

- Proposed New Freestanding Building - 8,000 to 12,000 SF
- GLA: 12,000 SF Unanchored Strip
- Build to Suit or Ground Lease
- Drive Thru Allowed

### DETAILS

- Zoned C-2, deeded as a condo-situated on 7 Acres.
- Intersection of Downingtown Pike and Rout 322 bypass.
- Existing co-tenants includes CVS Pharmacy, Dunkin Donuts, PNC Bank, Keystone Tax Collections, Gresh Fit, Nail Salon & Day Spa, Nutrition Supplements, Educational Day Camp, Hair Salon & Allstate Insurance.
- Zoning allows Gas, Convenience, Drive Thru

### CONTACT

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The right space. The right move.



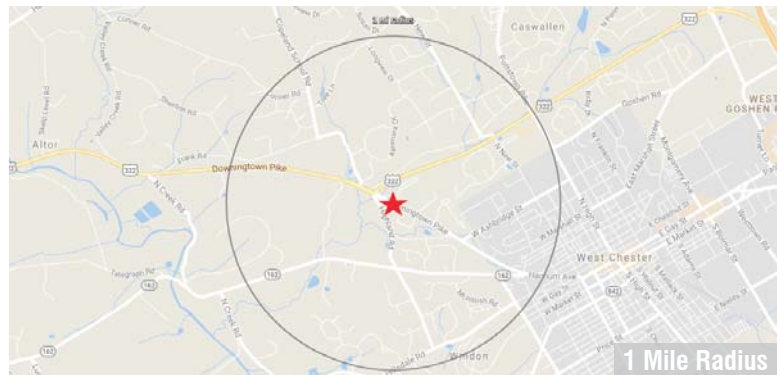
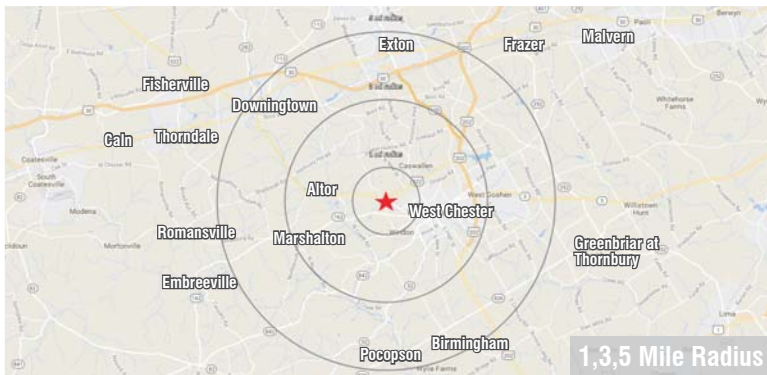
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Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17)



Demographics	1 Mile	3 Miles	5 miles
Population	5,311	46,107	111,122
Average HHI	\$122,575	\$115,365	\$126,432
Adj Daytime Demos (16yrs+)	2,745	42,490	105,543

*Demographic Data Source: Applied Geographic Solutions, 2017 (REGIS)*



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