

VALUE-ADD OPPORTUNITY | POSITIVE LEASING MOMENTUM | DIVERSE, IN-DEMAND UNIT MIX

EXCLUSIVE OFFERING MEMORANDUM

ARA CENTER

4201-4245 W. LINCOLN HIGHWAY, PARKESBURG, PA

Marcus & Millichap
THE DOUGHERTY TEAM

MID ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS OF 2024

CoStar™
POWER BROKER™ AWARD

CREXI
PLATINUM BROKER AWARD



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | 1031 EXCHANGE

DEAL TEAM

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THE SHOPPES AT SADSBURY
Giant
MATTRESS Warehouse
Wawa
Penn Medicine
AspenDental
CHIPOTLE
STARBUCKS
Wendy's
TSC TRACTOR SUPPLY CO
Top 33% in US
Chick-fil-A
Top 33% in US
Chester County Aiport
WHITE PINE STRUCTURES
CVS pharmacy
AutoZone
Top 26% in US
SHERWIN-WILLIAMS
TACO BELL
Wawa
Top 12% in US
CITADEL CREDIT UNION
STOLTZFUS STORAGE SHEDS
WEST SADSBURY COMMONS
Walmart
Top 46% in US
THE HOME DEPOT
FINE WINE & GOOD SPIRITS
Top 7% in US
T.J.maxx
McDONALD'S
Arby's
chili's
TRUIST
30
LINCOLN HIGHWAY (29,143 VPD)
30
ARA CENTER

SHOPPES AT SADSBURY

NEW DEVELOPMENT | *Route 30 & Route 10, Sadsbury, PA*

A three-phase, master-planned regional shopping destination rising at the signalized intersection of Lincoln Highway (Route 30) and Octorara Trail (Route 10) - minutes east of ARA Center along the same retail corridor. Phase I is complete and open. Phase II is under construction anchored by Target and Giant, and Phase III will deliver a town center component. Developed by Soloff Realty & Development.

40,952 AADT - Lincoln Highway (Route 30)	**58,000+** Combined AADT at Rt. 30 & Rt. 10	**20+** National & Regional Brands Committed	**3** Phases - Town Center Still to Come

Why it Matters

- **National credit arriving next door.** Target and Giant bring a regoinal draw the ARA Center has never had in its immediate trade area.
- **Nova Way** - a new five-lane boulevard connecting Route 30 and Route 10 = is open, with projected volume of 16,000-20,000 AADT.
- **New traffic signals installed** at Route 30 and Route 10, improving access along the entire corridor.
- **Adjacent to West Sadsbury Commons**, anchored by Walmart Supercenter and The Home Depot.

TENANT LINEUP | *Shoppes at Sadsbury, Sadsbury, PA*

NOW OPEN - PHASE I | *Complete*

Chick-fil-A, Starbucks, Chipotle, Wawa, Aspen Dental, Verizon, Jersey Mike's Subs, Mattress Warehouse, Wendy's, Penn Medicine, Chase

UNDER CONSTRUCTION - PHASE II | *Delivering*

Target, Giant, Tommy's Express Car Wash

LEASES SIGNED

Burlington, PetSmart, Famous Footwear

IN NEGOTIATION / PROPOSED

Ross Dress for Less, HomeGoods, Fine Wine & Good Spirits

DEVELOPMENT PHASING | *Master Plan*

- ***PHASE I*** | ***Complete & Open.*** Restaurants, services, banking and urgent care.
- ***PHASE II*** | ***Under Construction.*** Target, Giant, junior anchors and shop space.
- ***PHASE III*** | ***Planned.*** Town center component with additional pad sites.

SURROUNDING RETAIL | *Route 30 Corridor*

Walmart, Tractor Supply Co, T.J.Maxx, Dollar Tree, CVS pharmacy, The Home Depot, five BELOW, McDonald's

$1,737,462
LIST PRICE

7.25%
CAP RATE

$125,966
NET OPERATING INCOME



4201-4245 W. LINCOLN HIGHWAY, PARKESBURG, PA

PROPERTY SPECIFICATIONS

Gross Leasable Area (GLA)	16,455 SF	Year Built	1963
Occupancy	80.9%	Parking Spaces	87
Number of Units	14	Parking Ratio (Spaces/1,000 SF)	5.29
WALT	1.4 Years	Zoning	C1
Lot Size	3.50 Acres	VPD (Lincoln Highway)	29,143 VPD

INVESTMENT HIGHLIGHTS

ARA CENTER // PARKESBURG, PA

Marcus & Millichap
THE DOUGHERTY TEAM

VALUE-ADD OPPORTUNITY

- ~81% occupied center offering significant upside through lease-up and NOI growth

FLEXIBLE, IN-DEMAND UNIT MIX

- Small bays ranging from 500 SF to 2,150 SF across retail, office, and residential uses – smaller units mean faster lease-up and broader tenant demand

DIVERSE, RESILIENT TENANT MIX

- 3 medical tenants, dance studio, hair salon, card shop, smoke shop, church, and residential – a center engineered to draw a wide range of tenants and daily customers

STRONG REAL ESTATE FUNDAMENTALS | BELOW REPLACEMENT COST

- 3.5-acre parcel, ~90 parking spaces, and 16,400+ rentable SF – a substantial, well-positioned asset that could be acquired for $105 / SF

NEW DEVELOPMENT | GROWTH MARKET

- The Shoppes at Sadsbury is under construction and already opening next door, bringing major national draws including Giant, Target, Starbucks, Chipotle, Chick-Fil-A, Wawa, Aspen Dental, and more – a powerful surge of new customer traffic to the trade area

POSITIVE LEASING MOMENTUM

- Two new residential tenants signed in 2026 – proof of strong, active leasing velocity

MULTIPLE INCOME STREAMS & NOI GROWTH DRIVERS

- 4 income-producing signs add ~$10K in additional annual revenue, while 60% of the GLA carry scheduled annual rent increases of 2-6% – reliable, contractual income growth year over year

REDUCED LANDLORD EXPOSURE

- ~72% of GLA operates on NNN leases, with tenants reimbursing taxes, insurance, and CAM – minimizing landlord expense risk

PREMIER VISIBILITY & TRAFFIC | LINCOLN HWY

- 29K VPD along Lincoln Hwy (Route 30), the area's primary retail and commuter corridor stretching from Lancaster to Philadelphia

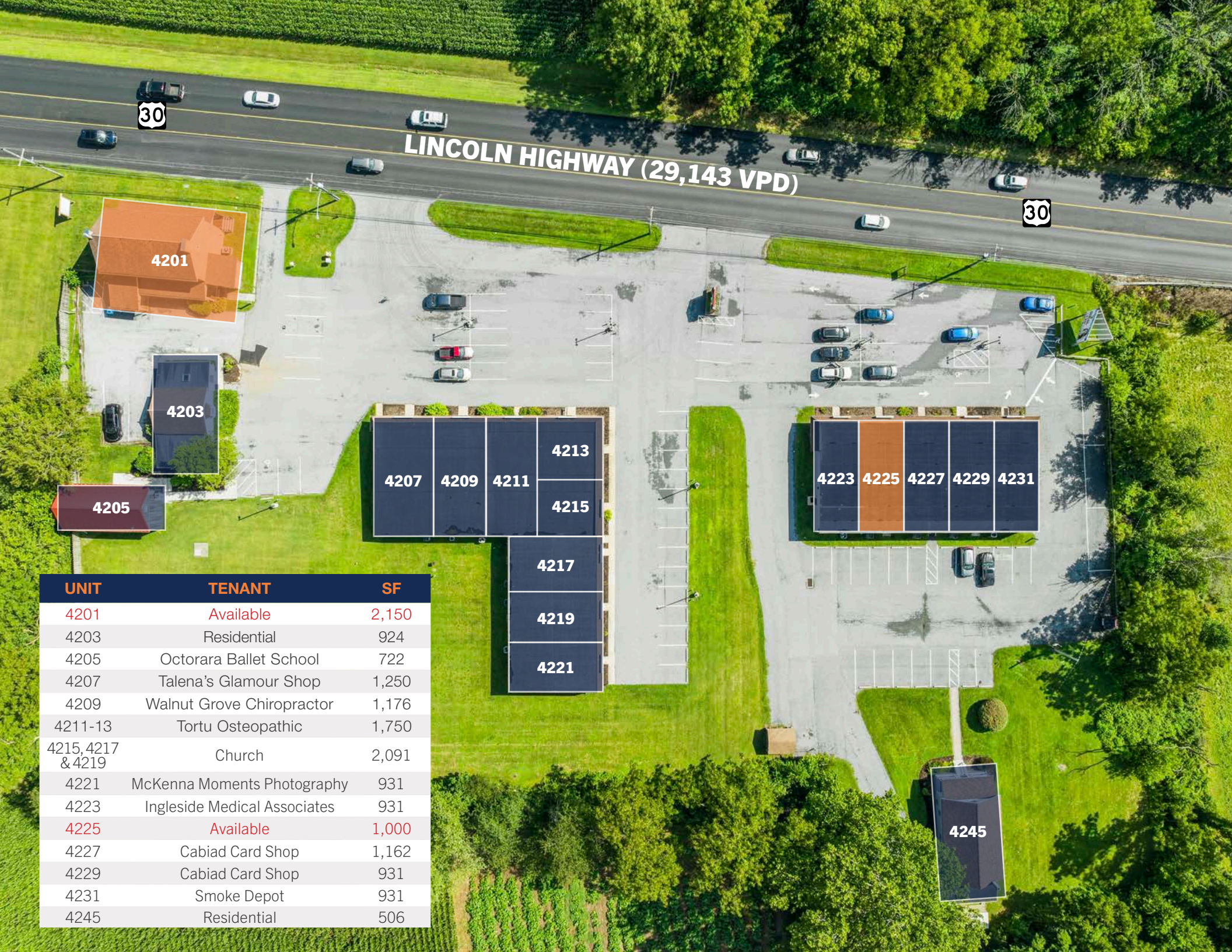
SURROUNDED BY MAJOR TRAFFIC GENERATORS

- Directly adjacent to West Sadsbury Commons and other national demand drivers including Walmart, Home Depot, Chili's, and more

AFFLUENT, GROWING TRADE AREA

- $114K average household income with 3.3% population growth projected by 2030 within 3 miles – a market on the rise





UNIT	TENANT	SF
4201	Available	2,150
4203	Residential	924
4205	Octorara Ballet School	722
4207	Talena's Glamour Shop	1,250
4209	Walnut Grove Chiropractor	1,176
4211-13	Tortu Osteopathic	1,750
4215, 4217 & 4219	Church	2,091
4221	McKenna Moments Photography	931
4223	Ingleside Medical Associates	931
4225	Available	1,000
4227	Cabiad Card Shop	1,162
4229	Cabiad Card Shop	931
4231	Smoke Depot	931
4245	Residential	506

Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date (Original)	Start Date (Current Term)	End Date	Term	Increase Date	Increase Date End	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
BUILDING 1																
4201	Available	-	2,150	13.1%	-	-	-		Current	-	-	-	-	-	-	-
BUILDING 2 & 3																
4203	Residential	Residential	924 SF	5.6%	Apr-2026	Apr-2026	Mar-2028		Current	Mar-2027	$12.34	$950	$11,400	-	1, 2 Year	Gross
									Apr-2027	Mar-2028	$12.66	$975	$11,700	2.6%		
								OPT	Apr-2028	Mar-2030	-	-	-	-		
4205	Octorara Ballet School	Dance Studio	722 SF	4.4%	Jul-2023	Sep-2026	Aug-2027		Current	Aug-2027	$11.92	$717	$8,604	-	1, 1 Year	NNN
								OPT	Sep-2027	Aug-2028	$12.27	$739	$8,862	3.0%		
4207	Talena's Glamour Shop	Hair Salon	1,250 SF	7.6%	Oct-2022	Oct-2022	Sep-2027		Current	Sep-2027	$9.37	$976	$11,712	-	1, 5 Year	NNN
								OPT	Oct-2027	Sep-2028	$9.79	$1,020	$12,237	4.5%		
									Oct-2028	Sep-2029	$10.22	$1,065	$12,775	4.4%		
									Oct-2029	Sep-2030	$10.67	$1,111	$13,338	4.4%		
									Oct-2030	Sep-2031	$11.13	$1,159	$13,913	4.3%		
									Oct-2031	Sep-2032	$11.60	$1,208	$14,500	4.2%		
4209	Walnut Grove Chiropractor	Chiropractic Facility	1,176 SF	7.1%	Jul-2012	Dec-2025	Nov-2028		Current	Nov-2026	$8.71	$854	$10,243	-	MTM Option	NNN
									Dec-2026	Nov-2027	$8.97	$879	$10,549	3.0%		
									Dec-2027	Nov-2028	$9.24	$906	$10,866	3.0%		
4211-13	Tortu Osteopathic	Physician Office	1,750 SF	10.6%	Feb-2007	Aug-2025	Jul-2027		Current	Jul-2027	$8.56	$1,248	$14,980	-	None	NNN
4215, 4217 & 4219	Church	Church	2,091 SF	12.7%	Feb-2020	Jan-2025	Dec-2027		Current	Dec-2026	$7.53	$1,312	$15,745	-	None	NNN
									Jan-2027	Dec-2027	$7.76	$1,352	$16,226	3.1%		
4221	McKenna Moments Photography (Signed LOI)	Studio/Office	931 SF	5.7%	Mar-2027	Mar-2027	Feb-2030		Mar-2027	Feb-2028	$5.37	$417	$5,001	-	None	NNN
									Mar-2028	Feb-2029	$5.67	$440	$5,282	5.6%		
									Mar-2029	Feb-2030	$5.98	$464	$5,572	5.5%		

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Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date (Original)	Start Date (Current Term)	End Date	Term	Increase Date	Increase Date End	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
BUILDING 4 & 5																
4223	Ingleside Medical Associates	Medical Office	931 SF	5.7%	Aug-2004	Oct-2026	Sep-2029		Current	Sep-2027	$9.00	$698	$8,381	-	None	NNN
									Oct-2027	Sep-2028	$9.27	$719	$8,632	3.0%		
									Oct-2028	Sep-2029	$9.55	$741	$8,891	3.0%		
4225	Available	-	1,000 SF	6.1%	-	-	-		-	-	-	-	-	-	-	-
4227	Cabiad Card Shop (4227)	Collectibles	1,162 SF	7.1%	Nov-2026	Nov-2026	Oct-2030		Current	Oct-2027	$7.48	$724	$8,686	-	None	NNN
									Nov-2027	Oct-2028	$7.70	$746	$8,947	3.0%		
									Nov-2028	Oct-2029	$7.93	$768	$9,217	3.0%		
									Nov-2029	Oct-2030	$8.17	$791	$9,496	3.0%		
4229	Cabiad Card Shop (4229)	Collectibles	931 SF	5.7%	Dec-2022	Dec-2026	Oct-2030		Current	Feb-2027	$9.33	$724	$8,686	-	None	NNN
									Feb-2027	Oct-2028	$9.61	$746	$8,947	3.0%		
									Nov-2028	Oct-2030	$10.20	$791	$9,496	6.1%		
4231	Smoke Depot	Smoke Shop	931 SF	5.7%	May-2024	May-2024	Jun-2027		Current	Jun-2027	$17.00	$1,319	$15,827	-	1, 3 Year	NNN
								OPT	Jul-2027	Jun-2028	$17.75	$1,377	$16,525	4.4%		
									Jul-2028	Jun-2029	$18.50	$1,435	$17,223	4.2%		
									Jul-2029	Jun-2030	$19.25	$1,493	$17,922	4.1%		
4245	Residential	Residential	506 SF	3.1%	Mar-2026	Mar-2026	Feb-2028		Current	Feb-2027	$30.24	$1,275	$15,300	-	1, 1 Year	Gross
									Mar-2027	Feb-2028	$31.42	$1,325	$15,900	3.9%		
								OPT	Mar-2028	Feb-2029	-	-	-	-		
SIGNS																
Sign	Master Lease	Sign	-	0.0%	6 Months from COE	-	MTM		Current	-	-	$500	$6,000	-	None	Gross
Sign	David W Sulak	Sign	-	0.0%	Nov-2016	-	MTM		Current	MTM	-	$400	$4,800	-	None	Gross
Sign	Weaver Mulch	Sign	-	0.0%	Nov-2023	-	MTM		Current	MTM	-	$400	$4,800	-	None	Gross
TOTAL SQUARE FOOTAGE: 16,455 100%									**ANNUAL BASE RENT: $150,166**							

AVAILABLE	**3,150**	**19.1%**
OCCUPIED	**13,305**	**80.9%**
TRIPLE NET LEASES	**11,875**	**72.2%**
WEIGHTED AVERAGE LEASE TERM	**1.4 Years**	

RENT SCHEDULE

ARA CENTER // PARKESBURG, PA

DATE OF ANALYSIS: 2/1/2027

RENT SCHEDULE	2027 February	March	April	May	June	July	August	September	October	November	December	2028 January	TOTAL
Available	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential	$950	$950	$975	$975	$975	$975	$975	$975	$975	$975	$975	$975	$11,650
Octorara Ballet School	$717	$717	$717	$717	$717	$717	$717	$739	$739	$739	$739	$739	$8,712
Talena's Glamour Shop	$976	$976	$976	$976	$976	$976	$976	$976	$1,020	$1,020	$1,020	$1,020	$11,887
Walnut Grove Chiropractor	$879	$879	$879	$879	$879	$879	$879	$879	$879	$879	$906	$906	$10,602
Tortu Osteopathic	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$1,248	$14,980
Church	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	$1,352	-	$14,874
McKenna Moments Photography	-	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$4,584
Ingleside Medical Associates	$698	$698	$698	$698	$698	$698	$698	$698	$719	$719	$719	$719	$8,465
Available	-	-	-	-	-	-	-	-	-	-	-	-	-
Cabiad Card Shop (4227)	$724	$724	$724	$724	$724	$724	$724	$724	$724	$746	$746	$746	$8,751
Cabiad Card Shop (4229)	$724	$746	$746	$746	$746	$746	$746	$746	$746	$746	$746	$746	$8,925
Smoke Depot	$1,319	$1,319	$1,319	$1,319	$1,319	$1,377	$1,377	$1,377	$1,377	$1,377	$1,377	$1,377	$16,234
Residential	$1,275	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$1,325	$15,850
Master Lease	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$6,000
David W Sulak	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
Weaver Mulch	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
													$151,115

NOTES

* Assumed renewal at the same rent for Tortu Osteopathic

* Assumes Octorara Ballet School, Talena's Glamour Shop, & Smoke Depot renew into their option period

REIMBURSEMENT SCHEDULE

					REIMBURSEMENTS				
UNIT	TENANT	SF	PRS	LEASE TYPE	TAXES	INSURANCE	CAM	MANAGEMENT FEE	TOTAL
4201	Available	2,150 SF	13.1%	-	-	-	-	-	-
4203	Residential	924 SF	5.6%	Gross	-	-	-	-	-
4205	Octorara Ballet School	722 SF	4.4%	NNN	$1,272	$462	$1,380	$332	$3,446
4207	Talena's Glamour Shop	1,250 SF	7.6%	NNN	$2,201	$801	$2,390	$574	$5,966
4209	Walnut Grove Chiropractor	1,176 SF	7.1%	NNN	$2,071	$753	$2,248	$540	$5,612
4211-13	Tortu Osteopathic	1,750 SF	10.6%	NNN	$3,082	$1,121	$3,346	$804	$8,352
4215, 4217 & 4219	Church	2,091 SF	12.7%	NNN	$3,683	$1,339	$3,997	$960	$9,979
4221	McKenna Moments Photography	931 SF	5.7%	NNN	$1,640	$596	$1,780	$427	$4,443
4223	Ingleside Medical Associates	931 SF	5.7%	NNN	$1,640	$596	$1,780	$427	$4,443
4225	Available	1,000 SF	6.1%	-	-	-	-	-	-
4227	Cabiad Card Shop (4227)	1,162 SF	7.1%	NNN	$2,046	$744	$2,221	$534	$5,546
4229	Cabiad Card Shop (4229)	931 SF	5.7%	NNN	$1,640	$596	$1,780	$427	$4,443
4231	Smoke Depot	931 SF	5.7%	NNN	$1,640	$596	$1,780	$427	$4,443
4245	Residential	506 SF	3.1%	Gross	-	-	-	-	-
	TOTAL SQUARE FOOTAGE	**16,455 SF**	**100%**		**$20,914**	**$7,605**	**$22,702**	**$5,453**	**$56,674**
				UNDERWRITTEN EXPENSES	$28,980	$10,539	$31,457	$7,556	$78,532

INCOME & EXPENSES

ARA CENTER // PARKESBURG, PA

INCOME	CURRENT	$/SF
Base Rent [1]	$151,115	$9.18
Reimbursement Rent [2]		
Real Estate Tax	$20,914	$1.27
Insurance	$7,605	$0.46
CAM	$22,702	$1.38
Management Fee	$5,453	$0.33
Total Reimbursement Rent	$56,674	$3.44
Potential Gross Income	$207,789	$12.63
EFFECTIVE GROSS INCOME	$207,789	$12.63

EXPENSES [3]		
Real Estate Taxes	$28,980	$1.76
Insurance	$10,539	$0.64
Common Area Maintenance		
Electrical (R&M)	$782	$0.05
Plumbing (R&M)	$1,189	$0.07
General (R&M)	$2,986	$0.18
Landscape (R&M)	$8,173	$0.50
Parking Lot (R&M)	$1,000	$0.06
Snow Removal (R&M)	$4,400	$0.27
Pest Control	$1,204	$0.07
HVAC	$1,741	$0.11
Fire Service	$217	$0.01
Signs	$567	$0.03
Trash Utility	$5,639	$0.34
Electric Utilities	$3,085	$0.19
Heating Oil	$473	$0.03
Total CAM	$31,457	$1.91
Management Fee (5.0%) [4]	$7,556	$0.46
Non-Reimbursibles ($0.20)	$3,291	$0.20
Total Expenses	$81,823	$4.97
NET OPERATING INCOME	**$125,966**	**$7.66**

(1) Base Rent: Reflective of 2027 rental schedule
(2) Reimbursements: Reflective of estimated reimbursement rent table
(3) Expenses: Reflective of 2022 to 2025 operating expenses
(4) Management Fee: Reflective of 5% of the base rent
(5) Reserves: Reflective of $0.20 per square foot



TENANT NAME	DESCRIPTION
OCTORARA BALLET	Octorara Ballet is a long-established, family-friendly dance school offering age-appropriate ballet training for dancers ages 18 months to 18 years across studios in Parkesburg and Gap. With twelve structured program levels and a student-teacher training path for advanced teens, Octorara draws dancers from Chester, Lancaster, and Berks Counties. Parents consistently praise the uplifting atmosphere and the excitement of seeing their children shine on stage.
Talena's Glamour Shop	Talena's Glamour Shop is a small, locally owned beauty studio run by an independent stylist known for a personal, attentive approach to hair care. With a loyal local following, Talena specializes in polished, confidence-boosting looks tailored to each client. Customers appreciate the warm atmosphere, one-on-one service, and quality results at an accessible price.
Walnut Grove Chiropractic & Massage Therapy	Walnut Grove Chiropractic is a family-owned chiropractic and therapy clinic known for its personalized, no-pressure approach to care, backed by a 4.8-star Google rating. Patients consistently praise the professionalism and clarity of treatment, while massage therapy is frequently highlighted for its tailored, relaxing experience. Convenient morning and evening hours and a friendly, organized staff round out a welcoming, results-driven practice.
Tortu Osteopathic	Tortu Osteopathic is a long-standing osteopathic practice serving Parkesburg, PA with over two decades of specialized experience. The practice is known for its expertise in osteopathic manipulative therapy and attentive, patient-centered care. Patients consistently praise meaningful improvements and effective adjustments, even in cases where other providers couldn't help, making it a trusted local resource.
CHURCH	Saint Michael the Archangel RC Church is a longstanding Pennsylvania parish known for its welcoming community and commitment to faith. The church offers regular Masses, sacraments, and community programs that foster spiritual growth and connection. Parishioners consistently praise its supportive, inclusive environment and meaningful pastoral guidance, making it a trusted spiritual home for local families.
Ingleside Medical Associates	Ingleside Medical Associates, with locations in Thorndale and Parkesburg, offers comprehensive family, internal, pediatric, and geriatric care, including minor surgery, dermatology, gynecology, sports medicine, and in-office labs and X-rays. Patients often highlight short wait times, friendly staff, and flexible scheduling, including same-day appointments. The practice is known for compassionate, holistic care, making it a trusted choice for families seeking reliable, all-in-one healthcare.
Cabiad Card Shop	Cabiad Card Shop is a well-regarded trading card and collectibles store serving enthusiasts throughout Pennsylvania. Known for its wide selection, fair pricing, and knowledgeable staff, the shop has earned a reputation as a reliable destination for new collectors and seasoned hobbyists alike. Customers appreciate the welcoming atmosphere and the staff's dedication to helping them find exactly what they're looking for, building strong loyalty across the region.
SMOKE DEPOT	Smoke Depot is a convenient and dependable stop for smoking and vaping products, offering everything from hookah supplies and cigars to vape accessories. Visitors note the store's clean, easy-to-navigate setup and helpful, attentive staff. With its strong selection and consistent service, Smoke Depot has established itself as a valued local spot in the area.
McKenna Moments Photography	McKenna Moments Photography is a locally owned photography studio specializing in capturing memorable moments for families, children, seniors, and couples. Services include family and child portraits, maternity and newborn sessions, senior photos, weddings, sports photography, headshots, videography, and drone services. With a family-focused approach and experience serving thousands of families, McKenna Moments has built a strong local reputation for personalized photography and preserving meaningful memories.

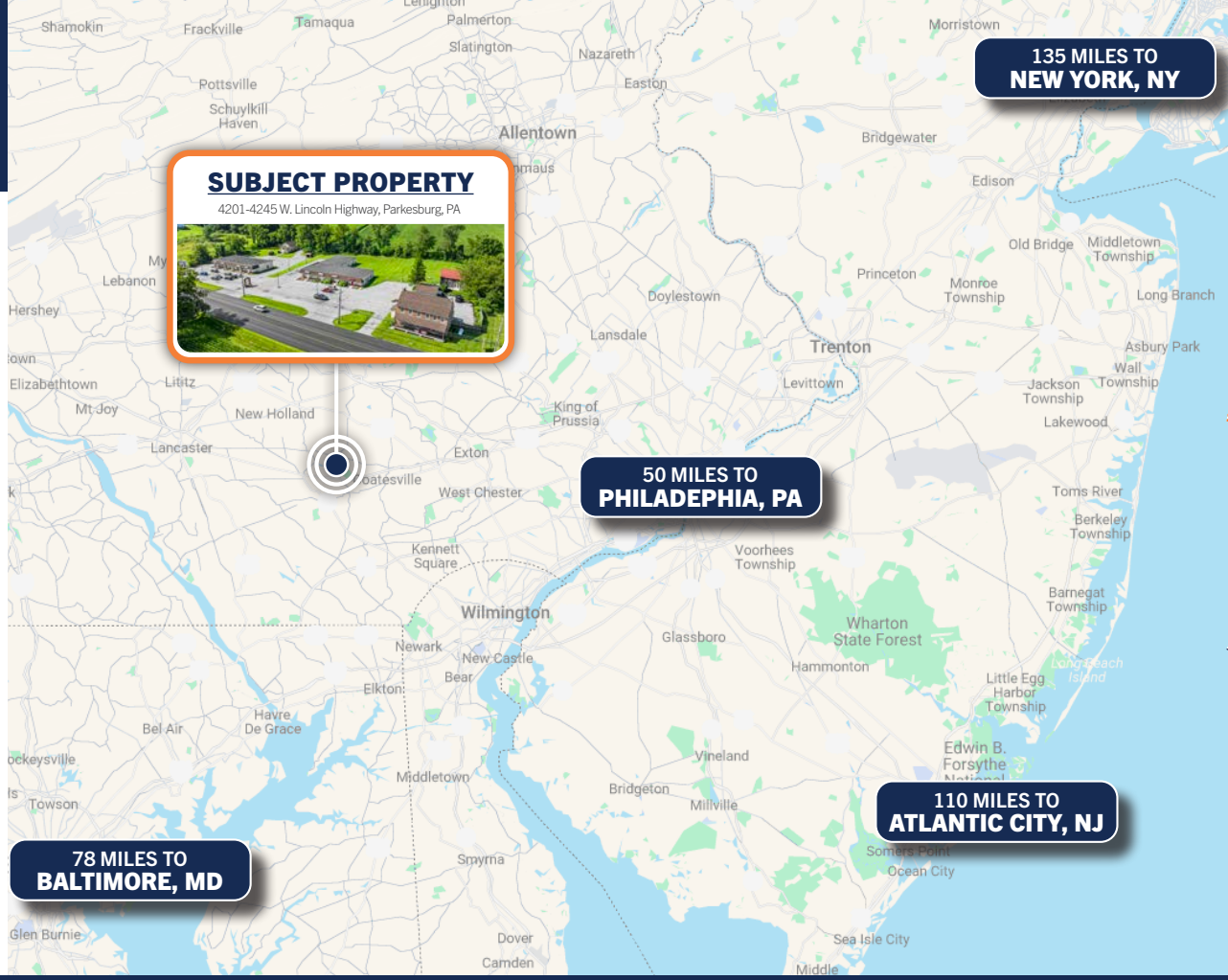
DEMOGRAPHICS
ARA CENTER // PARKESBURG, PA

POPULATION	1-MILE	3-MILE	5-MILES
2025 Population	718	14,119	32,154
2030 Population Est.	735	14,580	32,937
Population Growth (%)	2.4%	3.3%	2.4%

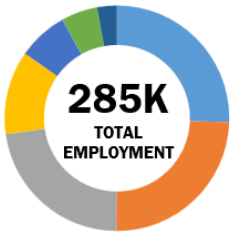
HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2025 Households	234	4,988	11,152
2030 Household Est.	240	5,162	11,446
Household Growth (%)	2.6%	3.5%	2.6%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2025 Average HH Income	$111,494	$114,982	$116,569
2025 Median HH Income	$84,091	$92,729	$93,077

EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	222	600	1,299

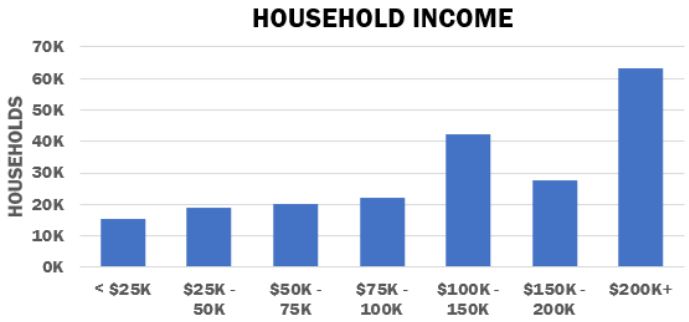


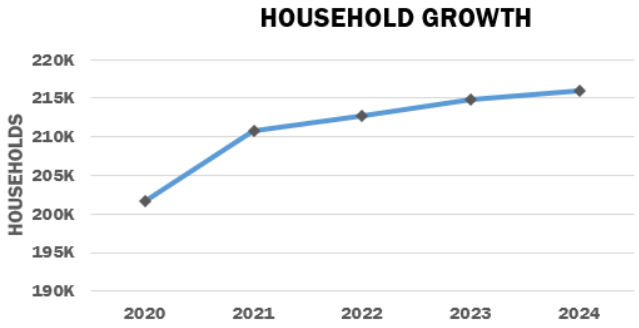
MARKET PERFORMANCE
ARA CENTER // PARKESBURG, PA

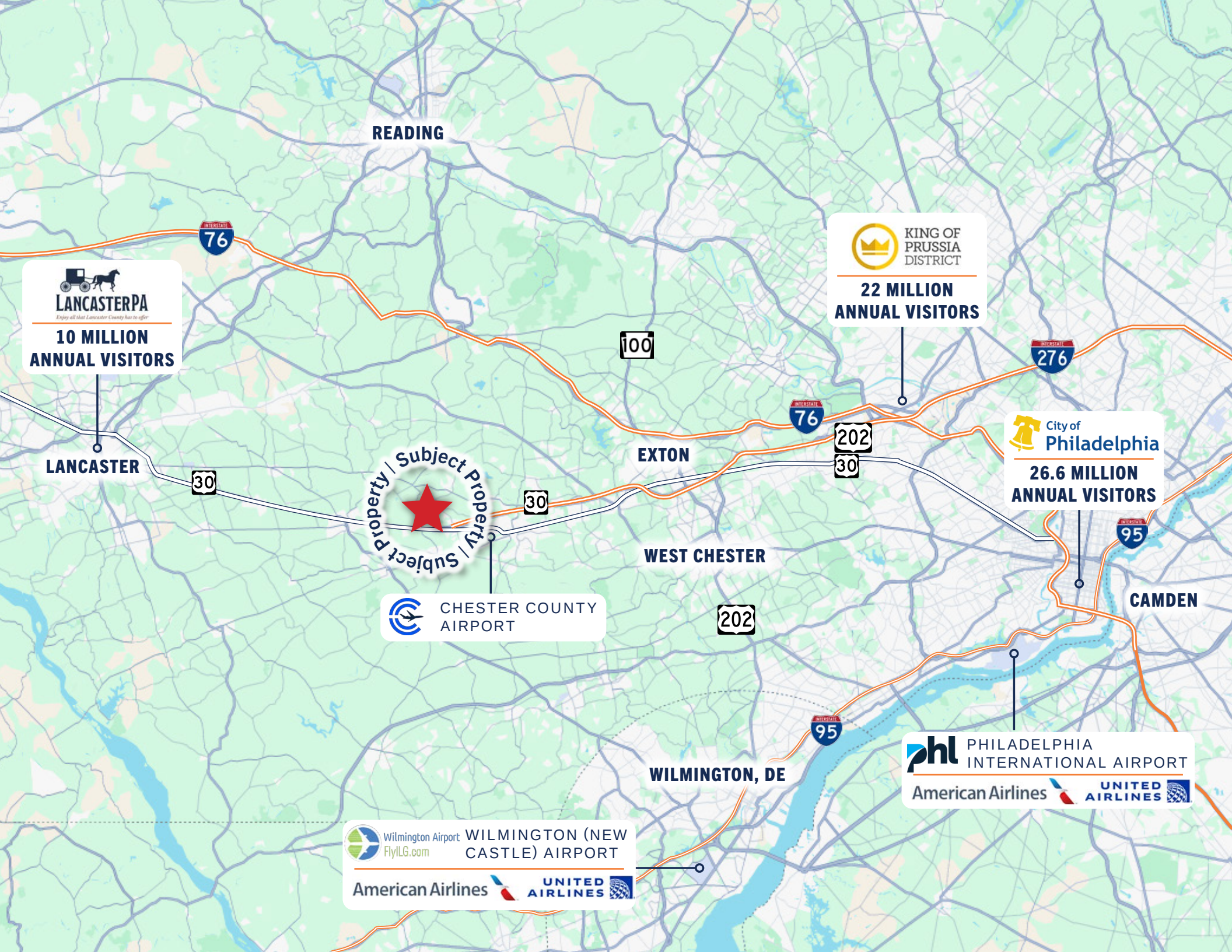


TOP INDUSTRIES

- (26%) TRADE, TRANSPORTATION, & UTILITIES
- (25%) PROFESSIONAL & BUSINESS SERVICES
- (23%) EDUCATION & HEALTHCARE
- (12%) FINANCIAL ACTIVITIES
- (7%) LEISURE & HOSPITALITY
- (5%) CONSTRUCTION
- (3%) GOVERNMENT






READING
LANCASTERPA
10 MILLION
ANNUAL VISITORS
LANCASTER
KING OF
PRUSSIA
DISTRICT
22 MILLION
ANNUAL VISITORS
EXTON
Subject Property / Subject Property
CHESTER COUNTY
AIRPORT
WEST CHESTER
City of
Philadelphia
26.6 MILLION
ANNUAL VISITORS
CAMDEN
WILMINGTON, DE
PHILADELPHIA
INTERNATIONAL AIRPORT
American Airlines
UNITED
AIRLINES
Wilmington Airport
FlyILG.com
WILMINGTON (NEW
CASTLE) AIRPORT
American Airlines
UNITED
AIRLINES
76
100
276
202
30
95

CHESTER COUNTY, PA

QUALITY OF LIFE

Ranked #1 Wealthiest County in PA and Top 100 in the Nation. Ranked #2 Best County for Families in PA with its scenic beauty, vibrant arts, excellent schools, and numerous recreational opportunities

EMPLOYMENT OPPORTUNITIES

The county is home to several large employers, including Vanguard Group and QVC, among others and is ranked as the #4 Best County for Young Professionals in PA

ACCESS TO MAJOR CITIES

Located within easy reach of several major cities, including Philadelphia, Wilmington, and Baltimore. An ideal location to live in a suburban area and have access to urban amenities

Employment

EMPLOYER	EMPLOYEES
Vanguard Group	20,000
QVC Network	17,000
Main Line Hospitals	14,000
County of Chester	2,600
Chester County Hospital	1,621

Vanguard®

QVC

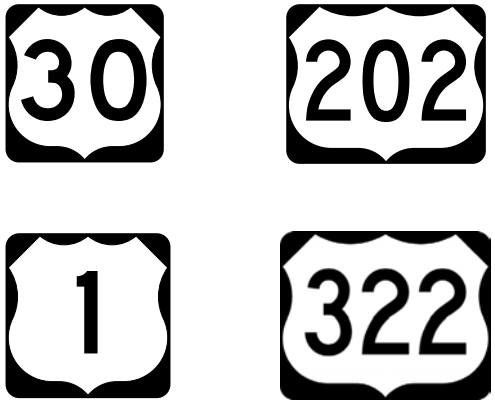
Main Line Health®
Well ahead.®

Chester County
Pennsylvania

THE WOMEN'S AUXILIARY
CHESTER COUNTY HOSPITAL
EST'D 1893

Transportation

ROADWAY	TRAFFIC COUNTS
US Route 30 (Lancaster Ave)	48,000
US Route 202	62,000
US Route 1 (Baltimore Pike)	35,000
PA Route 322	52,000
PA Route 202	48,000



Education

SCHOOL	STUDENTS
West Chester University	17,171
Collegium Charter School	2,617
Immaculata University	2,407
Conestoga Senior High School	2,361
Avon Grove Charter School	1,897

WCU
WEST CHESTER UNIVERSITY

CCS Collegium CHARTER SCHOOL

IMMACULATA UNIVERSITY

CONESTOGA PIONEERS

AVON GROVE CHARTER SCHOOL



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VALUE-ADD OPPORTUNITY | POSITIVE LEASING MOMENTUM | DIVERSE, IN-DEMAND UNIT MIX

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THE DOUGHERTY TEAM