

CHESTER SPRINGS, PA

165 POTTSTOWN PIKE (ROUTE 100)

±2,000 SF ENDCAP AND SECOND FLOOR OFFICE SPACE AVAILABLE FOR LEASE

VISIBILITY & ACCESS FROM ROUTE 100



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get in touch.

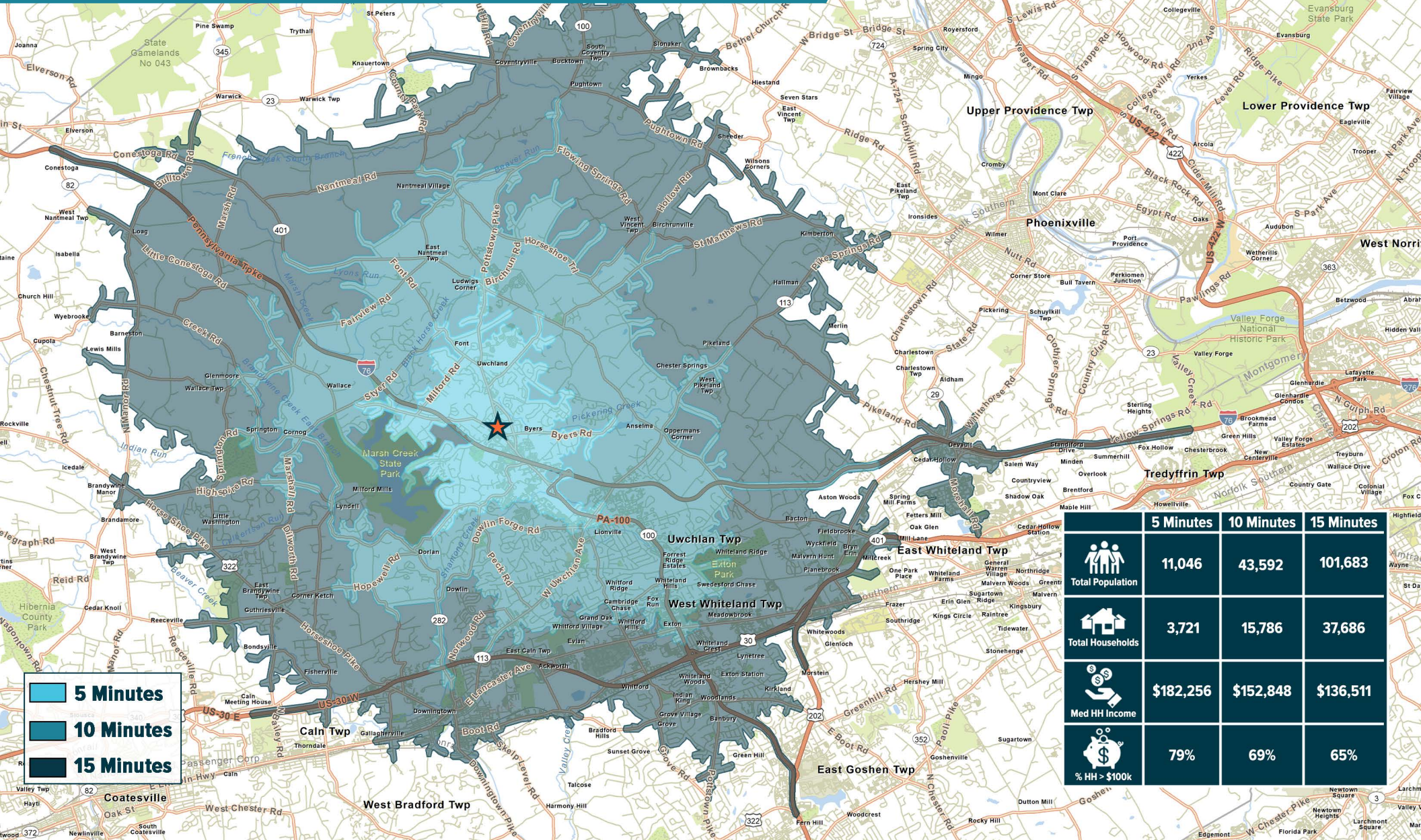
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37,686 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



5 Minutes
 10 Minutes
 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
 Total Population	11,046	43,592	101,683
 Total Households	3,721	15,786	37,686
 Med HH Income	\$182,256	\$152,848	\$136,511
 % HH > \$100k	79%	69%	65%

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AMPLE PARKING ON-SITE



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CLOSE PROXIMITY TO I-76

UPLAND FARM PARK

370 TOWNHOMES COMMUNITY 55+

WAYNEBROOK
70 SINGLE FAMILY

RESERVE AT CHESTER SPRINGS
60 SINGLE FAMILY

±93 TOWNHOMES (UNDER CONSTRUCTION)

PROPOSED ±63 TOWNHOMES

BYERS STATION
1,180 SINGLE FAMILY/TOWNHOUSES

GRAPHITE MINE ROAD 16,414 VPD

14,794 VPD

STATION BLVD

PICKERING VALLEY ELEMENTARY SCHOOL
667 STUDENTS

EAGLE TAVERN

CVS pharmacy

True Value

BYERS ROAD

100

POTTSTOWN PIKE

NATIONAL PENN BANK

LIBERTY UNION

Wawa

Citadel

at&t

STS TIRE & AUTO CENTERS

ACME

Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT

40 TOWNHOMES UNDER DEVELOPMENT

PARK ROAD 3,279 VPD

46,568 VPD

76

LITTLE CONESTOGA ROAD 8,899 VPD

SITE
THE SHOPES AT EAGLE VILLAGE
DUNKIN'
PrimoHoagies
KINETIC
PHYSICAL THERAPY & Human Performance Center

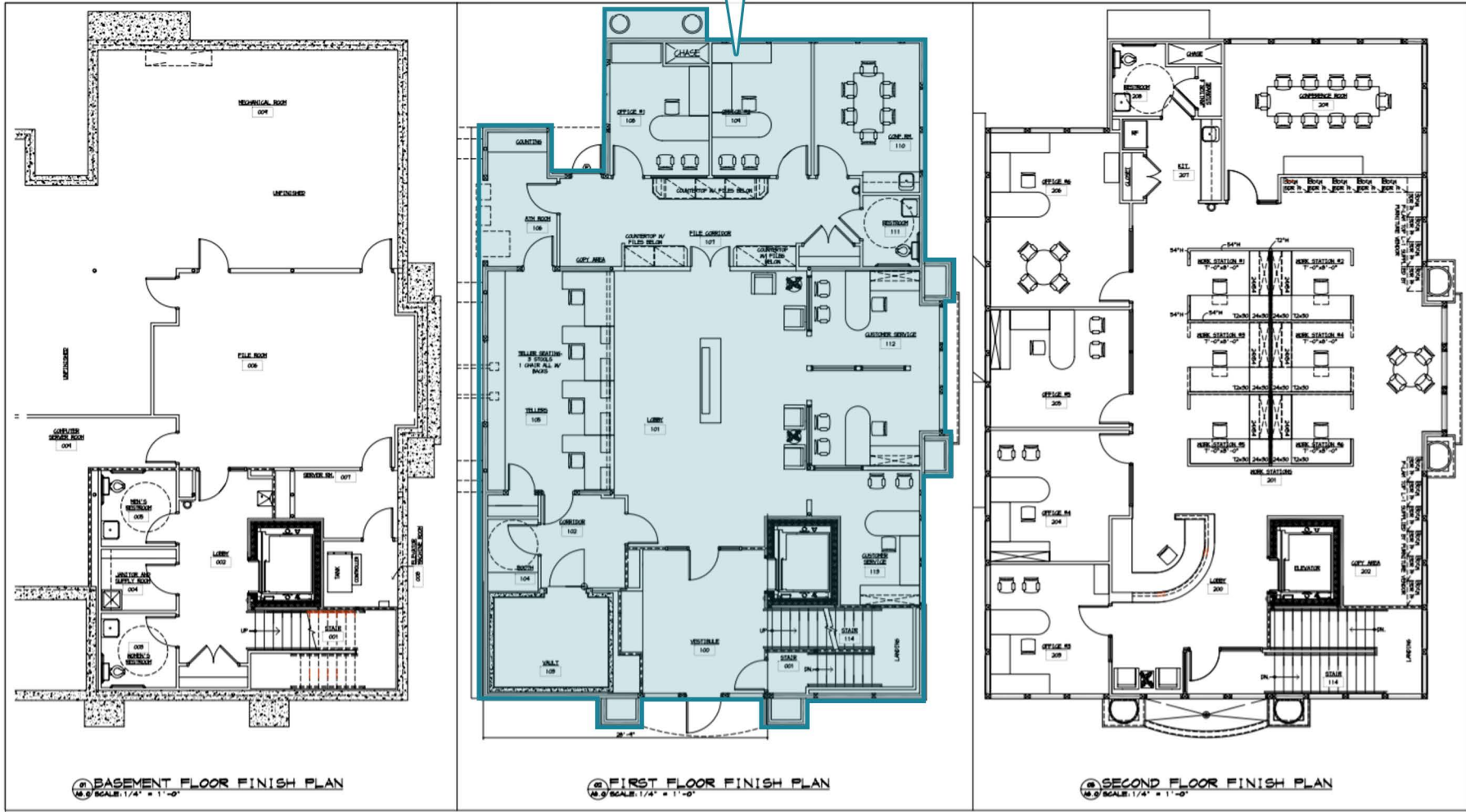
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FLOOR PLAN

**PROPOSED
DUNKIN'**



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PROPERTY PHOTOS



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