

PAOLI SHOPPING CENTER

Route 30 and Route 252, Paoli, PA
Tredyffrin Township, Chester County



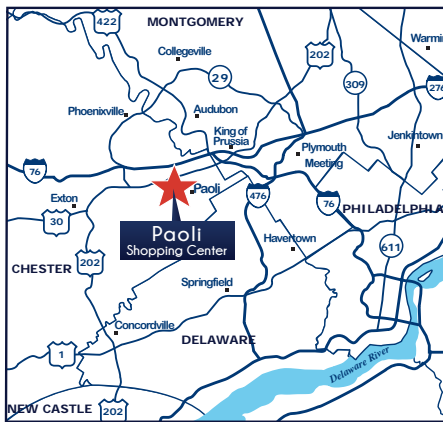
166,234 SQ.FT. COMMUNITY CENTER

Key Features:

Project Size:	166,234 Sq.Ft.
Parking:	650 spaces or 4 per 1,000
ACME Market	68,000 SF
Ann Taylor LOFT	6,800 SF
Talbots	5,600 SF

Located at the intersection of two of Chester County's major north-south (Rte.252) and east-west (Rte. 30) corridors, Paoli Shopping Center is one of the only modern shopping centers with direct frontage on the Philadelphia area's "Main Line" (Lancaster Avenue/Rte.30). With its dominant market position, Paoli Shopping Center offers direct access to an upscale, sophisticated shopping demographic along with national co-tenants such as Talbot's, Chico's, Ann Taylor LOFT, Orange Theory, Petco.

Traffic Counts 43,257 cars per day



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,105	38,428	83,949
Households	2,590	15,570	33,361
Avg HH Income	\$114,236	\$151,043	\$145,133
Med HH Income	\$161,440	\$192,008	\$186,627
Daytime Employees	2,282	30,996	79,915

For More Information Contact:

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Paoli Shopping Center

- ACME
- petco
- LOFT
- Orangetheory
- theVitamin Shoppe
- BigBlue
- CHICO'S
- PAPER SOURCE
- Talbots
- Bank of America
- FRANKLIN MINT FEDERAL CREDIT UNION

TRADER JOE'S

- STAPLES
- FAMOUS footwear
- JOANN
- TJ-maxx
- carter's
- FIVE BELLY
- FIVE GUYS

BARNES & NOBLE

FLOOR DECOR

PARTY FAIR

GOLF GALAXY

CHUCKE, CHEESE'S

Mealey's

hair cuttery

TARGET

ACME

TJ-maxx

HomeGoods

NICO CENTER

emak burrow

Jersey Mike's



Wegmans

target

Wegmans

King of Prussia Town Center

- LA FITNESS
- rack
- ULTA
- REI
- Starbucks

Walmart

SUPERCENTER

Crate&Barrel

The Court

macy's

bloomingdale's

Star Mart

fortunoff

GIANT

AVALON

FLOORING

CVS

Wendys

target

BED BATH & BEYOND

Michael's

Starbucks

McDonald's

DULUTH TRADING

petco

MEN'S WEARHOUSE

Walgreens

Sam's Club

ATA JOHN'S

Delak Plaza

ACME

BOB'S FURNITURE

McDonald's

COSTCO

WHOLESALE

Red Lobster

BUY

The Plaza

sears

DICK'S

Walmart

NORDSTROM

Raymour & Flanigan

MATTRESSES

Walgreens

ATA JOHN'S

Great Valley Corporate Campus

Penn State Univ

Vanguard

Paoli Hospital

MALVERN

WAYNE

BERWYN

KING OF PRUSSIA

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■ Space Available

Suite#	Tenants	S.F.
Phase I		
A-1A	Petco	7,681
A-1B	Mattress Warehouse	5,141
A-2	Ann Taylor LOFT	6,800
A-3	Franklin Mint FCU	2,650
A-3A	Big Blue Swim School	9,750
A-5	Lacrosse Unlimited	1,300
A-6	Wagner's Cleaners	672
A-7	Poke Brothers	1,280
A-8	Paoli Hairdresser	1,411
B-1	MAB Paints	3,000
B-3	Baxter's Restaurant	2,500
B-4	Mathnasium	1,525
B-6	AVAILABLE	893
B-7	AVAILABLE	1,500
B-8/9	AVAILABLE	2,400
B-10	ACE Hardware Center	-
B-12	Elegance French Bakery	1,600
B-13	Warhammer	1,200
B-14	Restore Wellness	2,240
B-15	Paper Source	2,240
B-16	Trove	2,660
B-17	Chico's	2,300
B-18	Talbot's	5,600
C-1	Luk Oil Service Station	2,185
C-2	Einstein's Bagels	2,240
C-3	Bravo Pizza	3,200
C-3A	The Lash Lounge	1,018
C-5	Cheng Du	1,600
C-6	AVAILABLE	2,525
Phase II		
D-1,2	Wine & Spirits	8,500
D-3	Vitamin Shoppe	2,025
D-4	Orange Theory	3,880
D-6	Nails	2,100
D-8	Polka Dots Apparel	1,050
D-10	Pearl Vision	1,600
D-12	AVAILABLE	1,410
D-13	Supercuts	900
D-14	Miracle Ear	800
E-1	ACME Market	61,000
PAD 1	Bank of America	3,000



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