

PAOLI SHOPPING CENTER

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



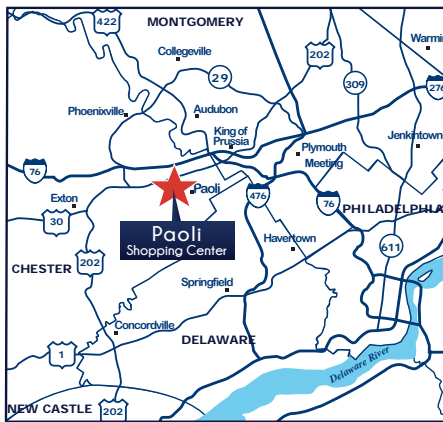
166,234 SQ.FT. COMMUNITY CENTER

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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KING OF PRUSSIA

King of Prussia Mall

- DICK'S Sporting Goods
- NORDSTROM
- The Container Store
- Neiman Marcus
- macy's
- PRIMARK
- MAGGIANO'S
- BEST BUY
- HOBBY LOBBY
- BOB'S FURNITURE
- Costco
- Red Lobster
- target
- Michael's
- PETSMART
- DULUTH TRADING
- MEN'S WEARHOUSE
- GIANT
- Walmart Supercenter
- Crave & Barrel
- Raymour & Flanigan
- fortunoff
- Chickadee
- Wegmans
- King of Prussia TC
- LA FITNESS
- KREI
- STARBUCKS
- NORDSTROM
- rack
- ULTA

Gateway SC

- TRADER JOE'S
- TJ-MAXX
- STAPLES
- FAMOUS FOOTWEAR
- JOANN
- KIRKLANDS
- five BELOW
- Panera
- crumbl
- FIVE GUYS
- STARBUCKS

Lincoln Court

- GIANT
- DOLLAR TREE
- QVC
- Dairy Queen

Wegmans

- target

Paoli Shopping Center

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

St David's Square

- TJ-MAXX
- NIKO CENTER
- HomeGoods
- GIANT
- HOME SENSE
- OLD NAVY
- Justice Mints

Target

- ACME



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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-4/6	Mathnasium	2,418
B-7	AVAILABLE	1,500
B-8/9	AVAILABLE	2,400
B-10	AVAILABLE	18,000
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	AVAILABLE	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	UPS Store	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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