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## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### CHESTER COUNTY, PA

#### **Lease/Retail**



#### **DOWNINGTOWN – 3957 LINCOLN HIGHWAY**

3300 sq.ft. endcap (former Sherwin-Williams). 110,000 sq.ft. shopping center at Routes 30 and 340. \$14.75/sq.ft. plus Common Area Maintenance, Taxes and Insurance currently estimated at \$4/sq.ft. Join Acme, Blockbuster, Harleysville Bank, Dunkin Donuts and more!



#### **PHOENIXVILLE/KIMBERTON -- RT. #113 – KIMBERTON SHOPPES**

Approximately 27,515 sq.ft. new retail shopping center adjacent to major shopping center anchored by Genuardi's Supermarket, Rite Aid and Blockbuster. Parking for 138+/- cars. Excellent visibility and signage! Join Citadel Federal Credit Union and Wine & Spirits Store! 3 stores available. Store 3 containing 1141sf @ \$1,569/mo+; Store 4 containing 1469sf @ \$2,081/mo+; and Store 13 containing 1680sf @ \$2,380/mo+.



#### **THORNDALE – 3818 LINCOLN HIGHWAY**

Approximately 3000 sq.ft. former Wawa/Produce Store in active center. \$3,500/month + CAM, Taxes and Insurance.

#### **Sale or Lease/Office**



#### **PHOENIXVILLE – 1260 VALLEY FORGE ROAD, UNIT 104**

2196 sq.ft. Office Condo; Conveniently located on Route 23, minutes from King of Prussia, Routes 202 and Turnpike. Plenty of parking. \$2,495/month or \$299,900. for sale.

**HIGHLIGHT SHEETS AVAILABLE UPON REQUEST**

**Above information deemed reliable but not guaranteed. Subject to change without notice.**