

# ASHBRIDGE SQUARE

DOWNINGTOWN, PA

±8,549 – 31,250 SF AVAILABLE FOR LEASE

JOIN

JUST SIGNED



STAPLES



## property highlights.

- Located at the Route 30-Business Route 30 Bypass with 62,157 VPD and 30,608 VPD
- Over 95,300 people with an average HH Income of \$134,846 in 5 miles
- Located in the heart of the Downingtown retail node
- Area retailers include: *Wegmans* **DICK'S SPORTING GOODS**



## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,121	40,000	95,822
EST. HOUSEHOLDS	3,250	15,318	35,557
EST. AVG. HH INCOME	\$107,438	\$127,704	\$137,122

ROUTE 30 TRAFFIC COUNT: 62,157 VPD \*ESRI 2019

LEASED BY:



OWNED & MANAGED BY:



SITE CENTERS

get in touch.

JOE DOUGHERTY

office 610.825.5222  
direct 610.260.2670  
jdougherty@metrocommercial.com

ROB COOPER

office 856.222.1900  
direct 856.222.3054  
rcooper@metrocommercial.com

100	WINE & SPIRITS	6,525 SF
110	TUESDAY MORNING (AVAILABLE)	11,675 SF (53'3"X181'7")
120A	AVAILABLE	10,020 SF (50'8" X 181'7")
120B	EDGE FITNESS	37,126 SF
150	AVAILABLE – BANGLES INDIAN CUISINE	4,500 SF
152	LV NAILS & SPA	1,500 SF
154	SUPERCUTS	1,500 SF
156	H&R BLOCK	2,500 SF
160	KING BUFFETT	6,000 SF
165	AVAILABLE	11,250 SF
170	AVAILABLE	20,000 SF
180	JO-ANN	28,258 SF
190	STAPLES	15,795 SF
192	AVAILABLE	8,549 SF
195	AVAILABLE	18,100 SF
200	CHRISTMAS TREE SHOPS	36,061 SF
210	HOME DEPOT	145,485 SF
250	PATIENT FIRST	7,000 SF
300	P.J. WHELIHAN'S	9,600 SF
320	CHICK-FIL-A	4,800 SF



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# ASHBRIDGE SQUARE DOWNTOWN, PA





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# ASHBRIDGE SQUARE DOWNTOWN, PA







2 MILES

GIANT

113

100

TARGET

HOME SENSE  
SIERRA TRADING POST  
ROSS DRESS FOR LESS  
GIANT  
TJ-MAXX  
STAPLES

SWEDSFORD ROAD

BRANDYWINE SQUARE SHOPPING CENTER

Stein Mart  
Wegmans  
PETSMART BEST BUY  
BJS REGAL CINEMAS  
DSW DICK'S SPORTING GOODS  
ACMOORE ARTS & CRAFTS

HOBBY LOBBY  
Gabe's  
BIG LOTS!  
ULTA  
KOHLS PETCO

EXTON MALL  
sears & macy's  
Boscov's ROUND 1

LINCOLN HWY

WHOLE FOODS

KIRKLAND'S LABOY

Raymour & Flanigan FURNITURE

30

**SITE**  
**ASHBRIDGE SQUARE**  
THE EDGE FITNESS CLUBS  
THE HOME DEPOT Christmas tree shops  
JO-ANN fabric and craft stores  
STAPLES

Marshalls  
HomeGoods

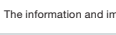
LOWE'S

LA FITNESS

Walmart  
Michaels  
BED BATH & BEYOND  
BARNES & NOBLE  
OLD NAVY  
Pier 1 Imports

100

30



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