

# BRANDYWINE VILLAGE

ROUTE 322, GUTHRIESVILLE NEAR DOWNINGTOWN  
CHESTER COUNTY, PA



## 1,600 SF AVAILABLE

Join:



FINE WINE & GOOD SPIRITS



Main Line Health®

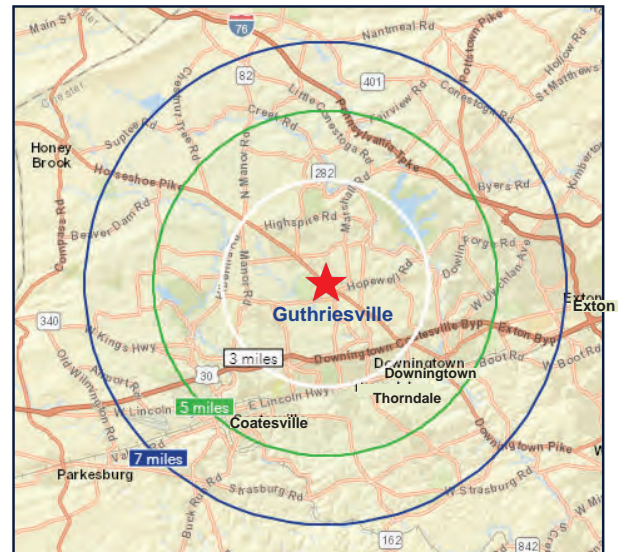
Fulton Bank



- LOCATION: Route 322 & Guthriesville Road  
East Brandywine Township
- SIZE: 82,670 SF
- AVAILABLE SPACE: 1,600 SF
- TRADE AREA: The five mile radius consists of approximately 78,000 people with a median household income of \$112,000. There is no competitive supermarket anchored shopping center within 3 miles (25,000 people).

### SITE DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population:	25,854	78,191	129,292
Households:	9,831	28,736	47,616
Avg HH Inc:	\$ 136,075	\$ 136,182	\$ 137,391
Med HH Inc:	\$ 114,397	\$ 112,441	\$ 114,916
Daytime Pop:	11,367	24,783	55,722



For more information:

## 610.216.7276

EXCLUSIVE BROKER

**Matt Brown**

512 W. Lancaster Avenue  
Wayne, PA 19087





484-580-8502



DUNKIN' Fulton Bank

322 Horseshoe Pike



# BRANDYWINE VILLAGE

ROUTE 322, GUTHRIESVILLE, PA

**Brandywine Village**

CROP'S  
Fresh MARKETPLACE  
Fulton Bank  
FINE WINE & GOOD SPIRITS  
DUNKIN'  
Quest Diagnostics  
Main Line Health

Apple Cross  
Country Club  
800 Homes

**ASHBRIDGE SQUARE**

STAPLES  
THE EDGE  
Christmas Tree Shops  
P.J. WHELIHAN'S  
JOANN  
CHUCK E. CHEESE'S

**BRANDYWINE SQUARE**

Wegmans  
BJ'S WHOLESALE CLUB  
REGAL  
BEST BUY  
DICK'S SPORTING GOODS  
PETSMART  
DSW  
five BELOW

**KOHL'S  
GIANT**

**ACME**

STRATEGIC REAL ESTATE SERVICES  
PRIME SITES REALTY LLC  
COMPELLING RESULTS

