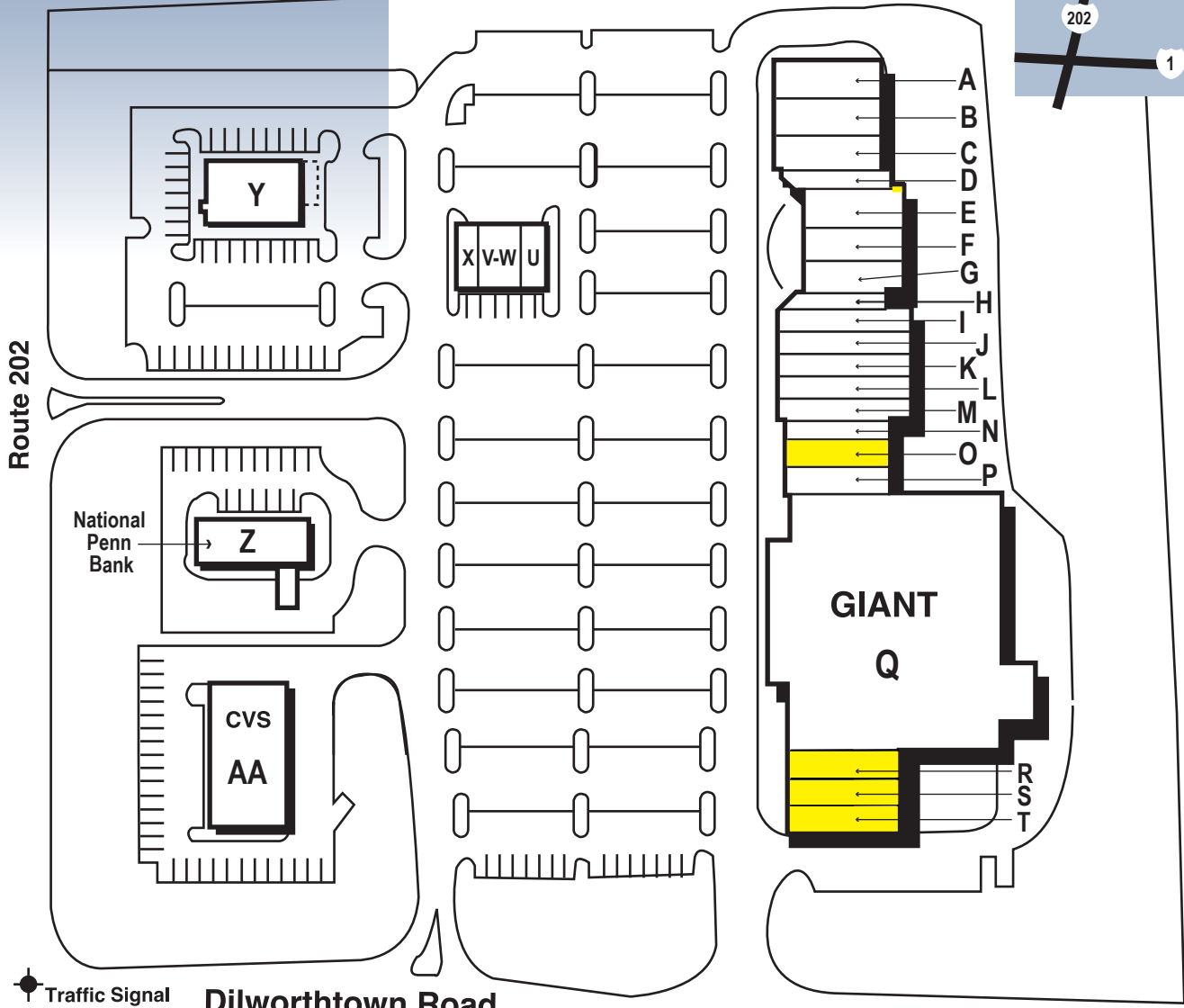


SHOPPES AT DILWORTHTOWN CROSSING

Route 202 & Dilworthtown Rd.,
■ Birmingham Twp., PA

Average Daily Traffic Count: Route 202 - 42,000



DEMOGRAPHICS

2009 Estimated Population		
1 Mile	3 Miles	5 Miles
2,158	22,744	87,061
2014 Population Projections		
1 Mile	3 Miles	5 Mile
2,266	24,705	93,821
2009 Est. Average Household Income		
1 Mile	3 Miles	5 Mile
\$154,172	\$138,338	\$106,650

SUITE	TENANT	SQ. FT	SUITE	TENANT	SQ. FT
A	Dairy Queen	1,875	N	Dilworthtown Cleaners	2,000
B	Wine & Spirits Shoppe	5,000	O	AVAILABLE	1,125
C	Currie Hair, Skin & Nails	2,500	P	Hallmark	3,875
D	Eyemaxx	1,550	Q	Giant Food	54,530
E	Kyoto	4,500	R-T	AVAILABLE	4,800
F	Red Sombrero Mexican Restaurant	2,000	U	AT&T	1,275
G	Nino's Pizza	3,500	V-W	Saladworks	2,550
H	Tan Works	1,550	X	Starbucks	1,275
I	Old Havana Cigar Company	1,400	Y	Bull Durham's Texas BBQ	6,575
J	AIM Mail Centers	1,400	Z	National Penn Bank	3,064
K	Curves	1,200	AA	CVS Pharmacy	10,125
L	Myron Sardo Jewelers	1,200			
M	GNC	1,200			
TOTAL					120,069