

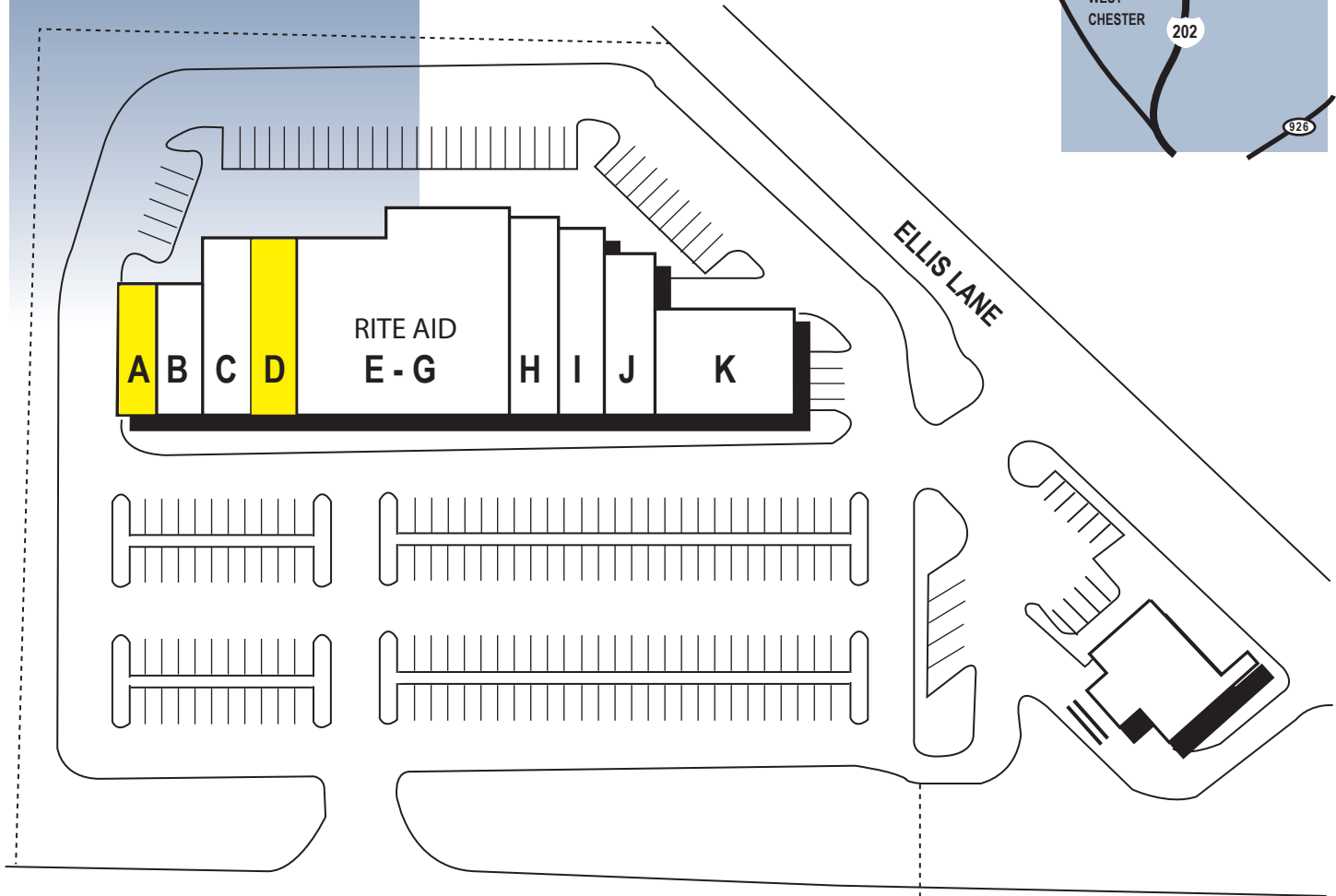
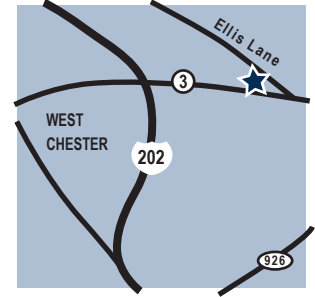
GOSHEN CROSSING

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Route 3 & Ellis Lane ■ West Chester, PA

Average Daily Traffic Count – Route 3 30,000



ROUTE 3 - WEST CHESTER PIKE

DEMOGRAPHICS

2009 Estimated Population

1 Mile	3 Miles	5 Miles
5,606	33,608	70,441

2014 Population Projections

1 Mile	3 Miles	5 Miles
5,870	34,764	74,670

2009 Est. Average Household Income

1 Mile	3 Miles	5 Miles
\$74,364	\$104,580	\$106,731

SUITE	TENANT	SQ. FT
A	Available	900
B	KC Nails	1,200
C	Second Source Computer Center	1,600
D	Available	1,360
E-G	Rite Aid	8,200
H	China Palace	1,800
I	Frankford Cleaners	1,640
J	Bainbridge Eye Care	1,400
K	Tommy's Pizza	2,700

TOTAL	20,800
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