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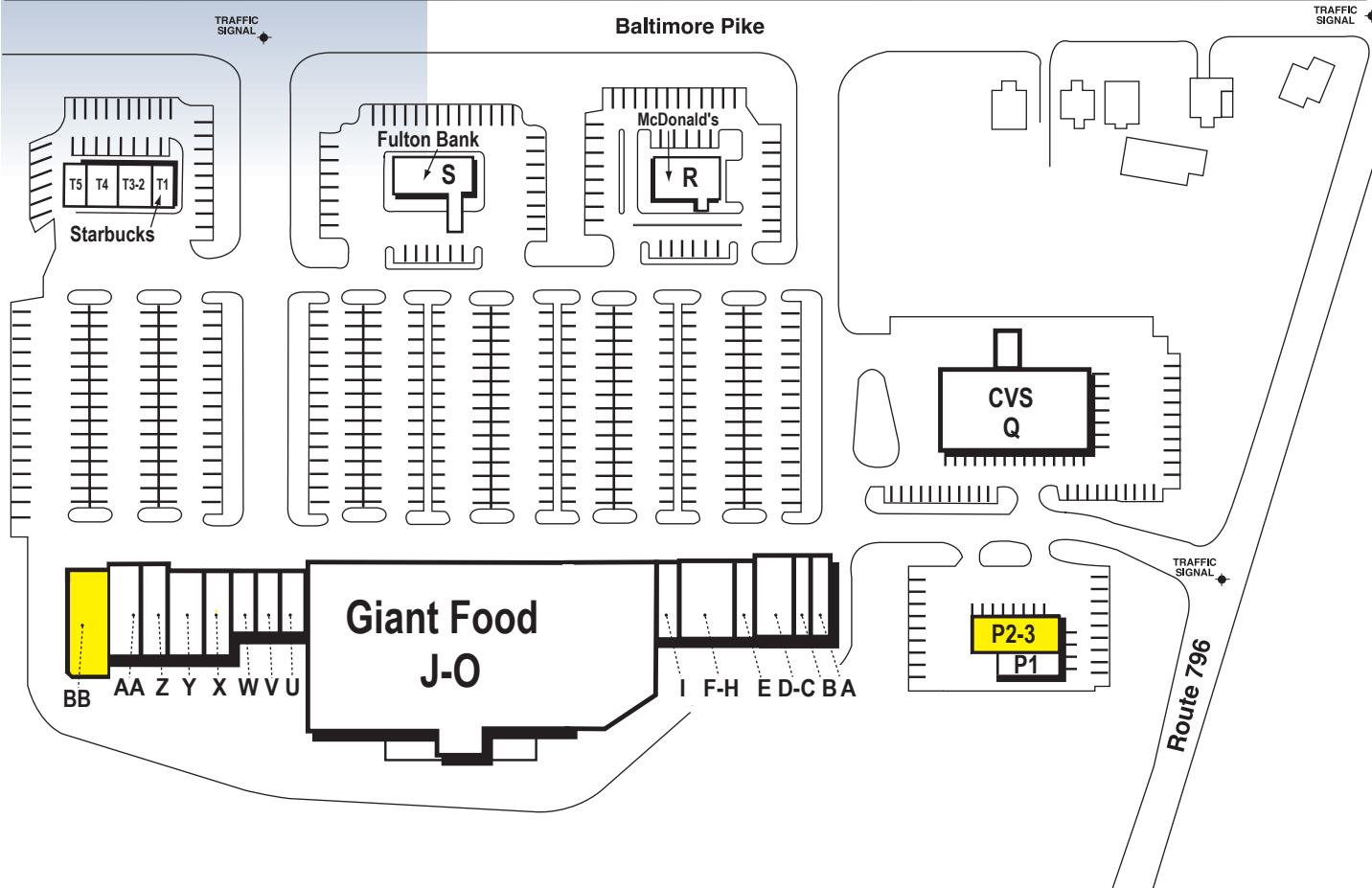
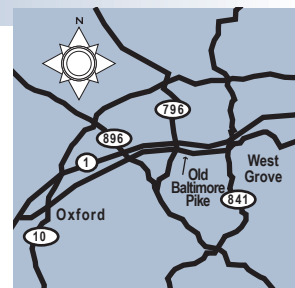
Baltimore Pike & Route 796 ■ West Grove, PA

Average Daily Traffic Counts:

Route 796 - 8,800

Baltimore Pike - 5,800

U.S. Route 1 - 25,000



## DEMOGRAPHICS

### 2009 Estimated Population

| 3 Miles | 5 Miles | 7 Miles |
|---------|---------|---------|
| 13,809  | 31,987  | 55,279  |

### 2014 Population Projections

| 3 Miles | 5 Miles | 7 Miles |
|---------|---------|---------|
| 15,920  | 36,327  | 61,789  |

### 2009 Est. Average Household Income

| 3 Miles  | 5 Miles  | 7 Miles  |
|----------|----------|----------|
| \$86,669 | \$90,445 | \$90,472 |

| SUITE | TENANT                         | SQ. FT | SUITE | TENANT                        | SQ. FT |
|-------|--------------------------------|--------|-------|-------------------------------|--------|
| A     | Aloha Café                     | 1,600  | T1    | Starbucks                     | 1,925  |
| B     | Capriotti's Subs               | 1,600  | T2-3  | Saladworks                    | 2,200  |
| C-D   | Great Wall Buffet              | 3,200  | T4    | Aurora Pizza & Pasta Kitchen  | 3,025  |
| E     | Wine & Spirits                 | 2,400  | T5    | Pack N' Ship                  | 1,100  |
| F-H   | Hallmark                       | 4,000  | U     | Salon da Spa                  | 3,000  |
| I     | AT&T                           | 1,500  | V     | Sky Cleaners                  | 2,500  |
| J-O   | Giant Food                     | 76,130 | W     | Healthworks Nutrition         | 1,600  |
| P1    | Dairy Queen                    | 1,875  | X     | Wackadoodles                  | 2,400  |
| P2-3  | Blockbuster (AVAILABLE 5/1/12) | 5,010  | Y     | Miller Eyecare                | 3,000  |
| Q     | CVS/Pharmacy                   | 10,125 | Z     | Mi Cocina Mexicana Restaurant | 2,400  |
| R     | McDonalds                      | 3,815  | AA    | Pets & Friends                | 3,200  |
| S     | Fulton Bank                    | 2,950  | BB    | AVAILABLE - New Construction  | 3,545  |

**TOTAL**

**144,100**