ASHBRIDGE COMMONS
ROUTE 30 & ROUTE 30 BYPASS
DOWNINGTOWN (CHESTER COUNTY), PA

IDEAL DAY CARE LOCATION

AVAILABLE 10,267 SQUARE FEET

989

AVAILABLE - FOR LEASE

LOCATION

Route 30 & Route 30 Bypass
Downingtown (Chester County), PA

PROPERTY HIGHLIGHTS

- **Available - 10,267 SF (May be Increased to 17,500 SF)**
- Outdoor Play Area
- Ample on Site Parking
- Adjoining 360,000 SF Home Depot Anchored Ashbridge Square & 123 Unit Ashbridge Manor Senior Living Community
- Across from 750,000 SF Wegman's Anchored Brandywine Center
- Route 30 Bypass: 51,894 VPD
- Business Route 30: 21,370 VPD

OUTDOOR PLAY AREA

AVAILABLE 10,267 SF

PLEASE CONTACT:

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Brandon Blue
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Leased By:

USREALTY ASSOCIATES, INC.
A Full Service Real Estate Company

Developed By:

METRO Development Company

ASHBRIDGE COMMONS
ROUTE 30 & ROUTE 30 BYPASS
DOWNINGTOWN (CHESTER COUNTY), PA

AVAILABLE DAY CARE 10,267 SQUARE FEET

DEMOGRAPHIC OVERVIEW REPORT

	1 MILE	3 MILE	5 MILE
2027 PROJECTED POPULATION	5,907	44,013	100,609
2022 ESTIMATED POPULATION	5,721	42,576	97,234
2022 AVG. HOUSEHOLD INCOME	$122,164	$136,944	$147,844
HH ANNUAL GROWTH 2022-2027	3.23%	3.40%	3.44%

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USREALTY ASSOCIATES, INC.
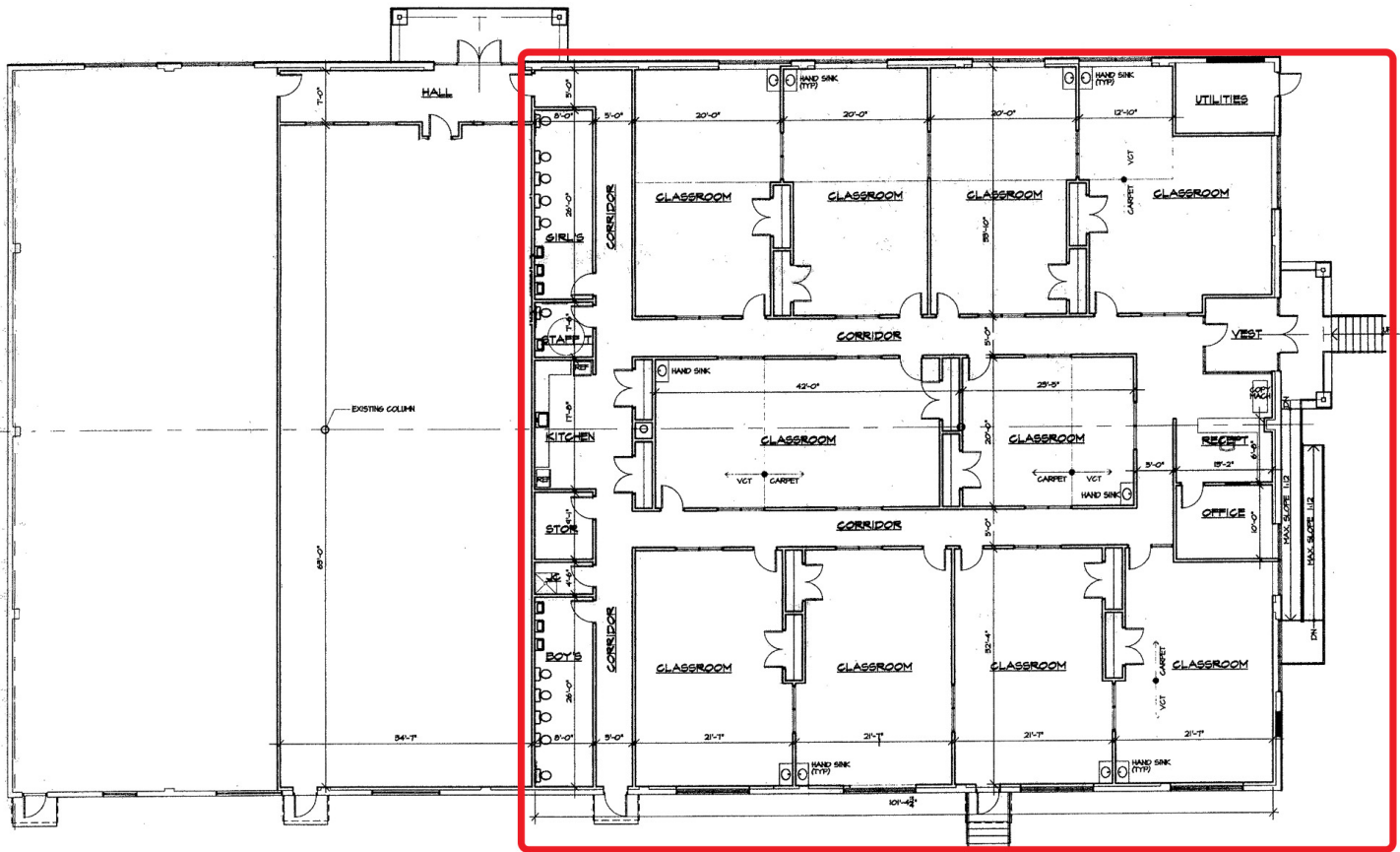A Full Service Real Estate Company

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AVAILABLE 10,267 SF

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