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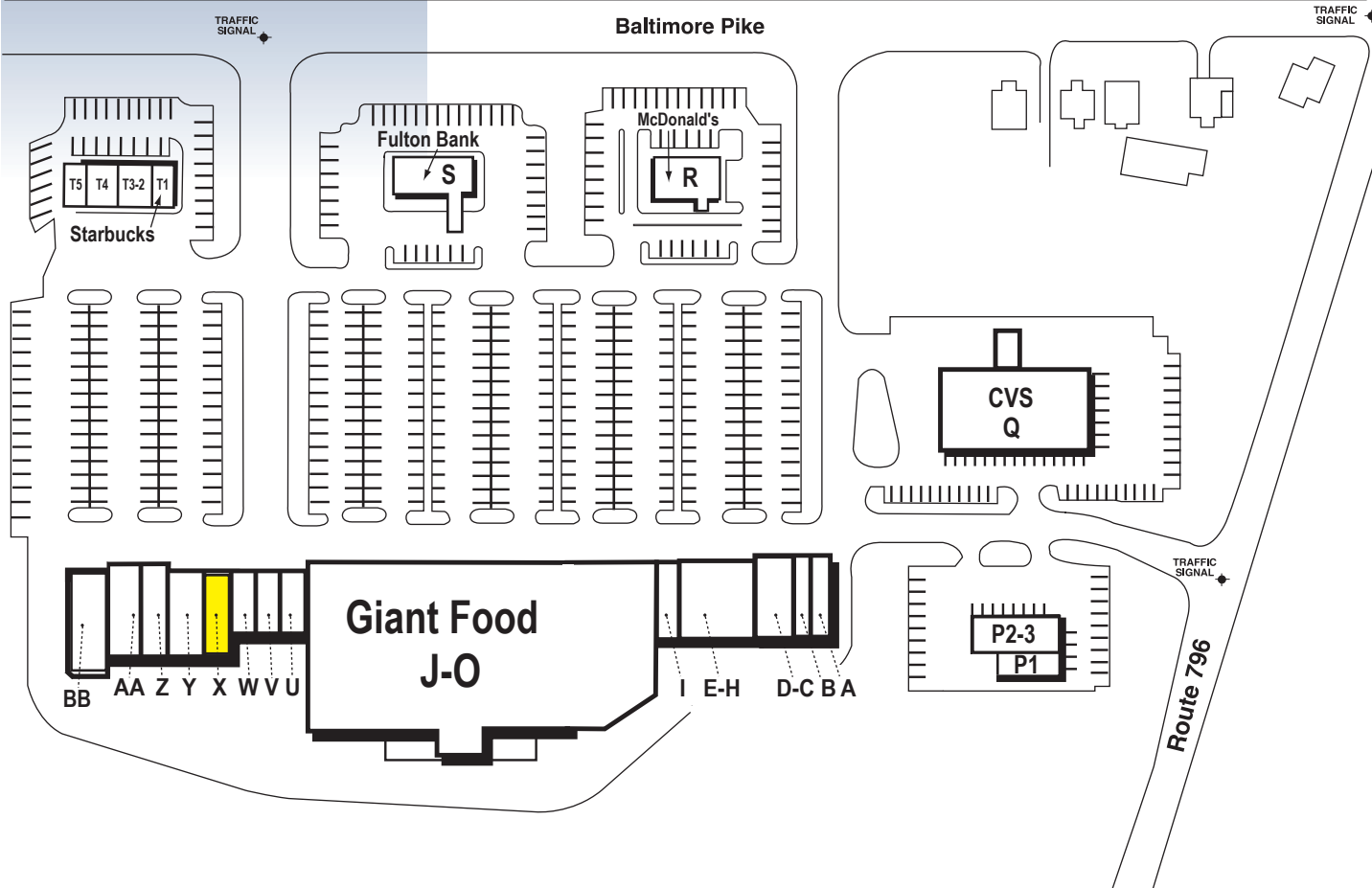
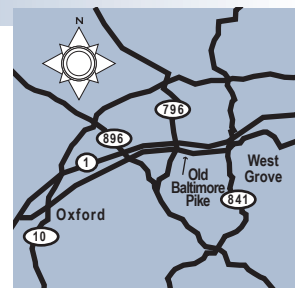
Baltimore Pike & Route 796 ■ West Grove, PA

Average Daily Traffic Counts:

Route 796 - 8,800

Baltimore Pike - 5,800

U.S. Route 1 - 25,000



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	Sakuri Hibachi	3,200	T4	Aurora Pizza & Pasta Kitchen	3,025
E-H	Hallmark	6,400	T5	Pack N' Ship	1,100
I	AT&T	1,500	U	Salon da Spa	3,000
J-O	Giant Food	76,130	V	Sky Cleaners	2,500
P1	Dairy Queen	1,875	W	Hollywood Tans	1,600
P2-3	Fine Wine & Good Spirits	5,010	X	AVAILABLE	2,400
Q	CVS/Pharmacy	10,125	Y	Miller Eyecare	3,000
R	McDonalds	3,815	Z	Mi Cocina Mexicana Restaurant	2,400
S	Fulton Bank	2,950	AA	Pets & Friends	3,200
			BB	Two Stones Pub	3,545

DEMOGRAPHICS

2016 Estimated Population

3 Miles	5 Miles	7 Miles
15,651	36,036	59,336

2021 Population Projections

3 Miles	5 Miles	7 Miles
16,529	37,757	61,694

2016 Est. Average Household Income

3 Miles	5 Miles	7 Miles
\$92,331	\$100,514	\$102,108

TOTAL

144,100