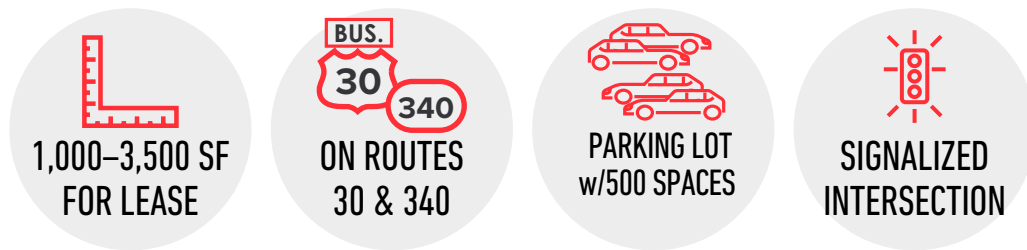


CALN VILLAGE SHOPPING CENTER

Routes 30 & 340 (Bondsville Road), Thorndale, Chester County, PA



Property Highlights

- » Excellent and Convenient Access with 3 Ingress/Egress Access Points on Business Route 30, and 1 Ingress/Egress Access Point on Bondsville Rd.
- » Located at Signalized Intersection on Business Route 30 (Lincoln Highway) where 37,000 Vehicles Pass the Site Daily.
- » Less than 1 Mile from Coatesville Downingtown Bypass (Route 30) which connects to Route 202 and Interstate-76, leading into Philadelphia.
- » Located within walking distance from The Preserve at Milltown Apts (1,000+ Units)
- » Caln Village serves the needs of both a heavily populated and affluent residential community and a thriving business population.
- » Two Double-Faced Digital Signs.

GLA

109,600 SF

Traffic Counts

37,000 Vehicles Per Day

Frontage

700' on Route 30 (Lincoln Hwy)

Signage

Two Monument Signs (Double Faced, Digital)

Type of Center

Neighborhood Center

Parking

500 Spaces

Access

- » Full Ingress/Egress Access on Signalized T-Intersection on Rt. 30
- » Separate Ingress/Egress Access for Service Vehicles on Route 30
- » Ingress/Egress Access to Dunkin Donuts and Key Bank Outparcel with cross easement into center
- » Full Ingress/Egress Access to Center via Bondsville Rd

Co-Tenants

ACME, Key Bank, Dunkin Donuts, One Main Financial, UPS Store, Fit Body Boot Camp, Wingstop, United Sports Tae Kwon Do and many more.



Demographics	1-MILE	3-MILE	5-MILE
Population			
» 2025 Estimated	5,506	39,567	91,193
» 2030 Estimated	5,456	40,543	93,458
Avg Household Income			
» 2025 Estimated	\$130,006	\$146,794	\$151,791
» 2030 Estimated	\$142,495	\$160,633	\$166,509

For more information, please contact:

Daniel Leider
(215) 878-7300
locate@yentis.com



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7300 City Avenue
Philadelphia, PA 19151

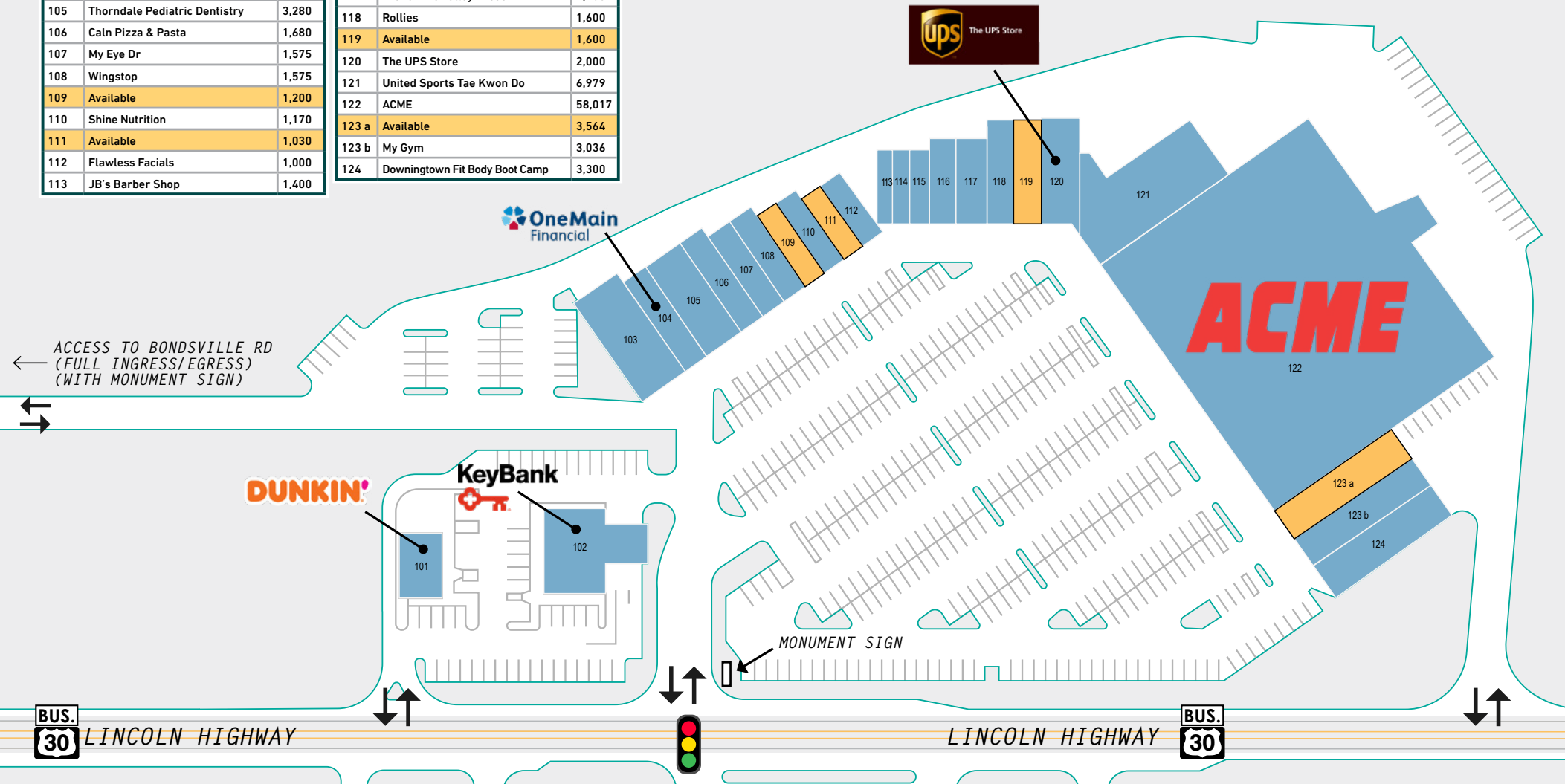
CALN VILLAGE SHOPPING CENTER

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TENANT KEY

Unit	Tenant	Sq. Ft.
101	Dunkin Donuts	2,160
102	Key Bank	3,500
103	Pho Vietnamese Restaurant	3,600
104	OneMain Financial	1,600
105	Thorndale Pediatric Dentistry	3,280
106	Caln Pizza & Pasta	1,680
107	My Eye Dr	1,575
108	Wingstop	1,575
109	Available	1,200
110	Shine Nutrition	1,170
111	Available	1,030
112	Flawless Facials	1,000
113	JB's Barber Shop	1,400

Unit	Tenant	Sq. Ft.
114	C&S Jewelers	1,080
115	Master Wok	1,080
116	Professional Nails	1,260
117	Brandwine Valley Bread	1,260
118	Rollies	1,600
119	Available	1,600
120	The UPS Store	2,000
121	United Sports Tae Kwon Do	6,979
122	ACME	58,017
123 a	Available	3,564
123 b	My Gym	3,036
124	Downingtown Fit Body Boot Camp	3,300



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