



River Station Mixed-Use Retail Destination

200 River Station Blvd
Downingtown, PA

hankingroup.com





RIVER STATION

A captive audience awaits you at River Station. Located on 322/Brandywine Ave, a short walk from the main street of Downingtown, River Station offers highly visible storefronts that sit below 203 high-end residences.



Site Overview

RIVER STATION



R5 Regional Rail

TWIN VALLEY
COFFEE

River Station Blvd

Brandywine Ave

322

11,500 VPD

Boot Rd

9,200 VPD

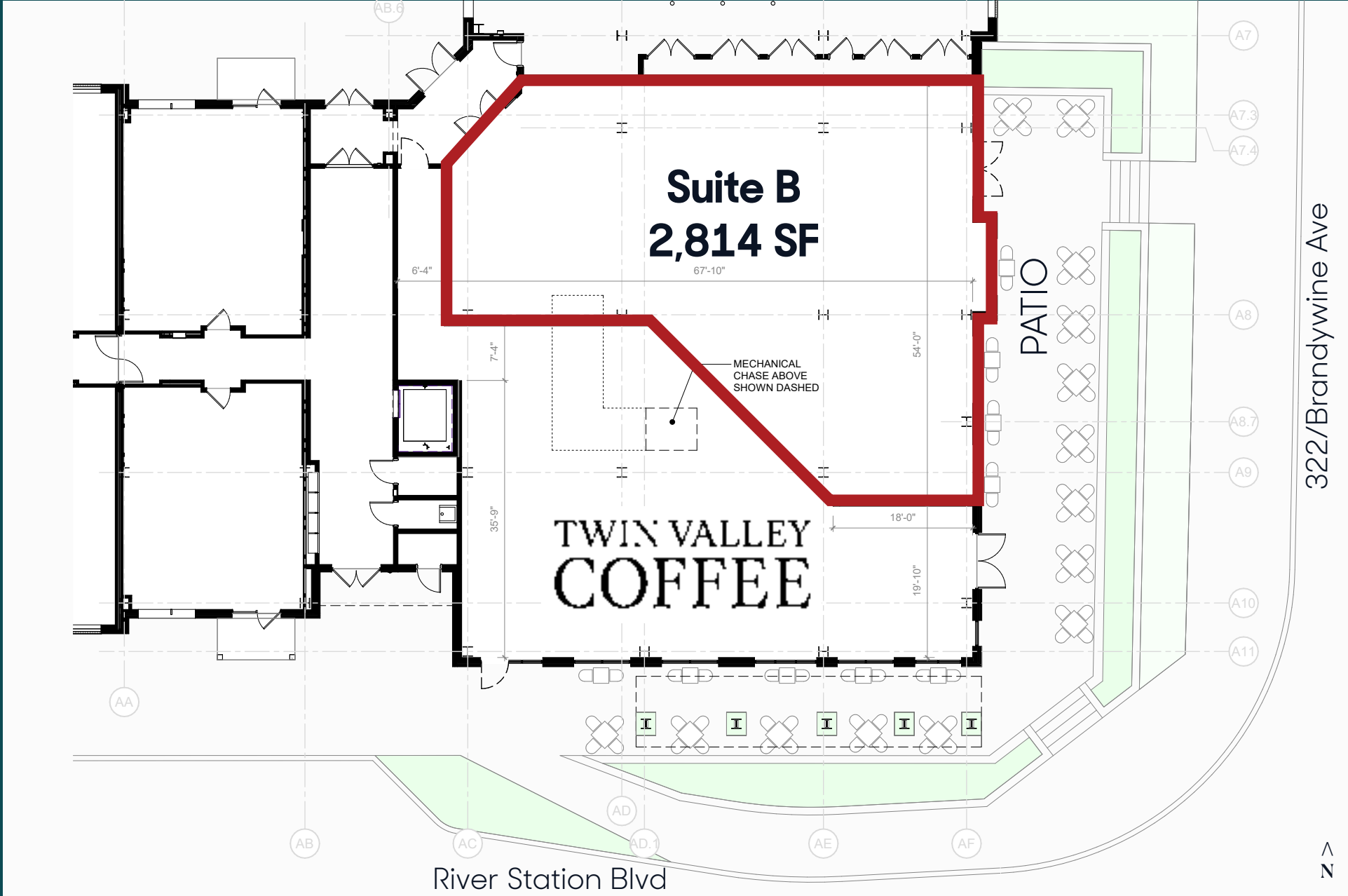


Future Phases

Future Phase

Available | Suite B - 2,814 SF

RIVER STATION



Available | Suite B - 2,814 SF

RIVER
STATION



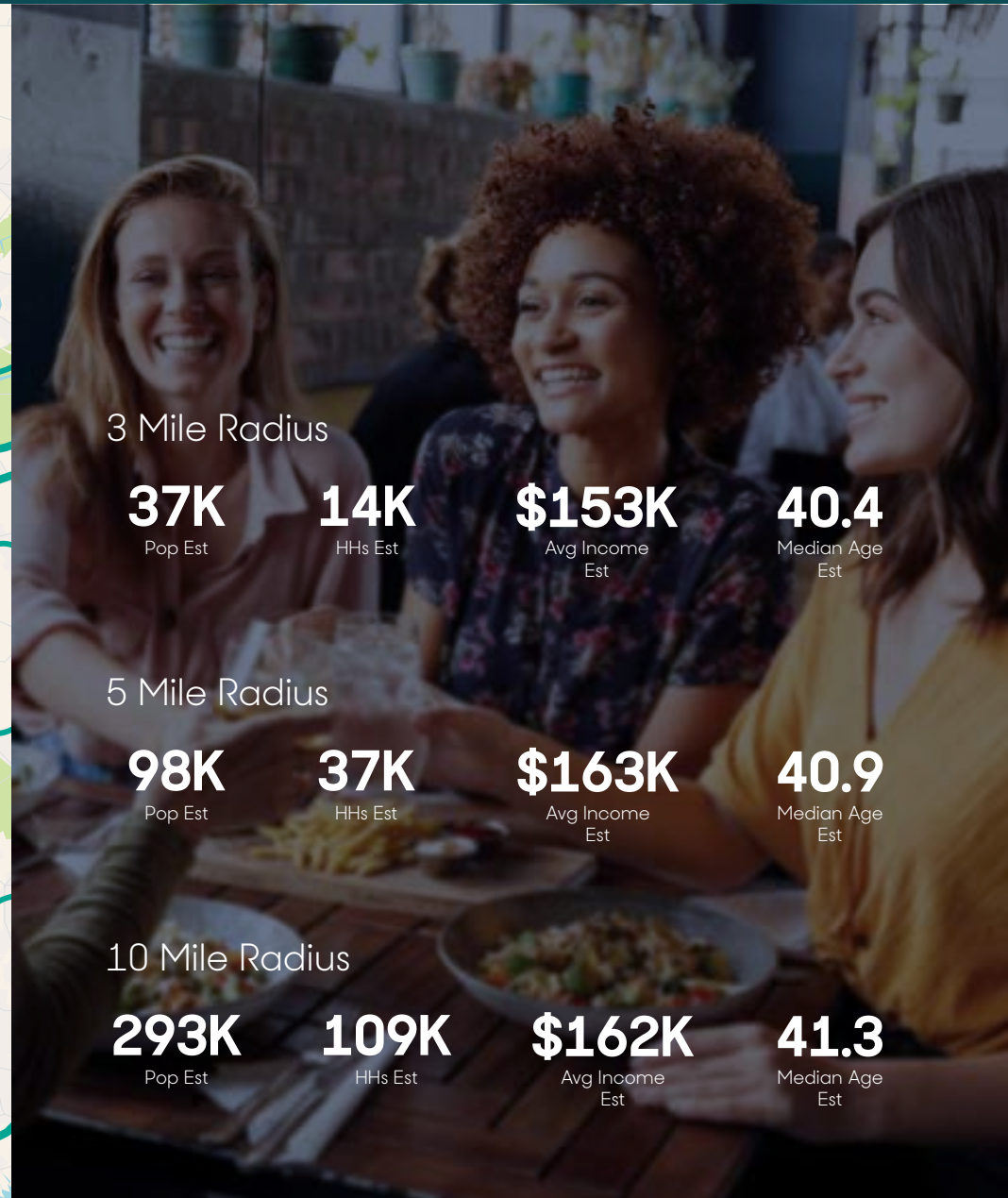
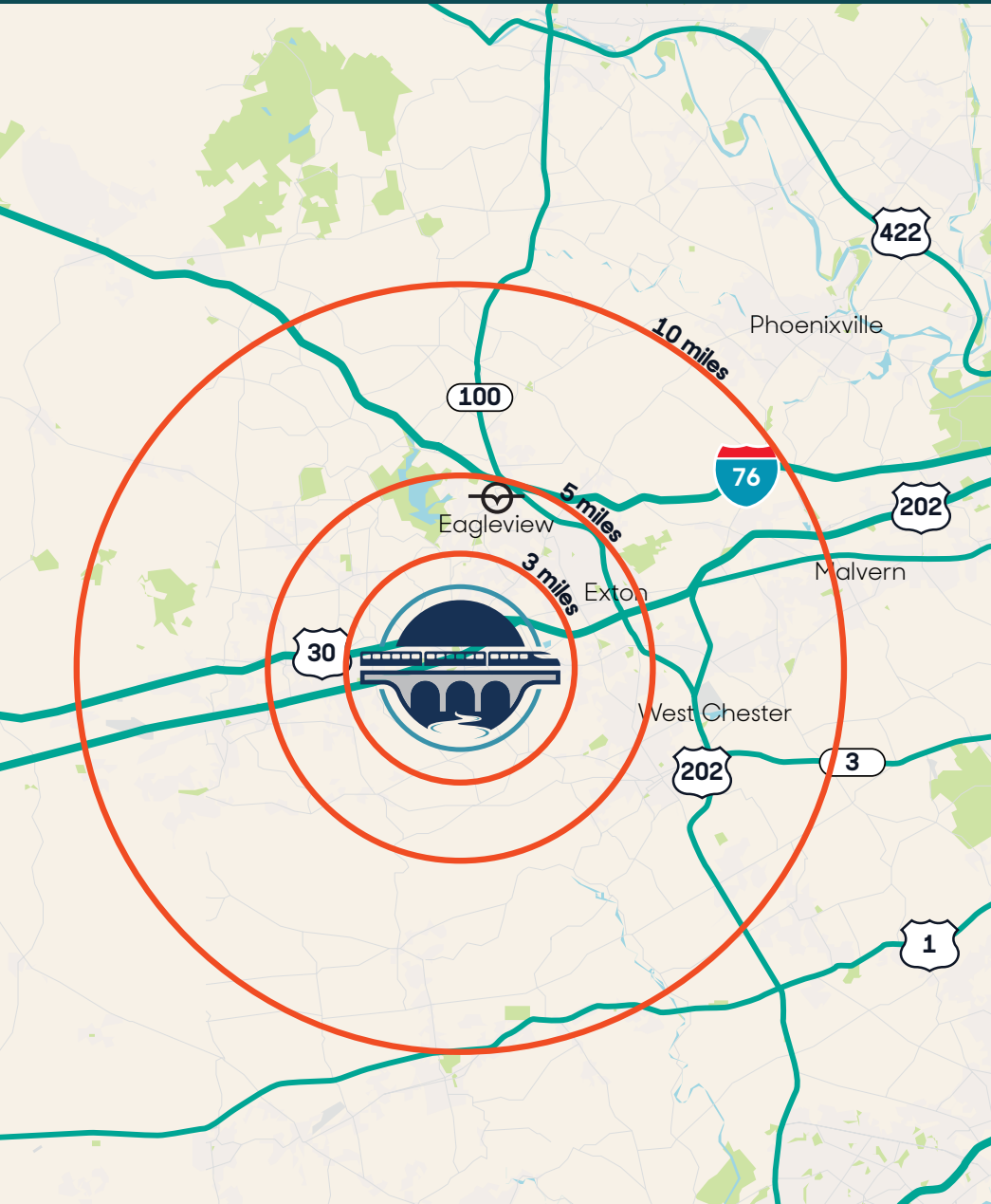
Available | Suite B - 2,814 SF

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Location & Demographics

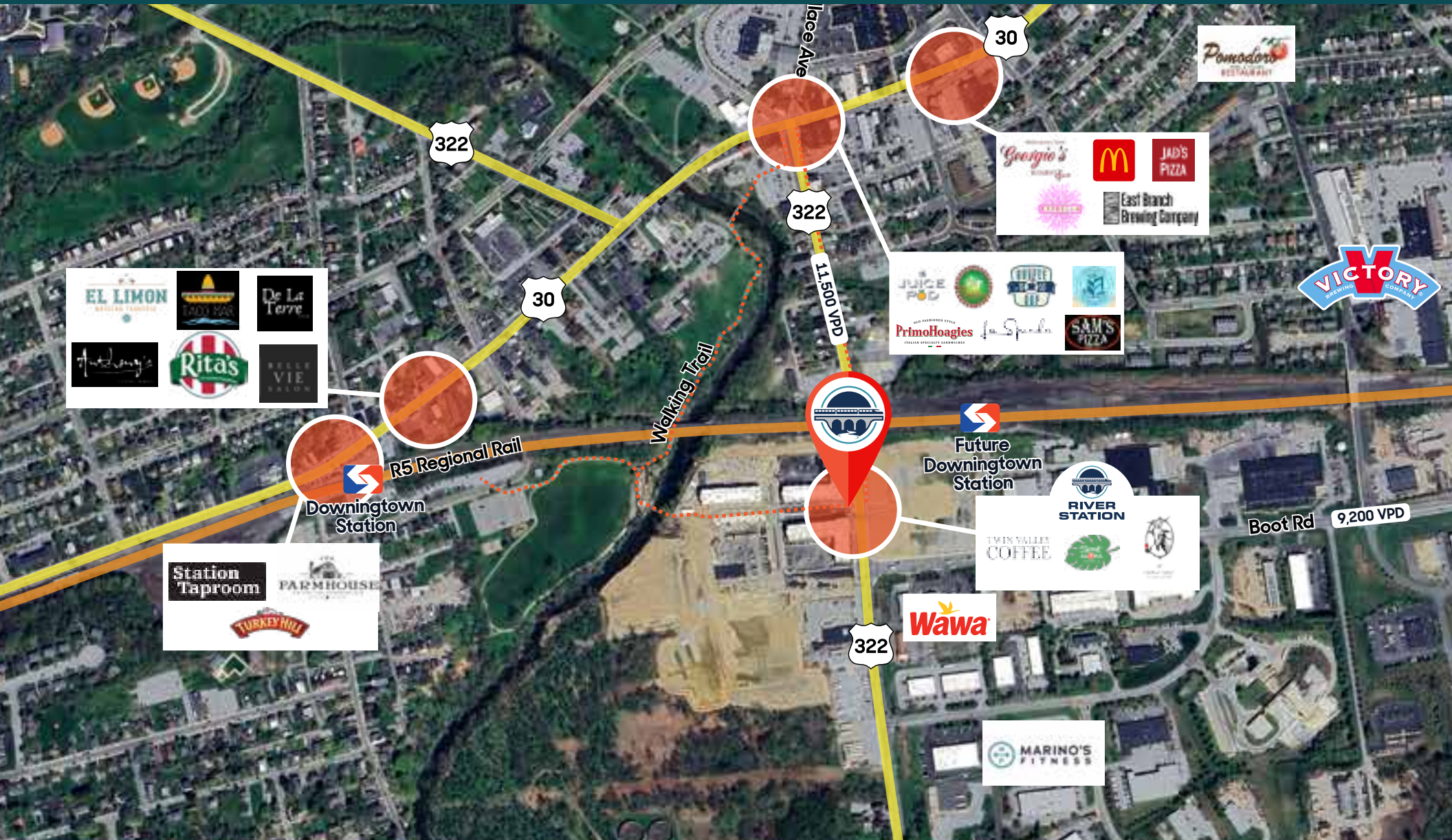
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Great Accessibility

River Station is in the middle of Downingtown's retail mix. And with great drive-by visibility on 322 and the close proximity to the current and future Downingtown Train Stations, River Station is an ideal retail location.

RIVER STATION



Join Great Tenants

Twin Valley Coffee

Chester County favorite - Twin Valley Coffee - opened their Downtown location at River Station! Enjoy their well-known coffee creations, including their famous "toddy". They say it best, "after you have had your first cup of Twin Valley Coffee you will be ruined for the ordinary!".



The Noble Goat

Restaurateurs Bryan and Andrea Sikora - of La Fia, Merchant Bar, Hearth Kitchen - are opening their newest venture, The Noble Goat, at River Station! They will be serving up an eclectic menu along with artisanal craft cocktails.



Sweet Aloha Bowls

Owners Janeen & Kai believe that the key to living the Aloha way is balancing the way we nourish, move, relax, connect and think! They are excited to bring Sweet Aloha Bowls to Downtown and share their delicious, clean acai bowls and more.



About the Developer



**Hankin
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

Community

We show appreciation for the people who occupy and enjoy our spaces.



Award Winning Property Management

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.



Leasing Contact

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Hankin Group

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