

BANK PAD AND RETAIL SPACE AVAILABLE

Quarry Road & Route 30 Bypass, Downingtown, PA 19335

- 2,500 - 18,000 sq ft Available
- Signalized Intersection
- Great Visibility and Easy Access
- Great Incomes & High Growth Market
- Abundant Parking



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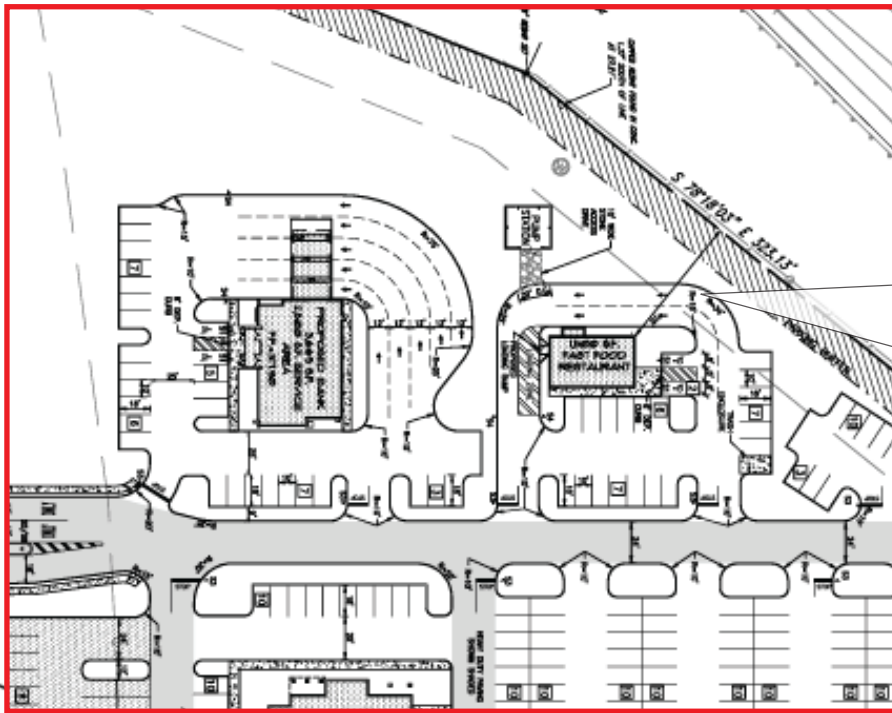
DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	4,737	43,811	101,713
Med HH Inc:	\$80,199	\$88,476	\$91,486
Daytime Pop:	4,500	26,357	55,849

RAS
B R O K E R A G E

633 West Germantown Pike; Suite 203
Plymouth Meeting, PA 19462
Phone: 215.322.8070
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SCENARIO 1
BANK PAD AND
FAST FOOD
PAD AVAILABLE



SCENARIO 2
UP TO
18,000 SF
AVAILABLE

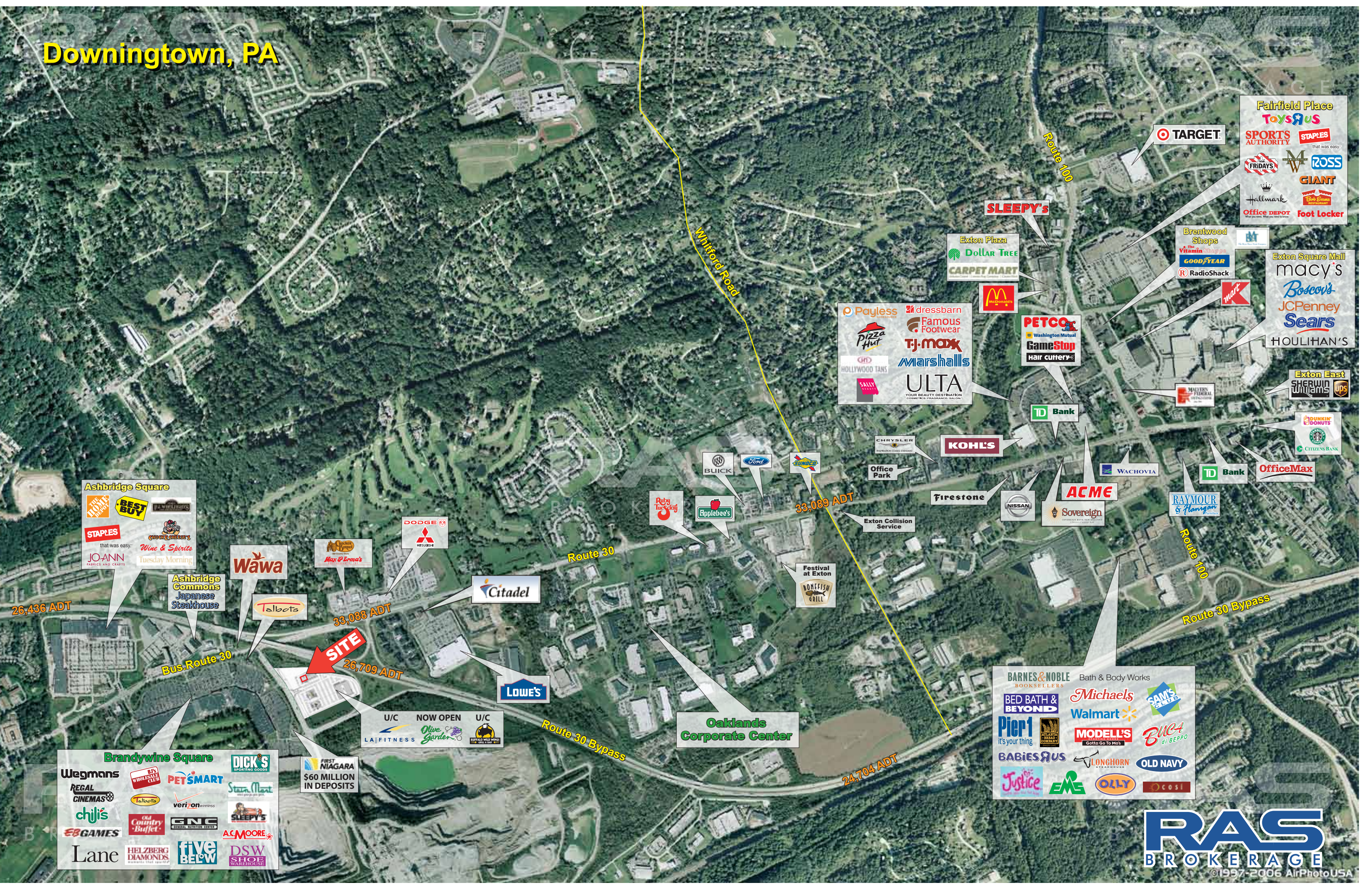


SITE PLAN

RAS
B R O K E R A G E

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Downingtown, PA



Ashbridge Square

THE HOME DEPOT
BEST BUY
STAPLES
that was easy:
JOANN
FABRICS AND CRAFTS
Wine & Spirits
Tuesday Morning

Ashbridge Commons
Japanese Steakhouse

Wawa

Talbots

Max & Erma's
ANTI-COUNTRY STORE

DODGE
MITSUBISHI

Citadel

Lowe's

U/C NOW OPEN U/C
LA FITNESS Olive Garden BUFFALO WILD WINGS

FIRST NIAGARA
\$60 MILLION IN DEPOSITS

Brandywine Square

Wegmans
REGAL CINEMAS
chili's
EB GAMES
Lane
B's WHOLESALE CLUB
PET SMART
verizon wireless
Old Country Buffet
GNC
five BELOW
Dick's Sporting Goods
Steak 'N Shake
SLEEPY'S
ACMOORE
DSW SHOE WAREHOUSE

Route 30

Whitford Road

Route 100

Route 100

Route 30 Bypass

Route 30 Bypass

33,089 ADT

24,704 ADT

33,088 ADT

26,709 ADT

Payless
Pizza Hut
HOLLYWOOD TANS
SALLY BEAUTY
dressbarn
Famous Footwear
TJ-maxx
marshalls
ULTA
YOUR BEAUTY DESTINATION
COSMETICS, FRAGRANCE, SALON

SLEEPY'S

Exton Plaza
DOLLAR TREE
CARPET MART

McDonald's

PETCO
Washington Mutual
GameStop
hair cutters

TD Bank

Kohl's

CHRYSLER
INSURANCE GROUP STANDARD
Office Park

Firestone

NISSAN

ACME
Sovereign

WACHOVIA

TD Bank

OfficeMax

DUNKIN' DONUTS
CITIZENS BANK

Exton East
SHERWIN WILLIAMS
ups

Exton Square Mall
macy's
Boscov's
JCPenney
Sears
HOULIHAN'S

Brentwood Shops
Vitamin Shops
GOODYEAR
RadioShack

TARGET

Fairfield Place
Toys R Us
SPORTS AUTHORITY
STAPLES
that was easy:
FRIDAYS
ROSS
GIANT
Hallmark
Office DEPOT
Foot Locker

BARNES & NOBLE BOOKSELLERS
Bath & Body Works
BED BATH & BEYOND
Pier 1
it's your thing
BABIES R US
Justice
Walmart
MICHAEL'S
MODELL'S
Gotta Go To Mo's
LONGHORN
OLD NAVY
SAMS CLUBS
BUCA di BEPPO
OLLY
COSI

RAS
BROKERAGE
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