

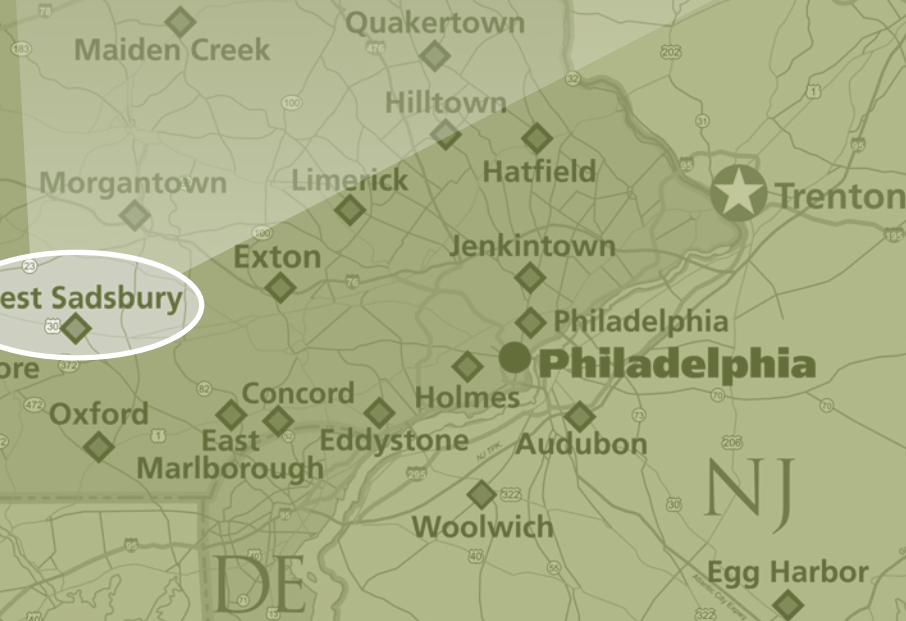
CHESTER COUNTY ♦ PA

# WEST SADSBURY COMMONS

RTE 30 & RTE 10 ♦ WEST SADSBURY (PARKESBURG), PA 19365



- ◆ Dominant position on US 30 with a Walmart Supercenter and Home Depot
- ◆ Multiple signals and 50,000 VPD at intersection



Demographics	5 MI	7 MI	10 MI
Population:	35,468	71,101	130,183
Households:	12,742	25,569	46,227
Avg HH Inc:	\$127,233	\$118,003	\$131,417

**WOLFSON GROUP**  
INCORPORATED

For More Information Contact:  
**610.277.8899**

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CHESTER COUNTY



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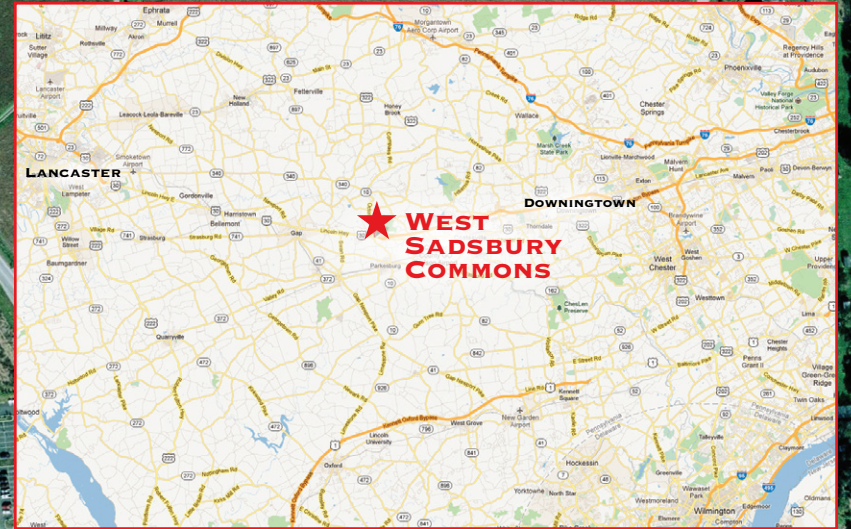
**Shoppes AT Sadsbury**

- Chipotle Mexican Grill
- Wawa
- Supercuts
- AspenDental
- Red Robin
- Mattress Warehouse

- DQ
- GameStop
- Sadsbury Cleaners
- at&t
- Signature Pizza Restaurant
- ATI Physical Therapy
- Now Open! Penn Medicine Sports Medicine
- ab americas best

**Available**  
**D-3 2,340 sf**  
**D-5 2,700 sf**  
**D-7 2,430 sf**

- Great Clips
- DENTAL EXCELLENCE OF PARKESBURG
- VIP Nails & Spa
- MATTRESS FIRM
- The UPS Store
- SHOE DEPT.
- cricket wireless
- FINE WINE & GOOD SPIRITS
- RAKU
- five BEI'W



# WEST SADBURY COMMONS

WEST SADBURY (PARKESBURG) TOWNSHIP, PA  
GLA 441,419 S.F.

**WOLFSON GROUP**  
INCORPORATED

Please contact Wolfson Group, Inc.  
610-277-8899



Unit	Tenant	Dimensions	Sq. Ft.
A	Walmart		198,528
B	T.J. Maxx		20,043
C-1	Shoe Dept.	56x90	5,040
C-2	Cricket Wireless	15x90	1,350
C-3	VIP Nails & Spa	26x90	2,340
C-4	Mattress Firm	50x90	4,500
C-5	The UPS Store	15x90	1,350
C-6	Fine Wine & Good Spirits	43x90	3,953
C-7	Great Clips	15x90	1,350
C-8	Five Below	95x90	8,550
C-9	T-Mobile	15x90	1,350
C-9a	Dental Excellence of Parkesburg		1,350
C-10	Raku Hibachi	55x90	4,950
D-1	Sadsbury Cleaners	20x90	1,800
D-2	Signature Pizza	30x90	2,700
D-3	Available	26x90	2,340
D-4	Dairy Queen	22x90	1,980
D-5	Available	30x90	2,700
D-5a	GameStop	20x90	1,800
D-6a	AT&T		2,029
D-6b	ATI		2,028
D-6-c	America's Best		4,050
D-7	Available	27x90	2,430
D-8	Penn Medicine Now Open!		4,050
E/F	Home Depot		132,791
OP-F	Sunoco Express		3,200
OP-G	McDonald's		3,398
OP-H	Truist Bank		3,000
OP-I	Arby's		3,000
OP-J	Advance Auto Parts		6,601
OP-K	Chili's		5,876
OP-L	Dunkin		2,800

**Available**  
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D-7 2,430 sf

SHOE DEPT. Great Clips

VIP Nails & Spa T Mobile FIVE BELOW FINE WINE & GOOD SPIRITS

MATTRESS FIRM DENTAL EXCELLENCE OF PARKESBURG

The UPS Store RAKU cricket wireless

[www.wolfsongroupinc.com](http://www.wolfsongroupinc.com)

All information provided, including but not limited to zoning classifications, square footage, and space availability, is deemed reliable but is not guaranteed and should be independently verified. The size and dimensions of any spaces are approximate and subject to change. The availability of any space is subject to prior lease, or withdrawal from the market without notice.