

1,400 SF
FORMER BAKERY
AVAILABLE

Heritage Center

FOR LEASE

50-80 UWCHLAN AVE | EXTON, PA 19341



Project

This Neighborhood strip center in Lionville submarket of Exton. It is approximately 21,500 SF and faces on Rt 113 with 25,000 VPD. The center is anchored by Ron's Original Bar and Grill with other national cotenants of Citizens Bank, Sport Clips, and UPS store. Nearby CVS, Dunkin Donuts, and Exxon Gas station.

Join



Bill Hess | Rob Gambone

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

This center is conveniently located just off the intersection Of Rt 100 (Pottstown Pike) and Rt 113 (Uwchlan Ave) in Exton. It is directly adjacent to Marsh Creek Corporate Center and nearby Pickering Valley Corporate Park.

Trade Area

Lionville sub market of Exton, Chester County PA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,828	41,080	86,749
TOTAL EMPLOYEES	9,400	28,535	51,334
AVERAGE HHI	\$145,334	\$171,218	\$170,276
TOTAL HOUSEHOLDS	2,398	15,282	32,041



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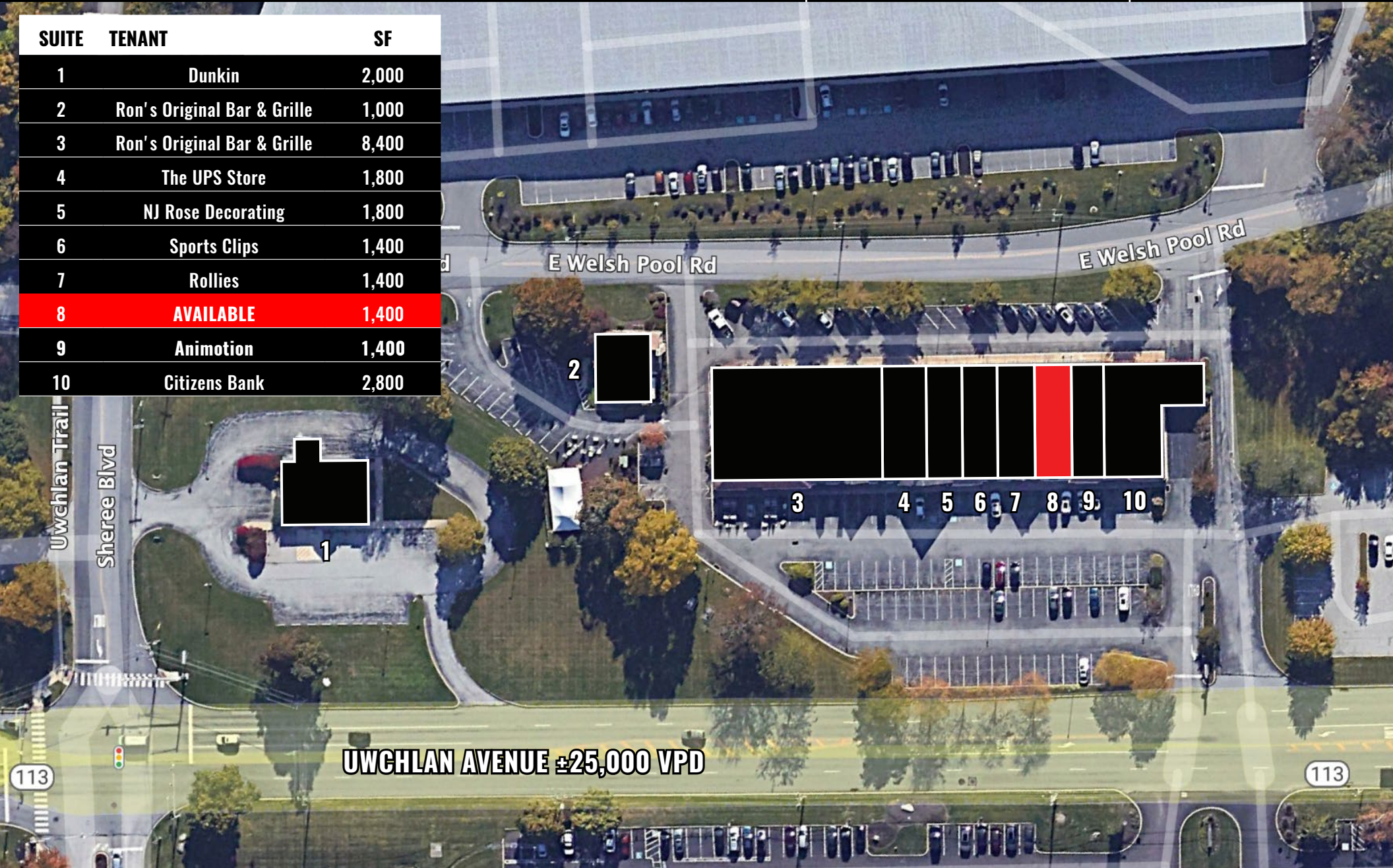
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SUITE	TENANT	SF
1	Dunkin	2,000
2	Ron's Original Bar & Grille	1,000
3	Ron's Original Bar & Grille	8,400
4	The UPS Store	1,800
5	NJ Rose Decorating	1,800
6	Sports Clips	1,400
7	Rollies	1,400
8	AVAILABLE	1,400
9	Animotion	1,400
10	Citizens Bank	2,800



UWCHLAN AVENUE ±25,000 VPD



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Bill Hess

bhess@bennettwilliams.com



Rob Gambone

rgambone@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

