

# MSC BYERS STATION

ROUTE 100 AND STATION BLVD | CHESTER SPRINGS, PA

**NOW DELIVERING:  
RETAIL BUILDING I  
75% PRE-LEASED!**



**NEW CONSTRUCTION RETAIL DEVELOPMENT WITH  
±3,400 SF OF SPACE REMAINING!**



**NOW DELIVERING:  
RETAIL BUILDING I  
75% PRE-LEASED!**



# BYERS STATION

JOIN THESE TENANTS

**CVS**

**Wawa**



**DUNKIN'**

**ACME**



**tropical  
SMOOTHIE  
CAFE**

## PROPERTY DETAILS

- ▶ Ideally located along Route 100 (15,000+ VPD) at a fully signalized intersection with a now open Celebree School
- ▶ Conveniently positioned among an established and growing, affluent residential population with 750 new units under construction
- ▶ Pulls from large trade area with convenient access to PA Turnpike and Route 100
- ▶ Multiple brand new spaces perfect for daily needs uses such as children's entertainment/education, fitness, financial, food, medical and service oriented retail tenants

## DEMOGRAPHICS

### EST. POPULATION

1 mi **4,822**

3 mi **28,758**

5 mi **65,942**

### EST. AVG HH INCOME

1 mi **\$260,120**

3 mi **\$227,050**

5 mi **\$209,323**

### EST. EMPLOYEES

1 mi **1,985**

3 mi **15,490**

5 mi **30,468**

### EST. MEDIAN AGE

1 mi **34.3**

3 mi **39.6**

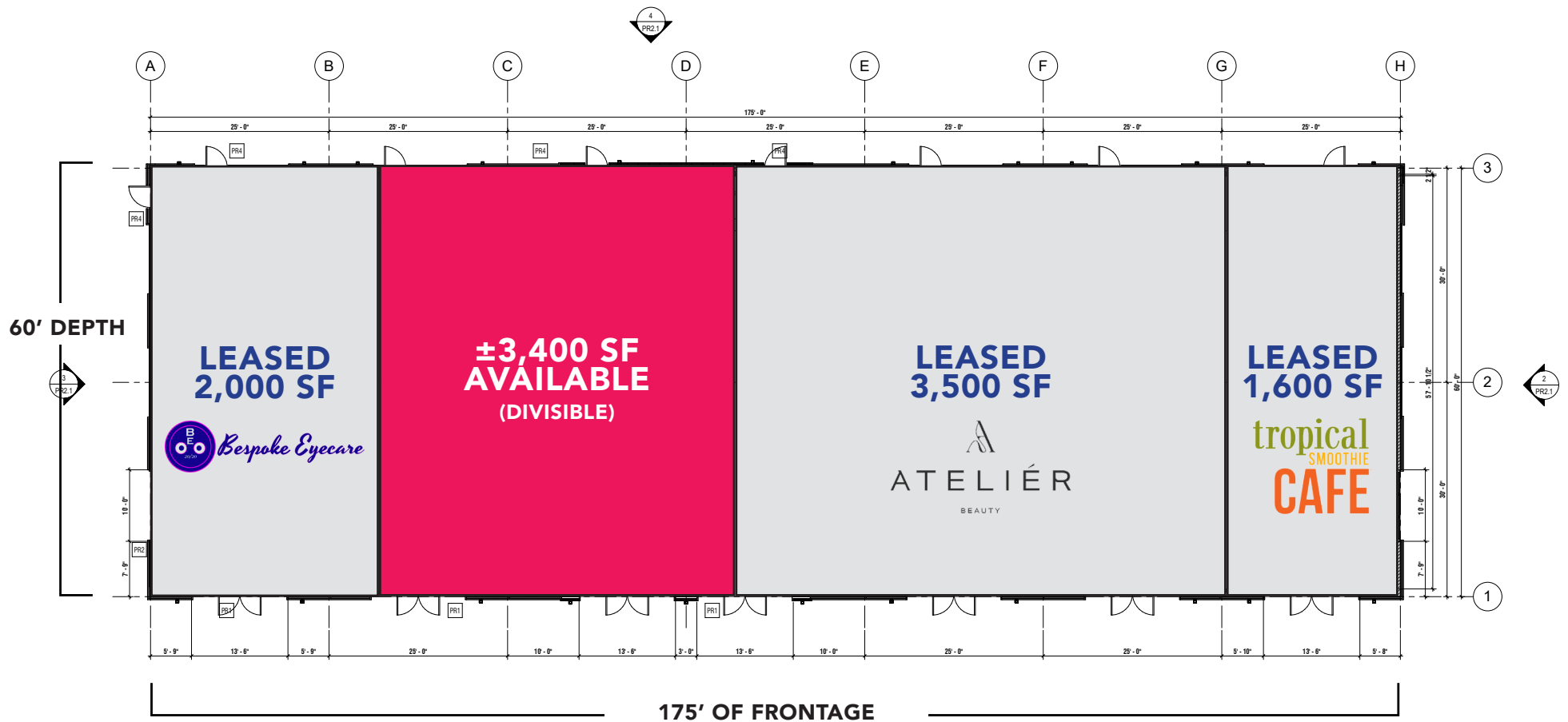
5 mi **40**

# RENDERINGS

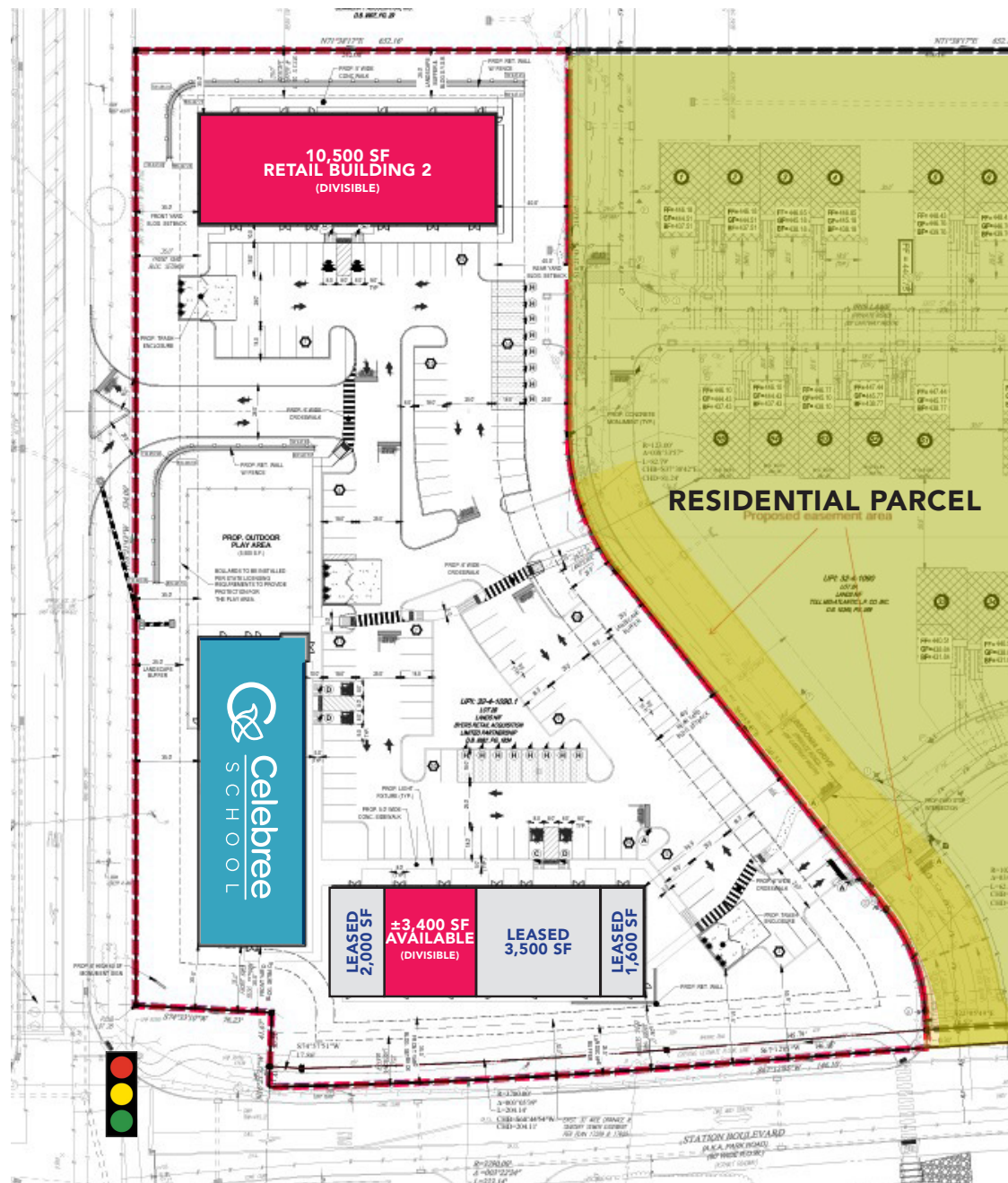




# RETAIL SPACE FLOOR PLAN



# PHASE 3 SITE PLAN



AERIAL



# MSC

For more information:

Michael Chucker  
mchucker@hellomsc.com  
215.883.7381

Joe Raniszewski  
jraniszewski@hellomsc.com  
215.883.7390

