

MSC

1403 HORSESHOE PIKE

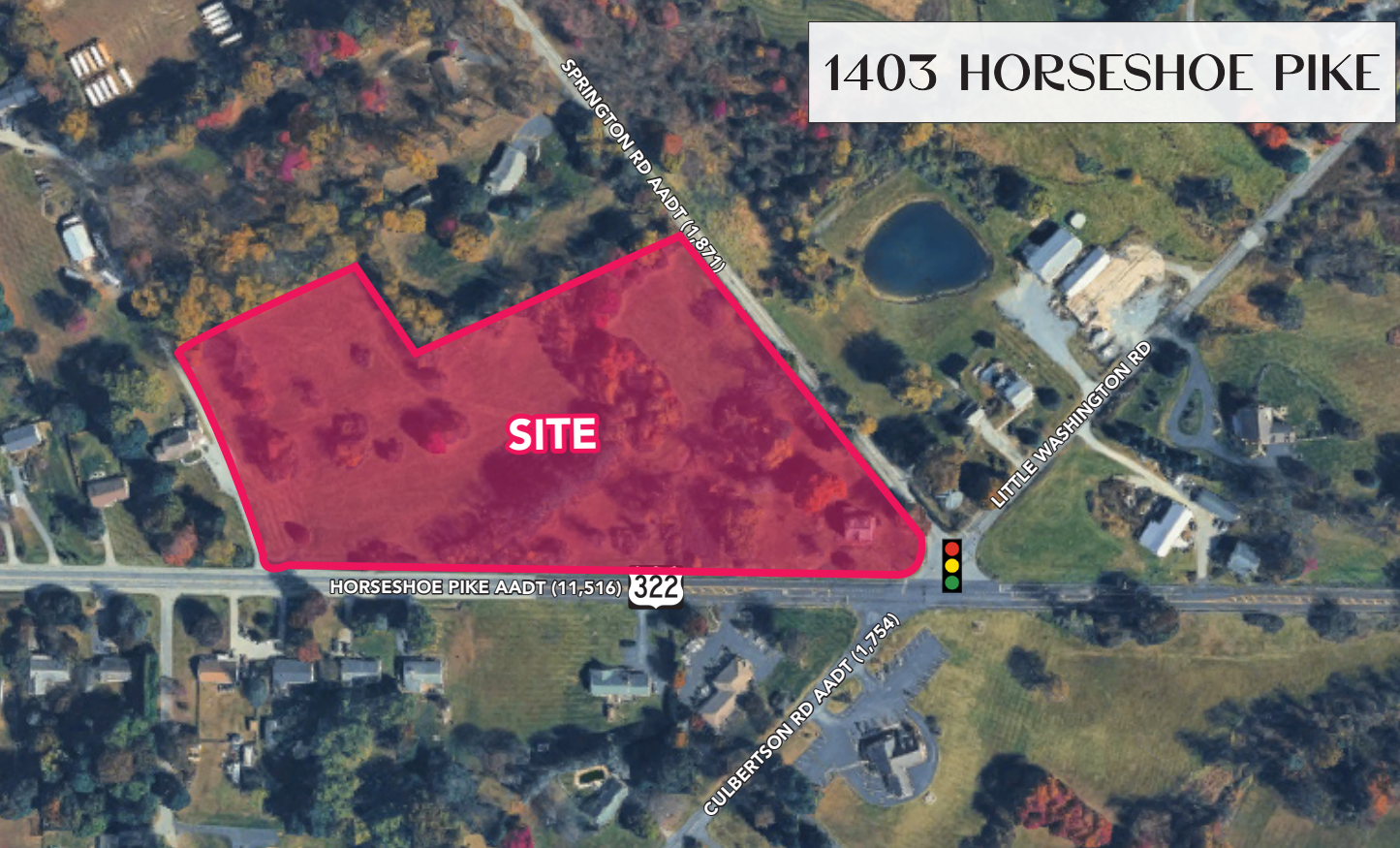
DOWNINGTOWN, PA 19343



NEW CONSTRUCTION RETAIL DEVELOPMENT - DOWNINGTOWN, PA



1403 HORSESHOE PIKE



DEMOGRAPHICS

EST. POPULATION

3 mi **19,348**

5 mi **67,019**

7 mi **134,573**

DAYTIME POP (EMPLOYEES)

3 mi **2,990**

5 mi **13,665**

7 mi **38,830**

MEDIAN HH INCOME

3 mi **\$147,715**

5 mi **\$126,925**

7 mi **\$127,705**

PROPERTY DETAILS

- ▶ *New construction retail development (Q3 2027 Delivery)*
- ▶ *Easy access and strong visibility at signalized five-way Rt. 322 intersection (±15,000 AADT)*
- ▶ *Positioned to serve the growing Downtown and West Brandywine Township markets, capturing demand from a strong and expanding affluent residential base*
- ▶ *Multiple retail configurations possible; ground leases and build-to-suits*

JOIN THESE AREA TENANTS



AERIAL



MARKET AERIAL



An aerial photograph of a residential neighborhood. A large, irregularly shaped plot of land is highlighted with a semi-transparent red overlay and a bright red border. The plot is situated between a road on the left and a road on the right, with a road intersection at the bottom right. The surrounding area contains numerous houses, trees, and a small pond to the right of the red plot. The overall scene is captured from a high-angle perspective.

MSC

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