

THE SHOPPES AT BYERS STATION ROUTE 100 & STATION BLVD.

UPPER UWCHLAN, PA

NEW DEVELOPMENT PROJECT AVAILABLE FOR LEASE



property highlights.

- Great location on Route 100 in an affluent suburban area in Chester County
- Easily accessible from a large trade area via Rt. 100, PA Turnpike (Downingtown exit 312) and Rt. 401
- 2.5 million SF with 12,000 employees in the Eagleview Corporate Center
- 750 new residential units planned within a 3-mile radius
- 30,398 vehicles per day pass this site
- Developed by: **EQUUS** CAPITAL PARTNERS, LTD.

stats.

2016 DEMOGRAPHICS*	1 MILES	3 MILES	5 MILES
EST. POPULATION	4,250	25,463	59,587
EST. HOUSEHOLDS	1,292	8,701	21,897
EST. AVG. HH INCOME	\$182,554	\$169,244	\$144,184

ROUTE 100 (POTTSTOWN PIKE) TRAFFIC COUNT: 13,984 VPD *ESRI 2016
GRAPHITE MINE ROAD (RT. 100 BYPASS) TRAFFIC COUNT: 16,414 VPD



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BYERS STATION
BY
EQUUS CAPITAL PARTNERS

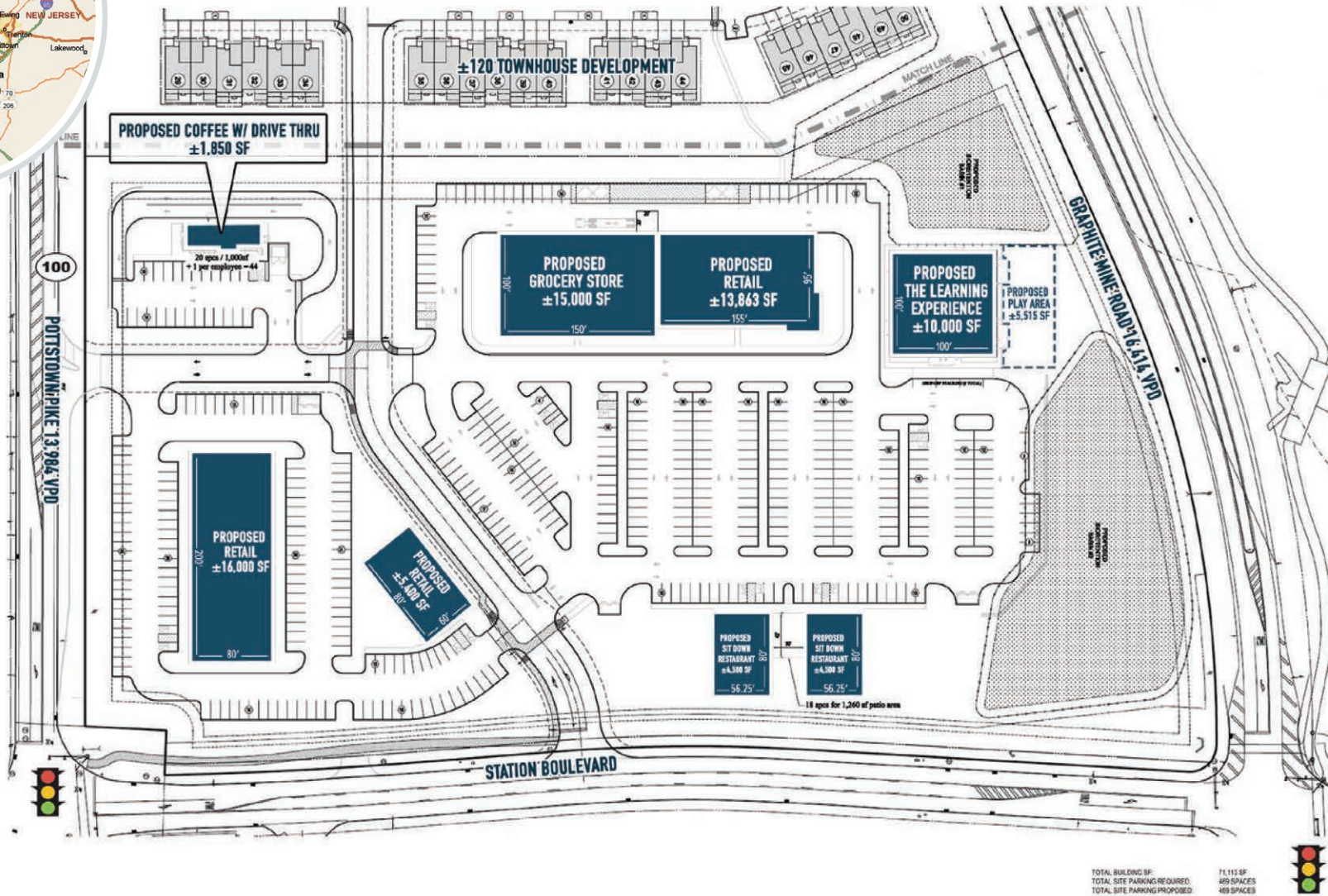
FEBRUARY 14TH, 2018



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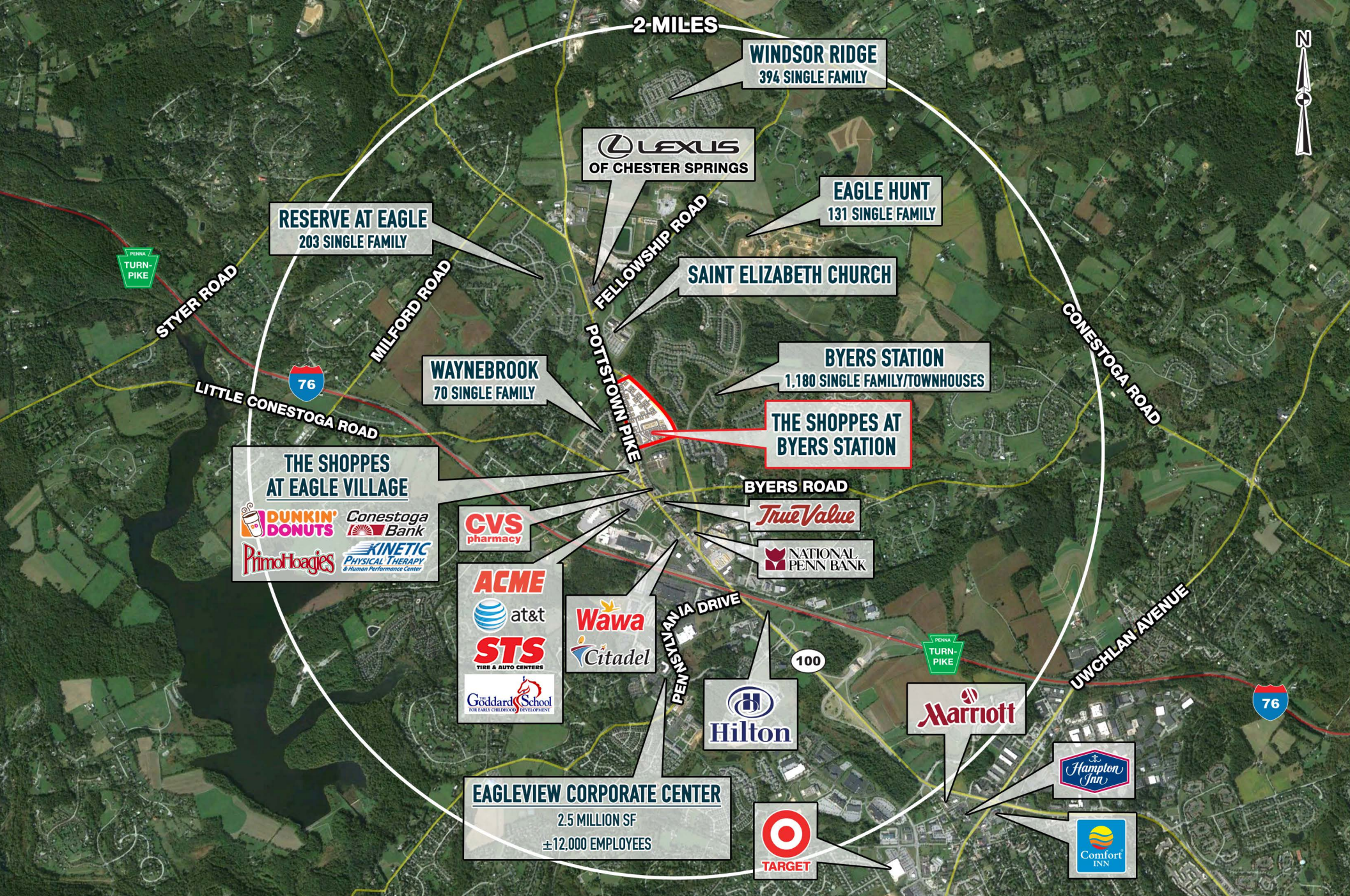
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2 EAST SIDE ELEVATION (RIGHT)
A-201 SCALE: 3/32" = 1'-0"



3 WEST SIDE ELEVATION (LEFT)
A-201 SCALE: 3/32" = 1'-0"



1 SOUTH SIDE ELEVATION (FRONT)
A-201 SCALE: 3/32" = 1'-0"

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