

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!**



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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

BYERS STATION

JOIN THESE TENANTS

CVS

Wawa



DUNKIN'

ACME

ATELIÉR
BEAUTY

tropical
SMOOTHIE
CAFE

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**

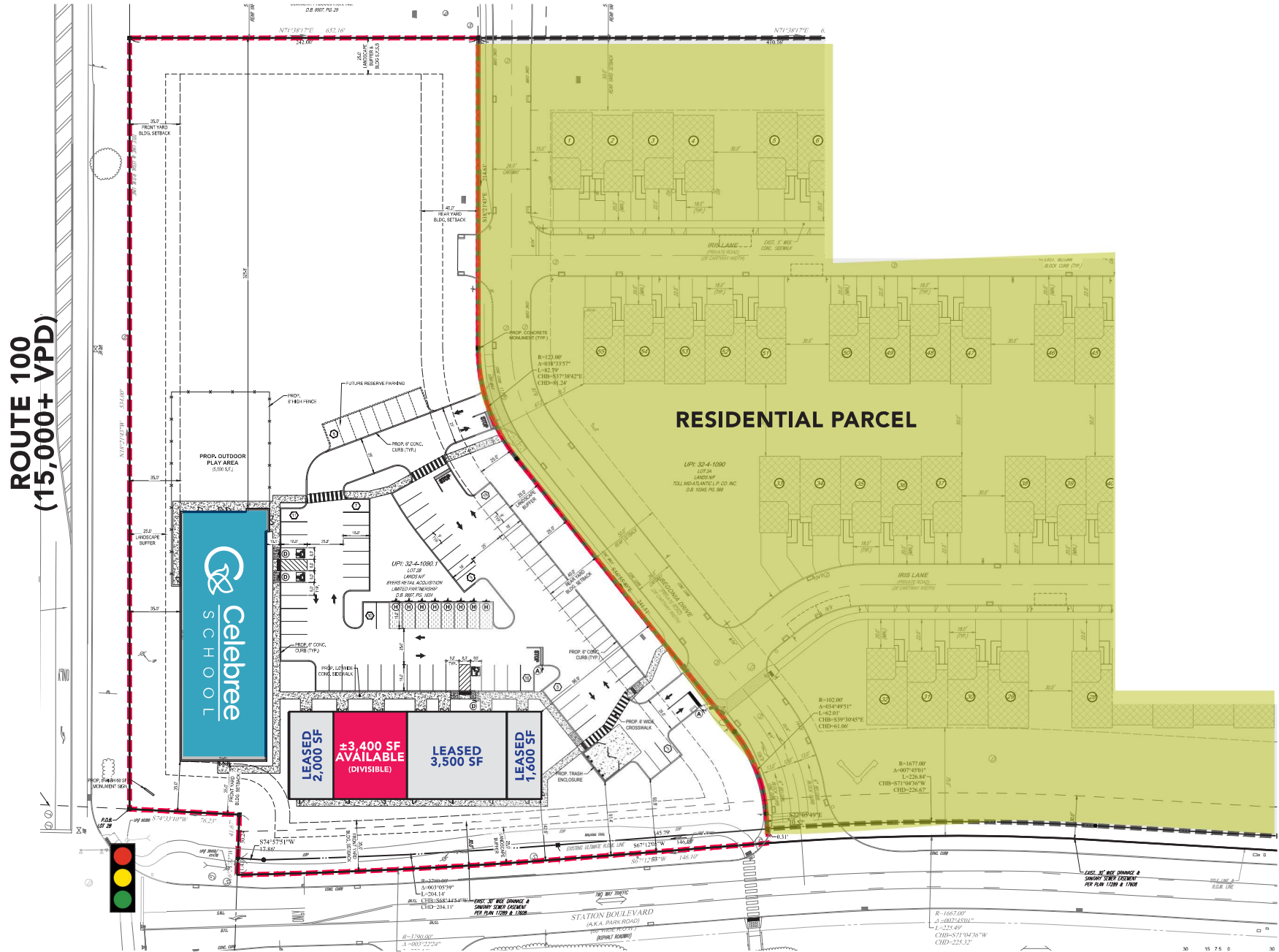
3 mi **39.6**

5 mi **40**

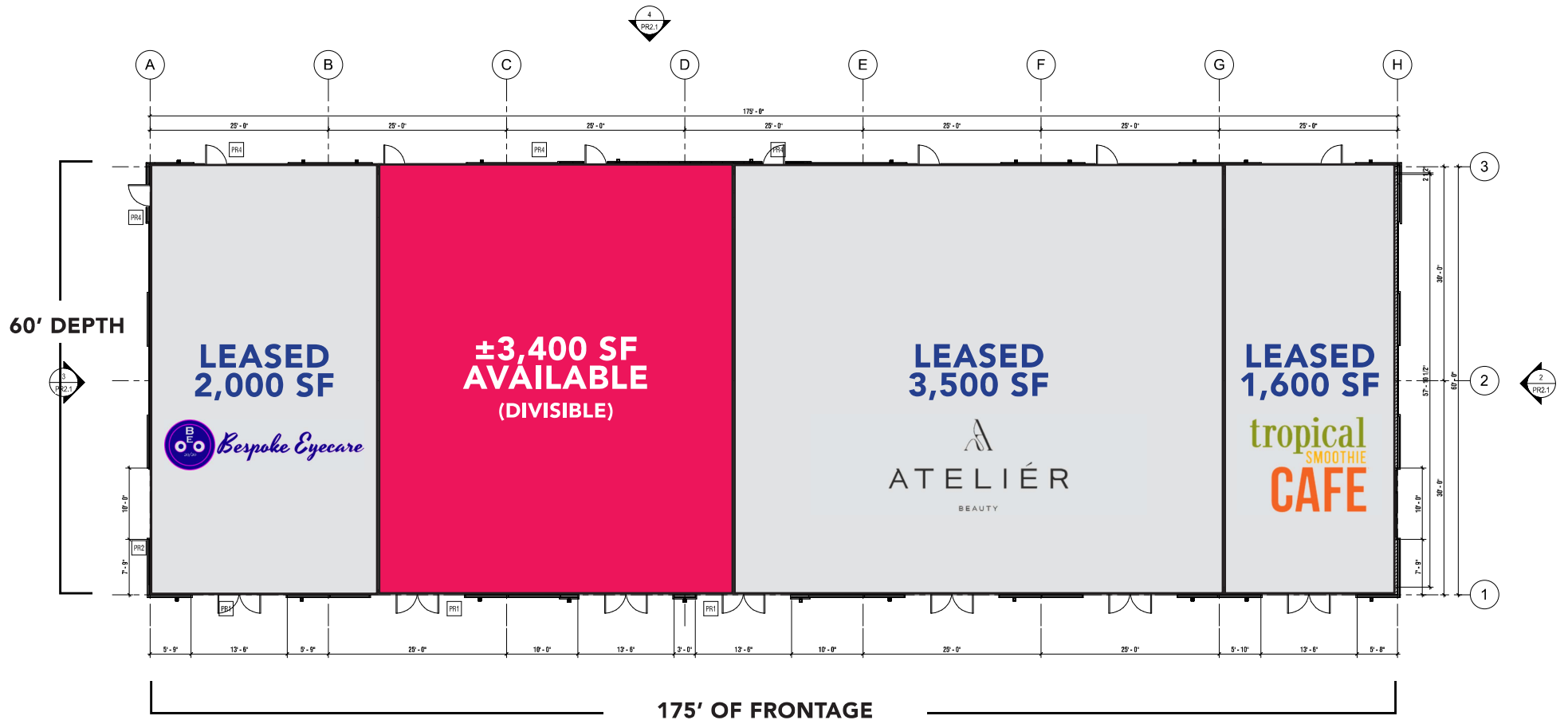
RENDERINGS



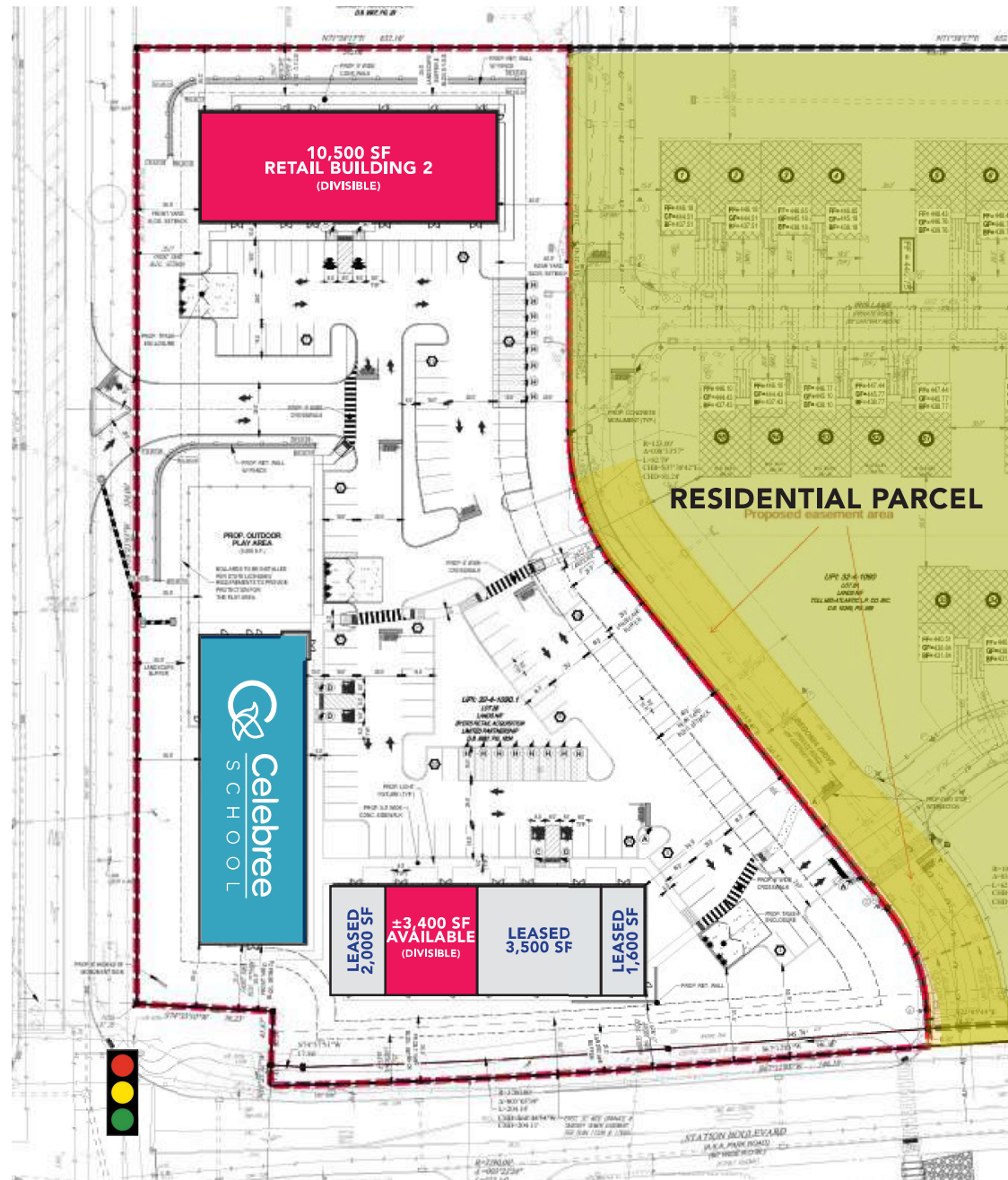
SITE PLAN



RETAIL SPACE FLOOR PLAN



PHASE 3 SITE PLAN



AERIAL



MSC

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