

**3601 Chichester Avenue (at Mill Road)
Boothwyn, Delaware County, Pennsylvania**

Chichester Square



CVS

Sun East Federal Credit Union



PARAGON MANAGEMENT GROUP LLC

276 Post Road West, Suite 201, Westport, Connecticut 06880

Telephone: 888.255.3188 • Facsimile: 203.221.7078

Web Site: www.paragonct.com

Chichester Square

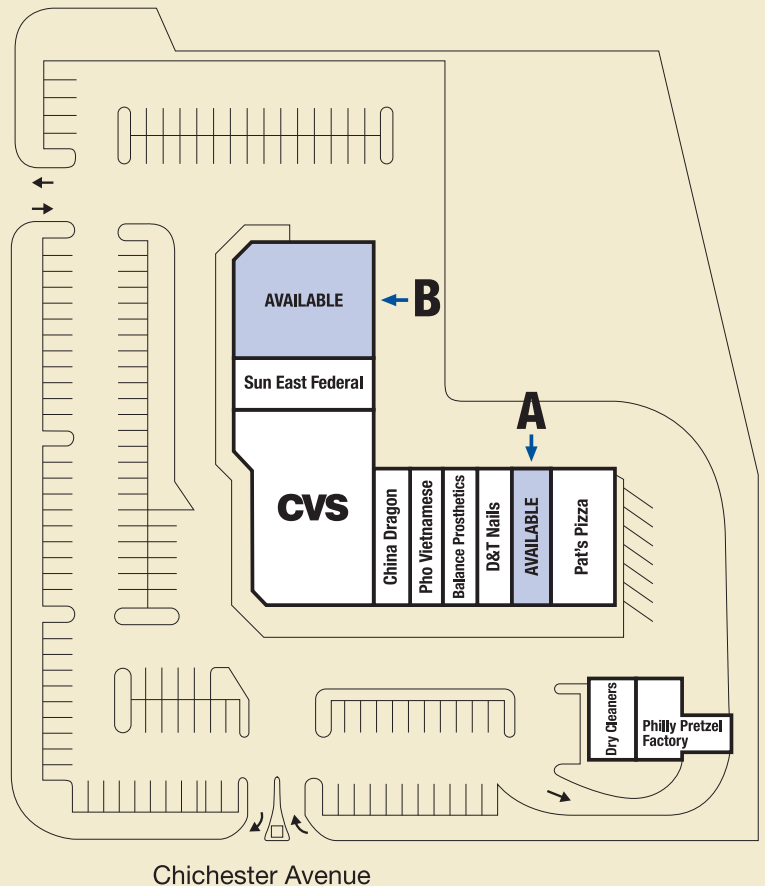
AVAILABLE FOR LEASE: 1,600 SQ. FT. + 4,830 SQ. FT

LOCATION

This classic neighborhood shopping center is located on Chichester Avenue, the primary commercial corridor in Boothwyn, a densely populated suburb of Philadelphia and sits adjacent to the entrance of Chichester High School.

FEATURES/FACTS

- Join a high volume CVS Pharmacy & Sun East Federal Credit Union
- Located at the entrance to Chichester High School with over 1,200 students
- Full access from Chichester Avenue at the traffic-signalized intersection of Mill Road
- 148 car parking
- Large Pylon opportunity (3'x6') directly on Chichester Avenue
- Join Neighboring Tenants: Rite Aid, Family Dollar, Goodwill, Wendy's



SITE PLAN KEY

Retail Space Available:

- A 1,600 sq. ft.
- B 4,830 sq. ft.

DEMOGRAPHICS

Distance	Population	AHHI	Daytime Employees
1 Mile	8,687	\$70,441	2,890
3 Miles	73,987	\$71,492	22,605
5 Miles	174,787	\$79,080	59,862

Source: 2013 Regis Online