1616-1636 AND 1615-1637 HORSESHOE PIKE
WEST BRANDYWINE TOWNSHIP - GLENMOORE, PA

HORSESHOE VILLAGE
ASSOCIATES

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EXECUTIVE SUMMARY

Located along US-322 Horseshoe Pike and Swinehart Rd.

Multiple lots available:

- **LOT 1:** 1.69 AC (adjacent to Wawa)
- **LOT 2:** 2.21 AC
- **LOT 3:** 8 acre lot (can be divided)
- **LOT 4:** 25 AC (can divide)

Zoning

- **Lots 1-3**
  - RM - Rural Mixed Use
  - General Commercial (GC) Overlay
- **Lot 4**
  - R3
  - General Commercial (GC) Overlay

Public water and sewer

Existing Swinehart Rd. to be realigned

New intersection on US-322 and Swinehard Rd. to connect to 25 acre commercial development and 17 acre commercial development

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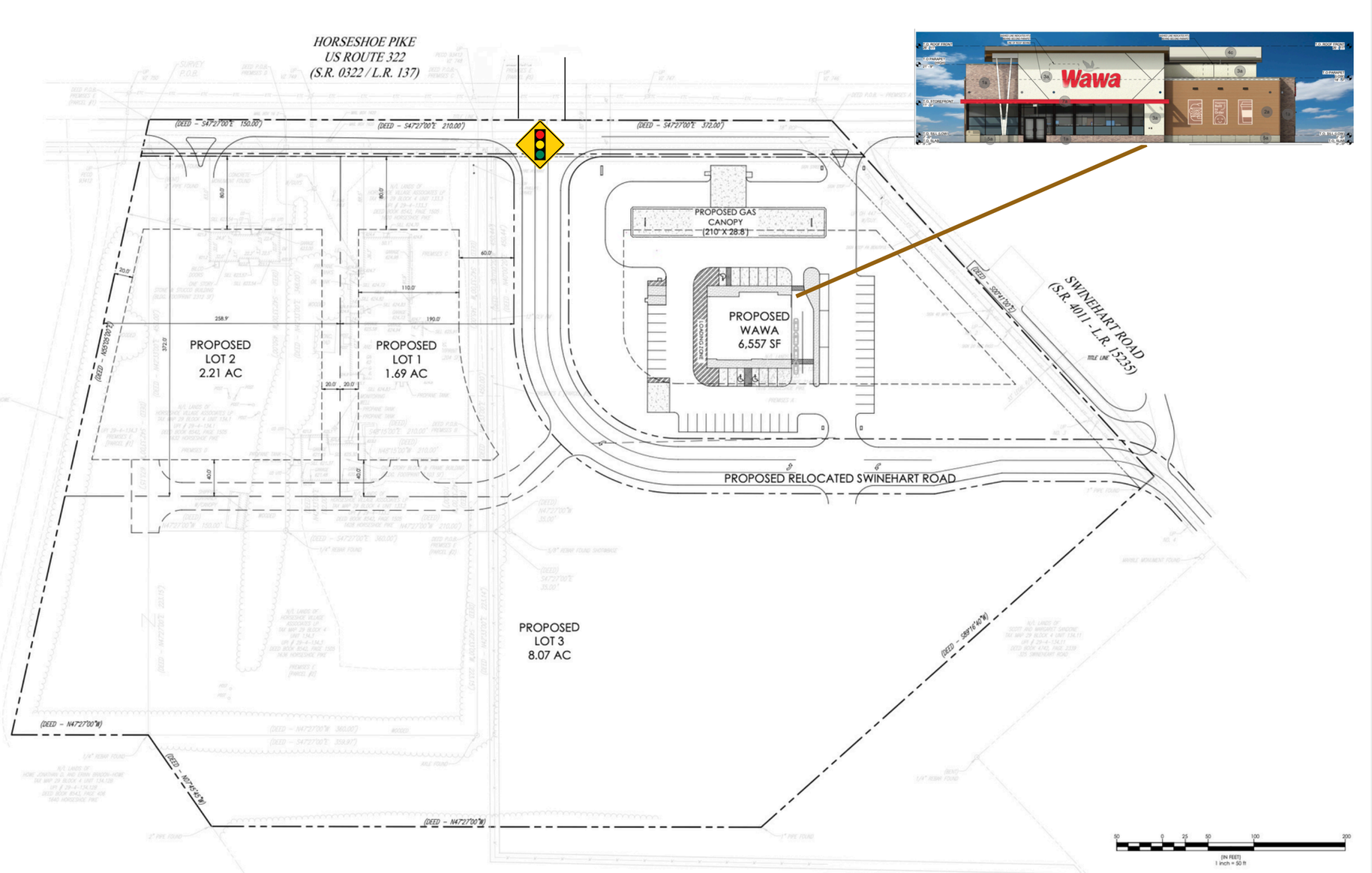
PLANNED INTERSECTION AND ROADWAY IMPROVEMENTS



Zoning
RM with commercial overlay

Signalized Intersection Upgrade
New signalized intersection on US Route 322 enables full left-turn movements, enhancing traffic flow and accessibility.

Roadway Realignment
Swinehart Road will be replaced with a newly aligned roadway that improves connectivity and safety for all users.

Retail Innovation
Planned Wawa store with a modern fly-thru enhances convenience and sets new standards for retail in the area.

Potential Uses:
- Senior Continuing Care
- Retail
- Auto sales
- Car wash

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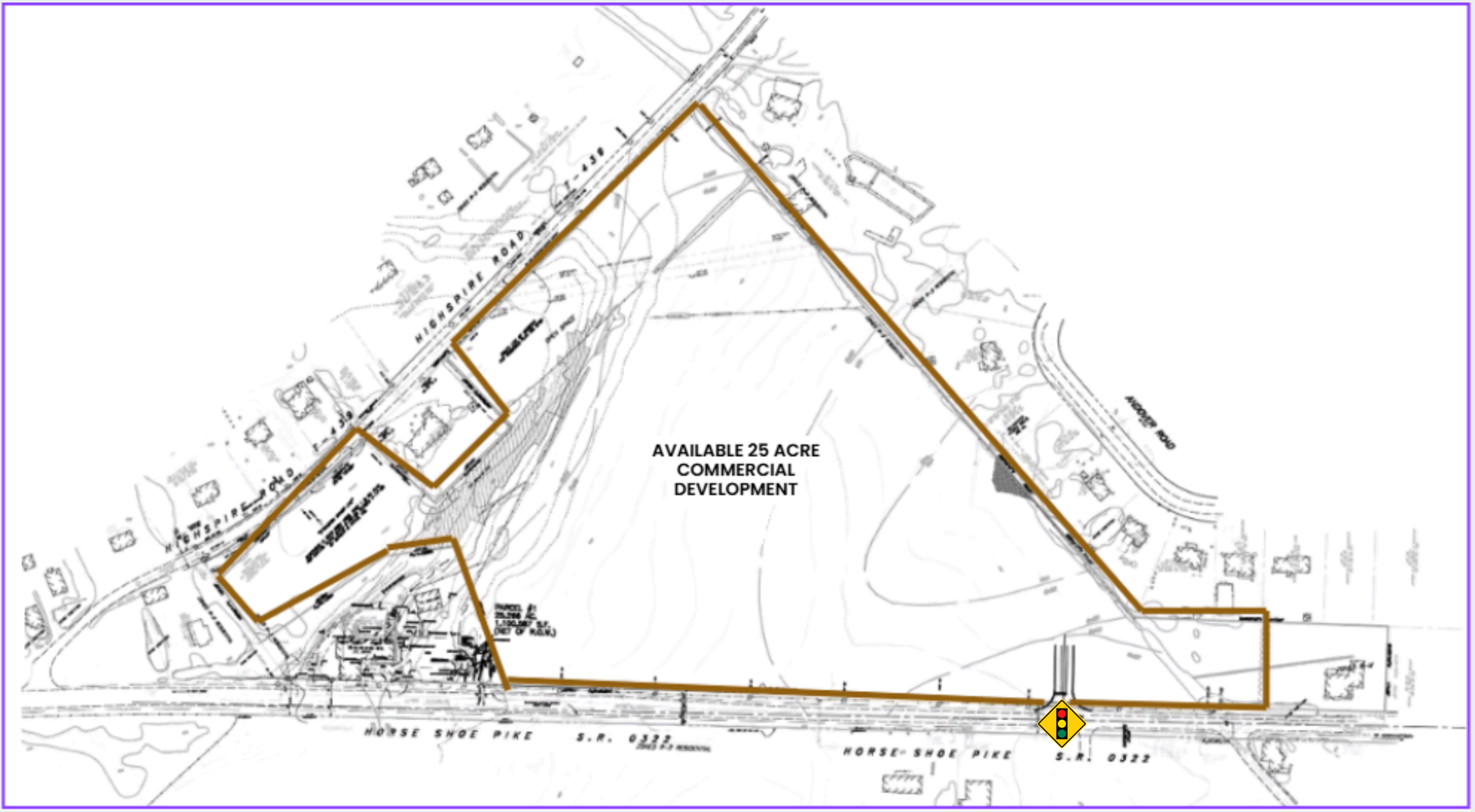
PLANNED INTERSECTION AND ROADWAY IMPROVEMENTS



Zoning
R3 with (GC) commercial overlay

Potential Uses:
- Specialty care
- Medical
- Retail

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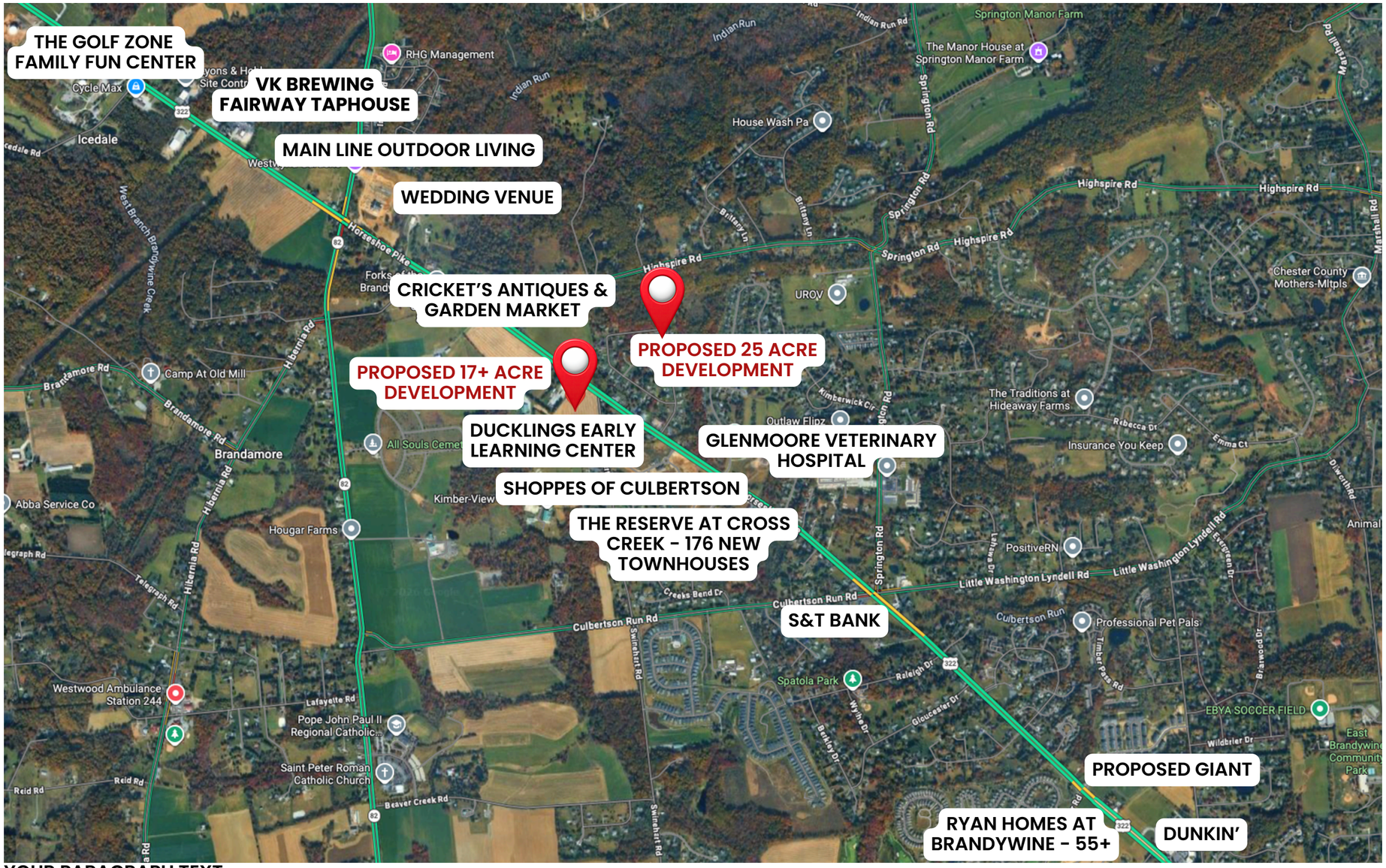
GROWING COMMERICAL AREA IN THE PHILADELPHIA SUBURBS



YOUR PARAGRAPH TEXT

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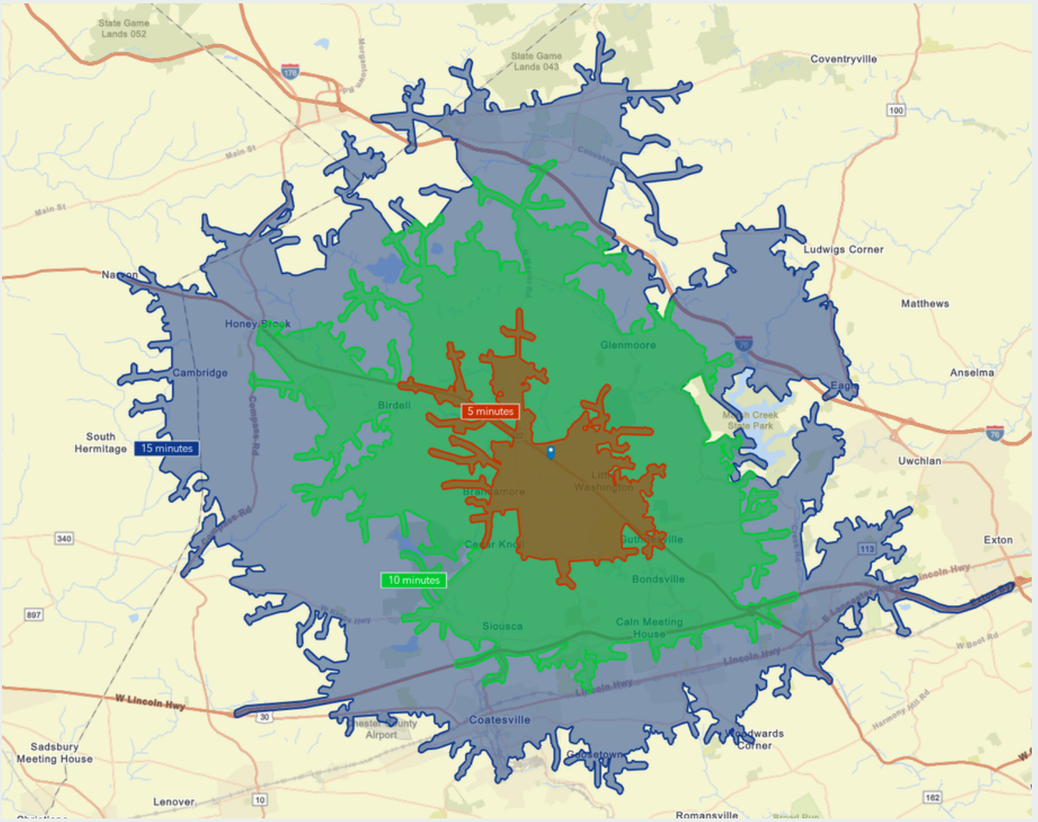
DEMOGRAPHICS WITHIN 5, 10, 15 MIN DRIVE TIME



	5 minutes	10 minutes	15 minutes
Population	6,922	31,164	101,110
Median Age	42.6	44.5	41.6
Average Household Size	2.7	2.7	2.6
Median Household Income	$153,501	$129,577	$107,402
EDUCATION			
No High School Diploma	3.6%	4.2%	5.9%
High School Graduate	19.9%	25.0%	28.0%
Some College/ Associate's Degree	21.0%	22.0%	22.0%
Bachelor's/Grad/ Prof Degree	55.4%	48.7%	44.1%
BUSINESS			
Total Businesses	114	685	2,805
Total Employees	1,131	8,398	29,569
EMPLOYMENT			
White Collar	72.1%	70.2%	68.2%
Blue Collar	18.2%	18.2%	17.8%
Services	9.7%	11.7%	14.0%
Unemployment Rate	2.5%	3.0%	3.8%
INCOME			
Median Household Income	$153,501	$129,577	$107,402
Per Capita Income	$65,001	$59,805	$52,947
Median Net Worth	$1,096,704	$803,457	$472,731

2025 Households by income (Esri)

The largest group: $200,000+ (36.9%)
The smallest group: <$15,000 (2.6%)

Indicator	Value	Diff
<$15,000	2.6%	-1.1%
$15,000 - $24,999	3.9%	0
$25,000 - $34,999	5.0%	+1.3%
$35,000 - $49,999	3.3%	-1.9%
$50,000 - $74,999	9.8%	-1.9%
$75,000 - $99,999	6.1%	-3.7%
$100,000 - $149,999	18.1%	-1.2%
$150,000 - $199,999	14.4%	+0.2%
$200,000+	36.9%	+8.5%

Bars show deviation from Chester County

2025 Households by income (Esri)

The largest group: $200,000+ (27.1%)
The smallest group: $25,000 - $34,999 (3.5%)

Indicator	Value	Diff
<$15,000	3.6%	-0.1%
$15,000 - $24,999	4.2%	+0.3%
$25,000 - $34,999	3.5%	-0.2%
$35,000 - $49,999	4.9%	-0.3%
$50,000 - $74,999	12.8%	+1.1%
$75,000 - $99,999	8.7%	-1.1%
$100,000 - $149,999	19.3%	0
$150,000 - $199,999	15.9%	+1.7%
$200,000+	27.1%	-1.3%

Bars show deviation from Chester County

2025 Households by income (Esri)

The largest group: $200,000+ (20.0%)
The smallest group: $15,000 - $24,999 (4.2%)

Indicator	Value	Diff
<$15,000	4.6%	+0.9%
$15,000 - $24,999	4.2%	+0.3%
$25,000 - $34,999	4.2%	+0.5%
$35,000 - $49,999	6.8%	+1.6%
$50,000 - $74,999	15.6%	+3.9%
$75,000 - $99,999	10.7%	+0.9%
$100,000 - $149,999	19.3%	0
$150,000 - $199,999	14.5%	+0.3%
$200,000+	20.0%	-8.4%

Bars show deviation from Chester County