

# Join Our Community!



## Barn Shops, 1609 Baltimore Pike, Chadds Ford, Pa, 19317; Unit 400

### Leasing Overview

The Barn Shops is a four-building, village-style destination in Chadds Ford built around a curated mix of retail, wellness, and culinary artisans. Tenants benefit from a Community First culture designed to drive repeat visitation through collaboration, shared marketing, and events.

### Unit 400 — At a Glance

- **Total Space:** 1200+ SF
- **Use:** Retail / wellness / studio / specialty concept (subject to lease approval)
- **Utilities:** Electric paid by Tenant

### Proposed Lease:

- **Lease Term:** 3 years
- **Annual Escalations:** 3% per year
- **CAM:** 15% share of eligible operating expenses (*reconciled annually*)

### Rent Schedule (3% annual increases)

- **Year 1:** \$2,100/mo
- **Year 2:** \$2163/mo
- **Year 3:** \$2,228/mo

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***Community First !***



### **Art, Nature, and Community First at Barn Shops**

The Barn Shops is a Community First, year-round town center in Chadds Ford where retail, wellness, and small business thrive together. We have designed the campus to feel welcoming and active; creating a destination where people come with intention, stay longer, and return often. Regular programming and seasonal events keep the property energized and help tenants benefit from consistent visibility and foot traffic.

### **Campus Amenities & Shared Features**

- Fire pit gathering area
- Pergola + welcoming porch seating
- Outdoor seating areas that encourage guests to linger
- Walkable village-style layout across four historic buildings
- On-site community event programming (markets, pop-ups, music, wellness)
- Trail access tied to the nearby Joseph Davis Tract (meadow + woodland walks)
- Active digital presence (Instagram + Facebook) and a developing community platform to showcase events and the campus
- Close to major regional draws: Longwood Gardens, Brandywine River Museum, Brandywine Battlefield Park Museum, Chadds Ford Restaurants/Hotels

### **Event-driven engagement**

- Second Saturdays: Monthly artisan pop-ups with local vendors, workshops, and live performance
- Seasonal festivals: Holiday markets, themed pop-ups (e.g., Christmas Stoll, Valentine's Day, Easter Egg-Hunt)
- Community hub programming: Yard sales, wellness classes, and recurring gatherings like Friday Night Pizza with live music

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### Next Steps

Contact Dan Gura (207-347-1715; dhglax7@gmail.com) for leasing inquiries

(Please include this in your email):

Name/Phone: \_\_\_\_\_

Company Name/Website: \_\_\_\_\_

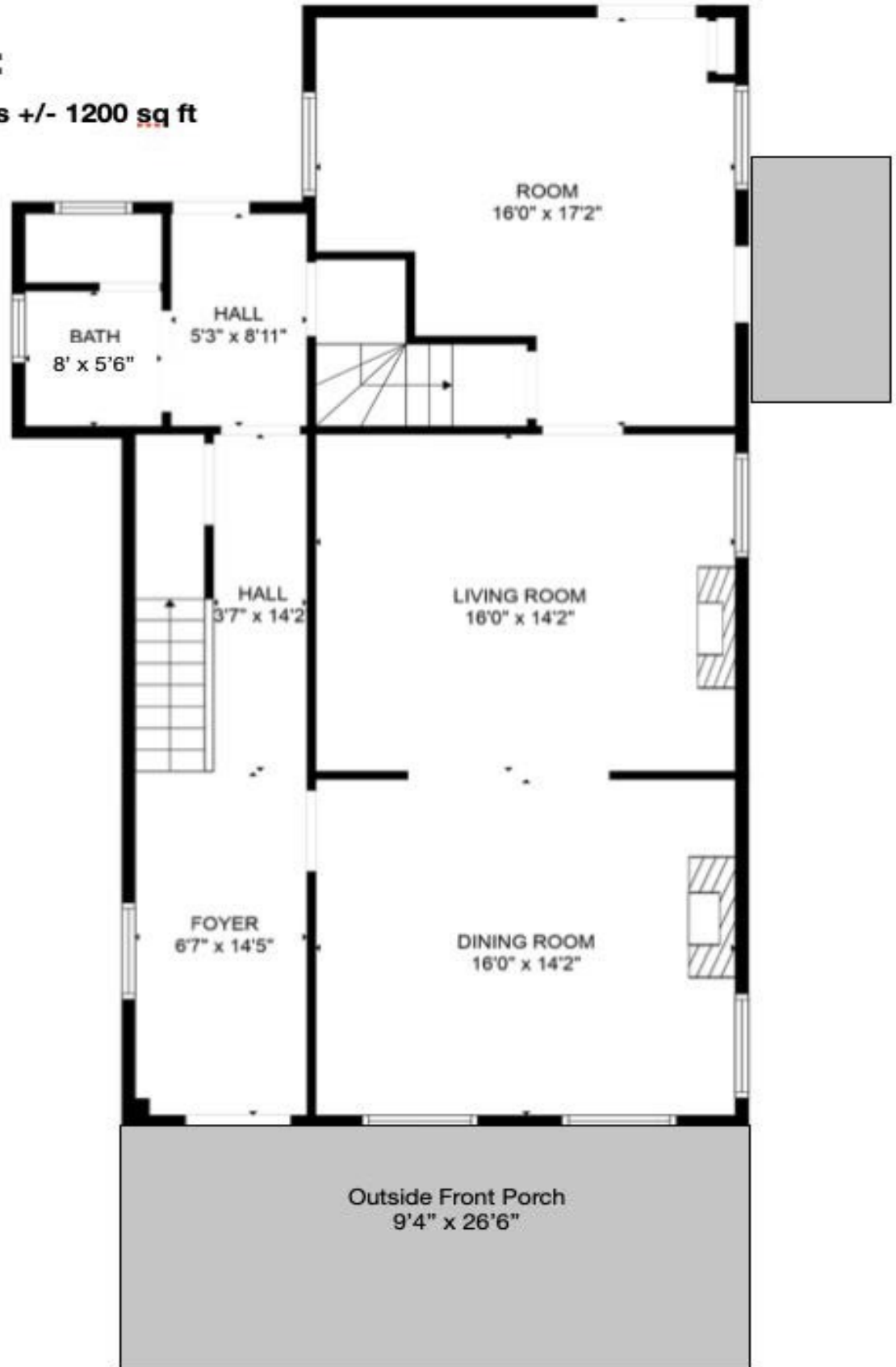
Target Move-In: \_\_\_\_\_



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# Unit 400:

Total Space is +/- 1200 sq ft



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