

# River Station



**Hankin  
Group<sup>SM</sup>**



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Group<sup>SM</sup>

# Project Background

- 68 Total Acres
- Former Sonoco Paper Company closed in 1995
- Property ended up in various forms of ownership and various stages of dilapidation and over \$800,000 in back taxes











DEMOLITION DAY 1/19/2018

# River Station Partners

**Downingtown Borough**

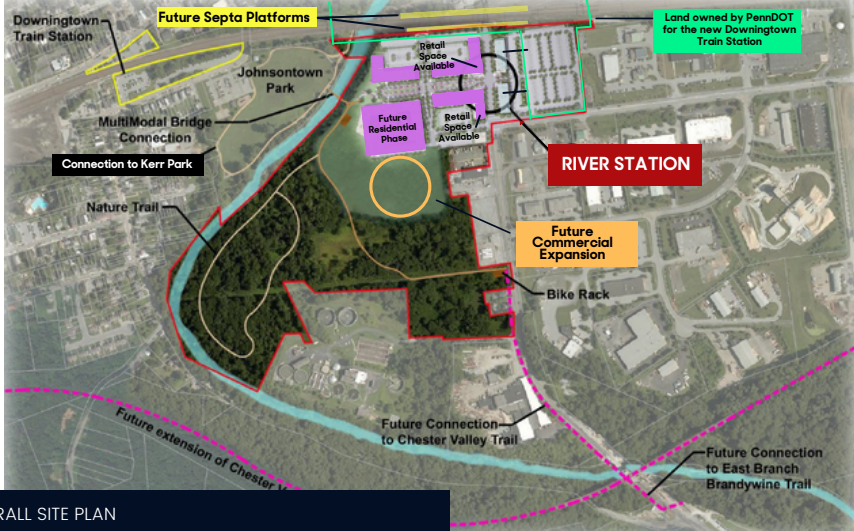


**Chester County Commissioners**



**Downingtown School District**





OVERALL SITE PLAN

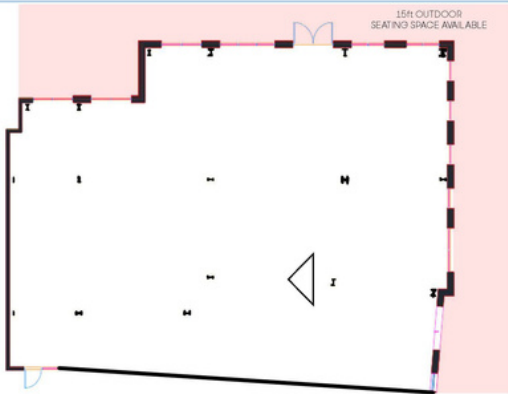
# River Station

DISTINCTIVE COMMERCIAL PROPERTIES

## Retail Building B

4,322 SF - Divisible

Red lines indicate windows



610.458.1900 | [HankinGroup.com](http://HankinGroup.com)

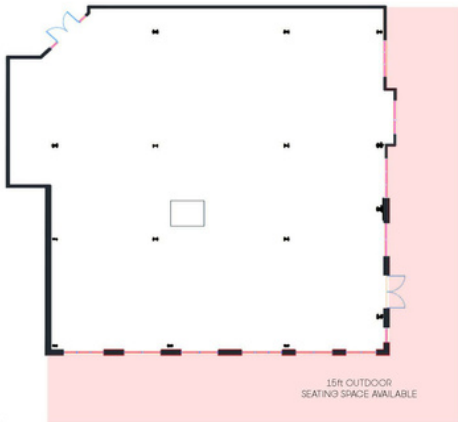
# River Station

DISTINCTIVE COMMERCIAL PROPERTIES

## Retail Building A

**5,236 SF - Divisible**

Red lines indicate windows



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# PROPERTY HIGHLIGHTS

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- 14,200 sf mixed-use office and retail space
- 442 multi-family residential units
- Supports area constituents to draw local & regional visitors to the site
- Connection to the Struble Trail via pedestrian bridge
- Ability for future walking path connections (such as the Chester Valley Trail)
- Streetscaping and lighting consistent with multimodal travel connectivity
- Outdoor meeting/event areas & alfresco dining
- Landscaped walking paths
- Walkability to new Downingtown Train Station



# ABOUT

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- Chester County's premier mixed-use transit-oriented development
- Designed as an urban social environment intermixed with multimodal links
- Provides sense of community and opportunities to live, work and play.
- Conveniently situated next to the future Downingtown Train Station





# SURROUNDING AREA

## SURROUNDING NEIGHBORHOODS

- Borough of Downingtown
- Exton, Pennsylvania
- West Chester, Pennsylvania
- Coatesville, Pennsylvania
- Thorndale, Pennsylvania

## NEARBY TRANSPORTATION

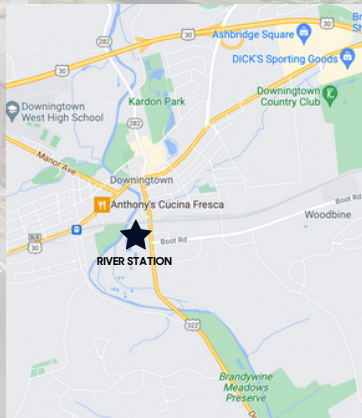
- Pennsylvania Turnpike
- Route 202
- Route 30
- Route 322
- Route 100
- Route 113
- SEPTA Train Station
- Walking & Bike Paths

## SURROUNDING BUSINESSES

- Wawa
- USPS
- Wegmans
- Home Depot
- Lowe's Home Improvement Store
- Dick's Sporting Goods
- Regal Downingtown & IMAX
- Victory Brewing Company
- Chick-fil-A
- Downingtown Library

## NEARBY EDUCATION

- Downingtown Area School District
- Downingtown STEM Academy
- Bishop Shanahan High School



## DEMOGRAPHICS

10 MILE RADIUS WITHIN COUNTY



Population  
261,780



Household Growth  
8.64%  
6.11%



Median Household Income  
\$105,049  
\$103,900



Total Consumer Spending  
\$4,300,601

## MARKET PROFILE

BASED ON 2021 STATISTICS

### Population by Occupation within 10 miles

Professional & Management	102,693
Sales	31,253
Education & Health	34,677
Services	20,073

### # of Businesses in Downingtown, PA

Health Care & Social Assistance	101
Retail & Wholesale Trade	86
Construction	50
Scientific & Technology Services	33



RIVER STATION





RIVER STATION

RESTAURANT











CONSTRUCTION PROGRESS 1/21/2022



CONSTRUCTION PROGRESS 1/21/2022



IN THE NEWS

## Press Links

<https://patch.com/pennsylvania/westchester/river-station-construction-begins-downingtown>

<https://vista.today/2021/08/hankin-group-construction-river-station/>

<https://www.bizjournals.com/philadelphia/news/2021/08/18/hankin-group-moves-forward-with-river-station.html>

<https://www.lrk.com/news/posts/river-station-construction-begins>

[https://www.dailylocal.com/2022/02/01/start-of-construction-for-new-downingtown-train-station-set-for-2025/?utm\\_source=facebook.com&utm\\_content=fb-dailylocalnews&utm\\_medium=social&utm\\_campaign=socialflow&fbclid=IwAR1jhAojCyFoCugHuQGOgTWNrwhVsdiRpPwUF5HHpGCZtV-9y5VsTobKz2Q](https://www.dailylocal.com/2022/02/01/start-of-construction-for-new-downingtown-train-station-set-for-2025/?utm_source=facebook.com&utm_content=fb-dailylocalnews&utm_medium=social&utm_campaign=socialflow&fbclid=IwAR1jhAojCyFoCugHuQGOgTWNrwhVsdiRpPwUF5HHpGCZtV-9y5VsTobKz2Q)



# Thank You

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