

sleep  number

sleep  number

SLEEP NUMBER

215 N. POTTSTOWN PIKE | EXTON, PA

PROPERTY DETAILS

PROPERTY NAME: Sleep Number Exton

ADDRESS: 215 N. Pottstown Pike,
Exton, PA 19341

BUILDING SF: 4,000 SF

LOT SIZE: 0.44 Acres

YEAR BUILT: 2020

UTILITIES: Public

ZONING: Town Center (TC)

LEASE TYPE: NNN

LEASE TERM: 9+ Years

LEASE EXPIRATION: 2035

PRICE: \$4,500,000

CAP: 6.7%

NOI: \$300,000



INVESTMENT HIGHLIGHTS

- **9+-Year Term Remaining** – NNN lease with minimal landlord responsibilities
- **Corporate Guarantee** – Sleep Number is a publicly traded company with over 600 locations
- **New Construction** – Completed in 2020
- **Strategic Location** – Situated at the entrance to the Exton Mall, adjacent to Whole Foods and Exton Square Apartments, featuring 331 residential units
- **Traffic Count** – Over 37,681 vehicles per day (VPD)
- **Prime Retail Market** – Exton is the second-largest retail hub in suburban Philadelphia
- **Excellent Signage & Visibility** – Prominent exposure on Route 100





AERIAL

37,681 VPD

N. POTTSTOWN PIKE

PROPERTY & LOCATION OVERVIEW



215 N Pottstown Pike is ideally positioned along one of Chester County's most active commercial corridors in Exton, Pennsylvania. The property offers excellent visibility along PA Route 100, a major north-south thoroughfare connecting directly to Route 30 and U.S. 202, providing easy access throughout the Philadelphia suburbs. The corridor sees strong local and regional traffic, making it an ideal location for retail, showroom, or service-oriented tenants seeking exposure and convenience.

Surrounding the property is a vibrant mix of national retailers, restaurants, and shopping centers, including Main Street at Exton, Exton Square Mall, and Festival at Exton. Nearby anchors such as Whole Foods Market, Target, and Walmart generate consistent traffic, while the Exton Train Station and nearby office parks contribute to steady daytime activity. This prime location suits a variety of users, including retail, medical, and professional services that benefit from strong visibility and accessibility.

Located in West Whiteland Township, Exton serves as a key commercial hub within Chester County—one of Pennsylvania's most affluent regions. The area boasts high median household incomes and a growing residential base drawn to its suburban convenience and quality of life. Just 30 miles west of Philadelphia, Exton offers the amenities of a regional retail destination with the stability of an established suburban community, creating a strong foundation for long-term business success.

WITHIN 5 MILES OF PROPERTY —



TOTAL POPULATION
109,546



HOUSEHOLD INCOME
\$151,895



TOTAL HOUSEHOLDS
41,275



ANCHOR TENANT

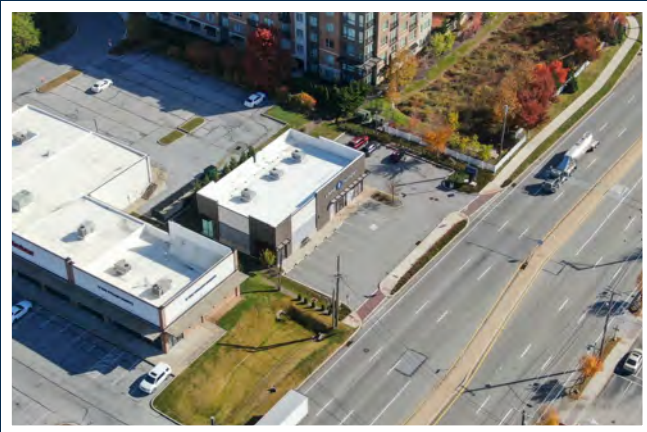


Building SF: 4,000 SF

Lease Expiration Date: 2035

Sleep Number Corporation is a publicly traded leader in the sleep-wellness and smart bedding industry, committed to improving lives through personalized comfort and innovation. With hundreds of store locations across the U.S., the company markets its flagship Sleep Number® beds that incorporate proprietary air-chamber technology and SleepIQ® tracking to monitor and optimize sleep quality. Headquartered in Minneapolis, the business reflects strong brand recognition and stable retail operations—making it an attractive anchored tenant for investment-grade properties.

PROPERTY PHOTOS



EXTON
SQUARE MALL



SOUTH AREA MAP

**WHOLE
FOODS**
MARKET

CHASE

**THE POINT
AT
EXTON**



SITE

N. POTTSTOWN PIKE

**THE
pour
house**

CVS

PILLAR
REAL ESTATE ADVISORS, LLC.

 **BIG
LOTS!**
KOHL'S


TARGET

NORTH AREA MAP

C | H
GRILLE


FIRST WATCH
THE DAYTIME CAFE
honeygrow

GIANT
ULTA
BEAUTY
T.J. maxx


Panera
BREAD®
ROSS
DRESS FOR LESS®

SWEDSFORD ROAD

THE POINT
AT
EXTON

WSFS bank
 **CHIPOTLE**
MEXICAN GRILL

SITE


Pepp Boys

N. POTTSTOWN PIKE

 **PILLAR**
REAL ESTATE ADVISORS, LLC.

PROPOSED TOWN CENTER EXTON



KEY

- RETAIL / COMMERCIAL
- BOSCOVS
- MAIN LINE HEALTH
- FITNESS & ENTERTAINMENT
- OFFICE AT LEVEL 2
- DAYCARE
- MULTI FAMILY
- APARTMENTS
- ACTIVE ADULT

Program Summary

Retail / Commercial	160,740	
Boscovs	178,000	
MLH	50,400	
Fitness & Entertainment	121,374	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.

LAND / BUILDING USE PLAN

Scale: 1" = 100'-0"



REGIONAL AREA MAP

KOHL'S **petco**
FAMOUS **HAND & STONE**
footwear MASSAGE AND FACIAL SPA
BIG LOTS! **the pour house** **H**
A BETTER BEER BAR **Holiday Inn**

100

BUS
30

100

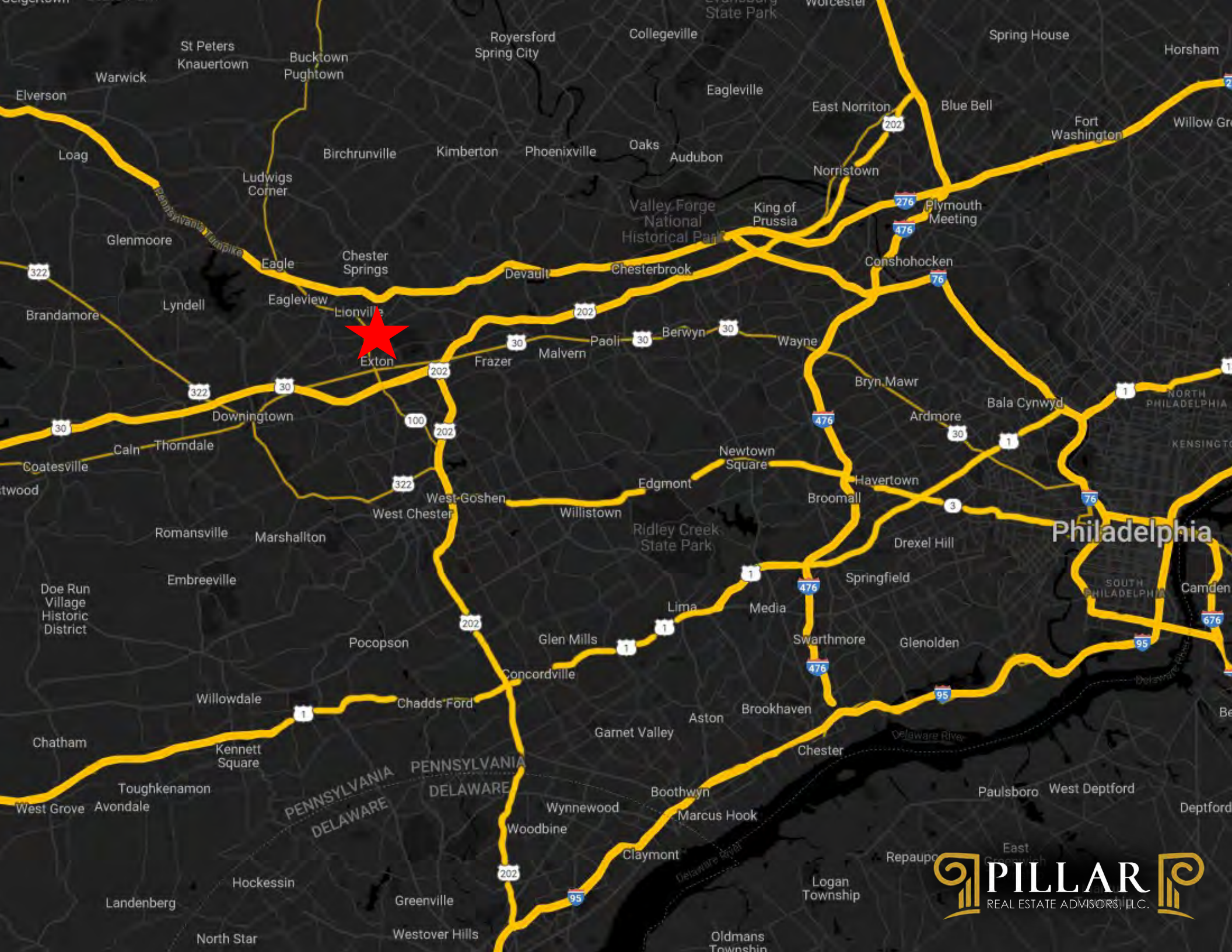
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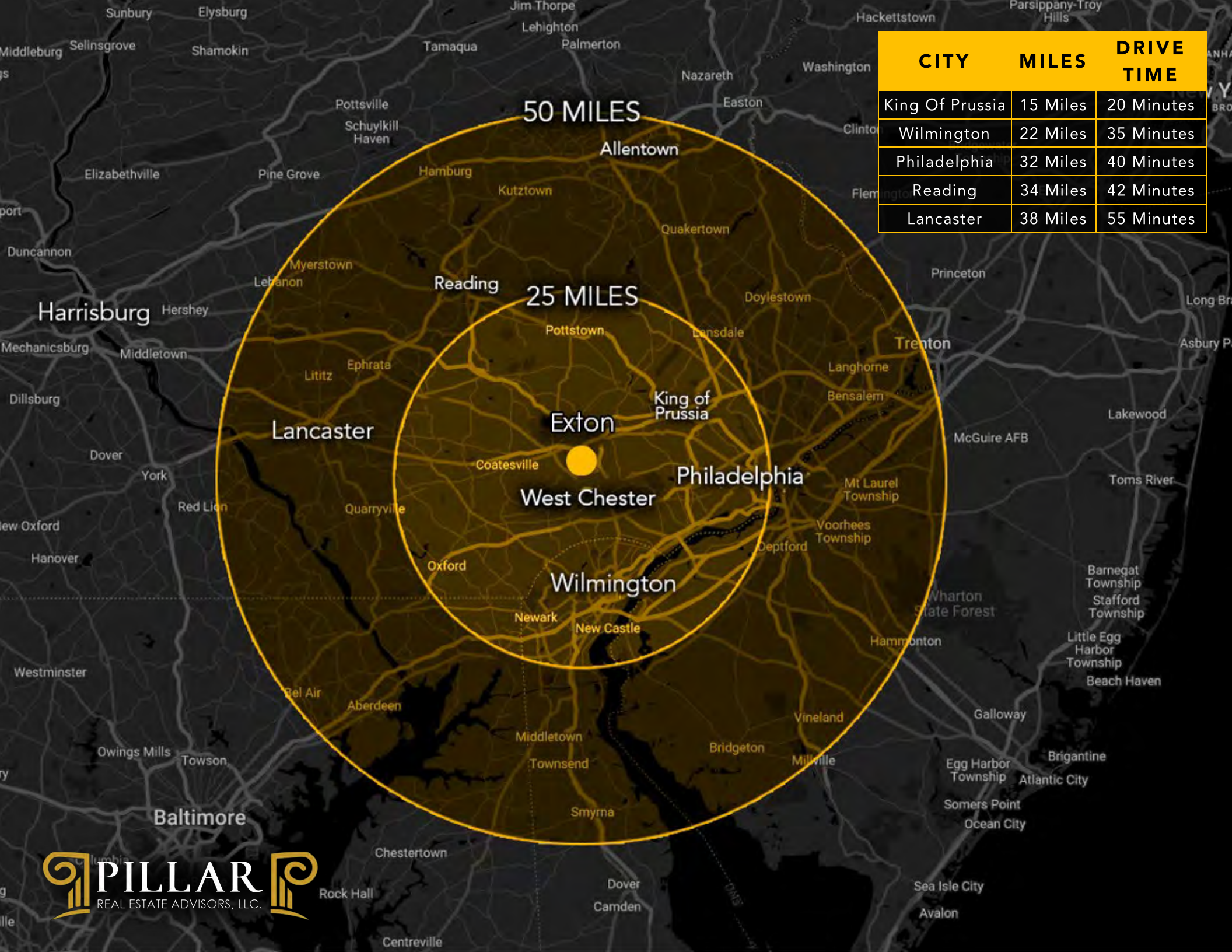
Marshalls **Zoup!**
EATERY
PLAZA AZTECA **BONEFISH GRILL** **FedEx**
HomeGoods

TJ-maxx **GIANT**
Staples **ULTA** **ROSS**
BEAUTY DRESS FOR LESS
C | H **Panera** **honeygrow**
GRILLE BREAD **Fulton Bank**

EXTON **insomnia** **S&T Bank**
SQUARE MALL **cookies** **BMT**
WHOLE FOODS **CHIPOTLE** **CHASE**
MARKET **MEXICAN GRILL** **BOWLING & AMUSEMENT**
ROUND1

Walmart **BARNES & NOBLE**
Save money. Live better.
SEPHORA **LONGHORN**
Bath & Body Works **STEAKHOUSE**
Michael's **FINE WINE & GOOD SPIRITS**





CITY	MILES	DRIVE TIME
King Of Prussia	15 Miles	20 Minutes
Wilmington	22 Miles	35 Minutes
Philadelphia	32 Miles	40 Minutes
Reading	34 Miles	42 Minutes
Lancaster	38 Miles	55 Minutes

DEMOGRAPHICS



POPULATION:

	2 MILE	5 MILES	10 MILES
2020 Population	22,285	101,418	317,910
2024 Population	25,995	109,546	332,278
2029 Population Projection	27,690	115,259	347,362

HOUSEHOLDS:

	2 MILE	5 MILES	10 MILES
2020 Households	8,818	38,252	120,629
2024 Households	10,167	41,275	126,025
2029 Household Projection	10,826	43,491	131,980

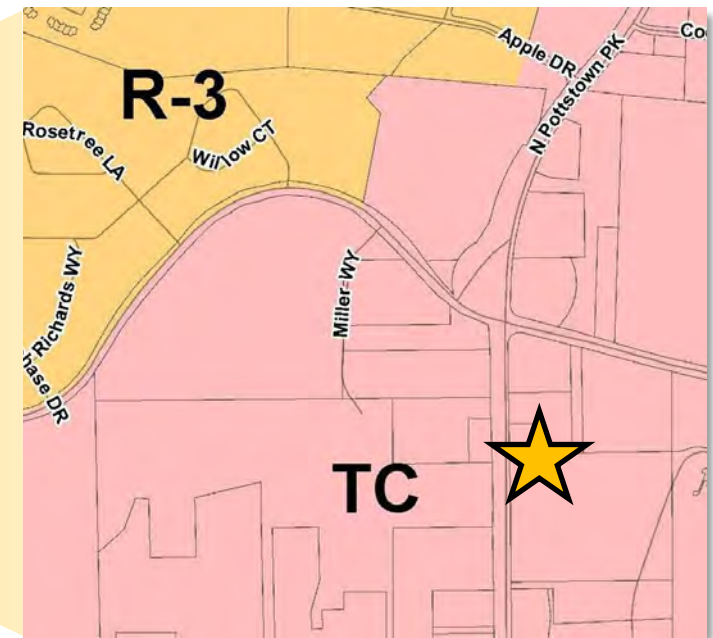
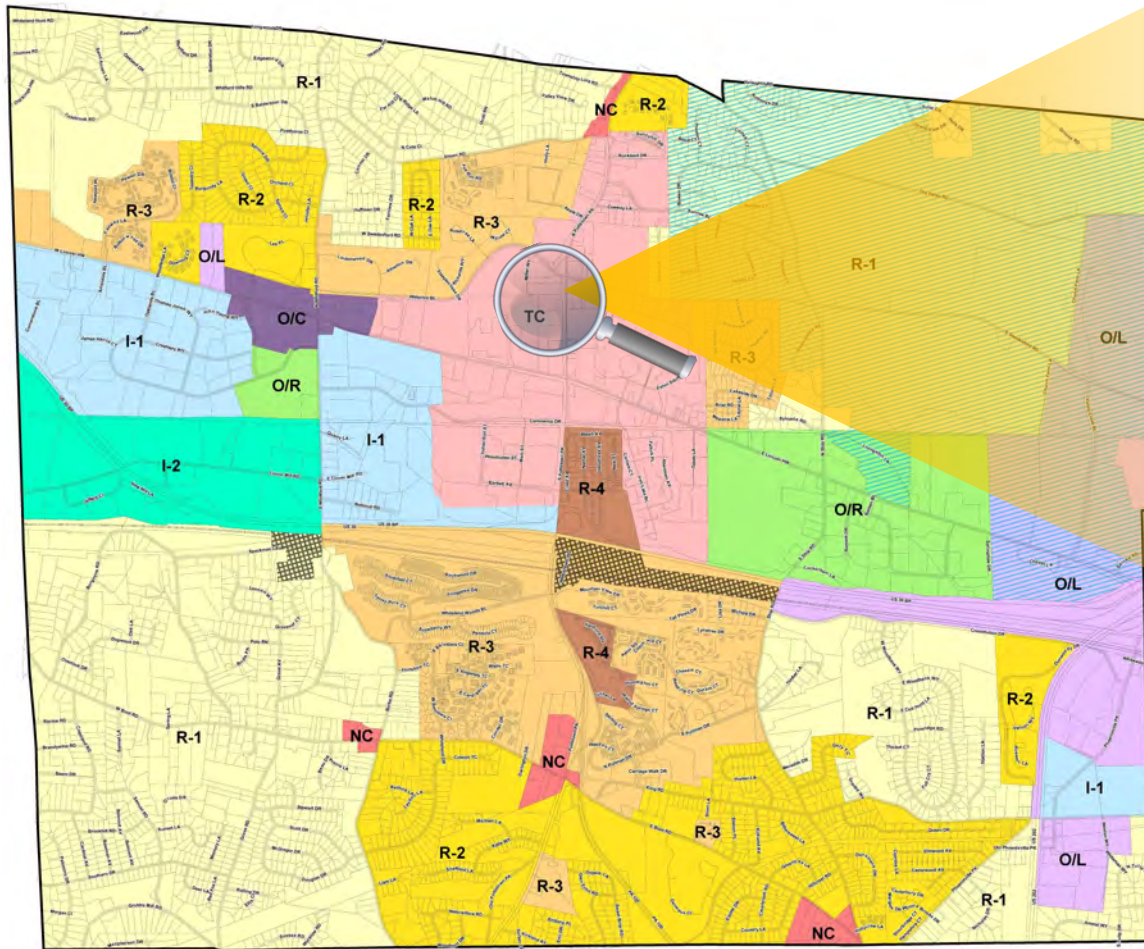
HOUSING:

	2 MILE	5 MILES	10 MILES
2025 Median Home Value	\$413,801	\$464,244	\$461,328
2025 Median Year Built	1985	1986	1982

HOUSEHOLD INCOME:

	2 MILE	5 MILES	10 MILES
2025 Average	\$152,091	\$151,895	\$148,697
2025 Median	\$122,198	\$123,632	\$118,945

ZONING MAP



ZONING: TC
TOWN CENTER

ZONING CODE

ARTICLE IV Town Center District

§ 325-13. TC Town Center Mixed Use District. [Amended 3-10-2004 by Ord. No. 310; 4-23-2008 by Ord. No. 360; 4-27-2011 by Ord. No. 386; 3-12-2014 by Ord. No. 410]

A. Purpose.

- (1) Intent. It is the intent of this district to promote the development of a pedestrian-oriented central area within the Township which contains an integrated mix of residential, retail, office, entertainment, civic, institutional, and recreational uses which can serve as a community focal point.
- (2) Goal. It is the goal of the Town Center to provide a clearly defined single location for the most intensive kinds of uses. The Town Center will encourage innovative planning techniques which will facilitate higher-quality development with unified architectural and building schemes, pedestrian-oriented walkways connecting buildings, bicycle and mass transit access, unified landscaping and signage, and coordinated storm drainage and open space areas that are consistent with the Township Comprehensive Plan. **[Amended 4-22-2020 by Ord. No. 453]**

B. Use regulations. A lot may be used or occupied for one or more of the following purposes. Conditional use review shall be required only where specifically stated or when the project exceeds one or more of the thresholds specified in § 325-124A of this chapter. **[Amended 9-9-2015 by Ord. No. 426]**

(1) Group I - residential.

- (a) Multifamily dwellings and townhouses.
- (b) Life-care facility or personal care facility when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, and the following conditions:
 - [1] The property upon which the facility is located must be contiguous and adjacent to a major arterial street and primary access must be located within the frontage of the property along and upon a major arterial street.
 - [2] The Township shall not issue any use and occupancy permit for such a facility until the applicant for such permit has documented, to the satisfaction of the Township, receipt of all pertinent approvals and licenses from the appropriate state agencies.
 - [3] Life-care facilities are further subject to the requirements of § 325-45D of this chapter.

(2) Group II - nonresidential and mixed use.

- (a) Office buildings.
- (b) Hotels and motels. Permitted accessory uses include but are not necessarily limited to eating and drinking establishments, fitness facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for hosting conferences, conventions, receptions, and similar events. Access to accessory uses may be restricted to guests of the hotel or motel at the discretion of the owner. **[Amended 4-22-2020 by Ord. No. 453]**
- (c) Personal services.
- (d) Retail stores and services. **[Amended 4-22-2020 by Ord. No. 453]**
- (e) Eating and drinking establishment.
- (f) Banks and other financial institutions and services.
- (g) Fitness facility.
- (h) Medical services.
- (i) Continuing education facility.
- (j) Public place of amusement and motion-picture theater when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, excepting that when such use is a sexually oriented business it shall be prohibited in the Town Center district.
- (k) Vehicle fueling stations, when authorized as a conditional use by the Board of Supervisors, subject to § 325-124 of this chapter and further subject to the provisions of § 325-28.2 of this chapter.
- (l) Adult or child day-care center, when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter and further subject to the provisions of § 325-27 of this chapter.
- (m) Mixed-use buildings, subject to the following conditions:
 - [1] A mixed-use building may contain any combination of uses permitted in Group II above, except a vehicle fueling station.
 - [2] A mixed-use building may contain multifamily residential dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such



215 N POTTSTOWN PIKE | EXTON, PA

ANDREW TURNER

(484) 887-8202 | EXT. 102

ATURNER@PILLARREALESTATEADVISORS.COM

ANDREW CARLINO

(484) 887-8202 | EXT. 103

ACARLINO@PILLARREALESTATEADVISORS.COM

ERIC KUHN

(484) 887-8202 | EXT. 101

EKUHN@PILLARREALESTATEADVISORS.COM

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