

BRANDYWINE SQUARE  
**DOWNINGTOWN, PA**

US ROUTE 30 & QUARRY ROAD

±1,055 SF – 36,900 SF AVAILABLE; GLA: 605,918 SF

JOIN

Wegmans **DICK'S**  
SPORTING GOODS

**BJS** **FIVE GUYS** DSW  
BURGERS and FRIES

**2ND GENERATION RESTAURANT AND ANCHOR SPACE AVAILABLE**



LEASED BY:



OWNED & MANAGED BY:

ALLIED RETAIL PROPERTIES

get in touch.

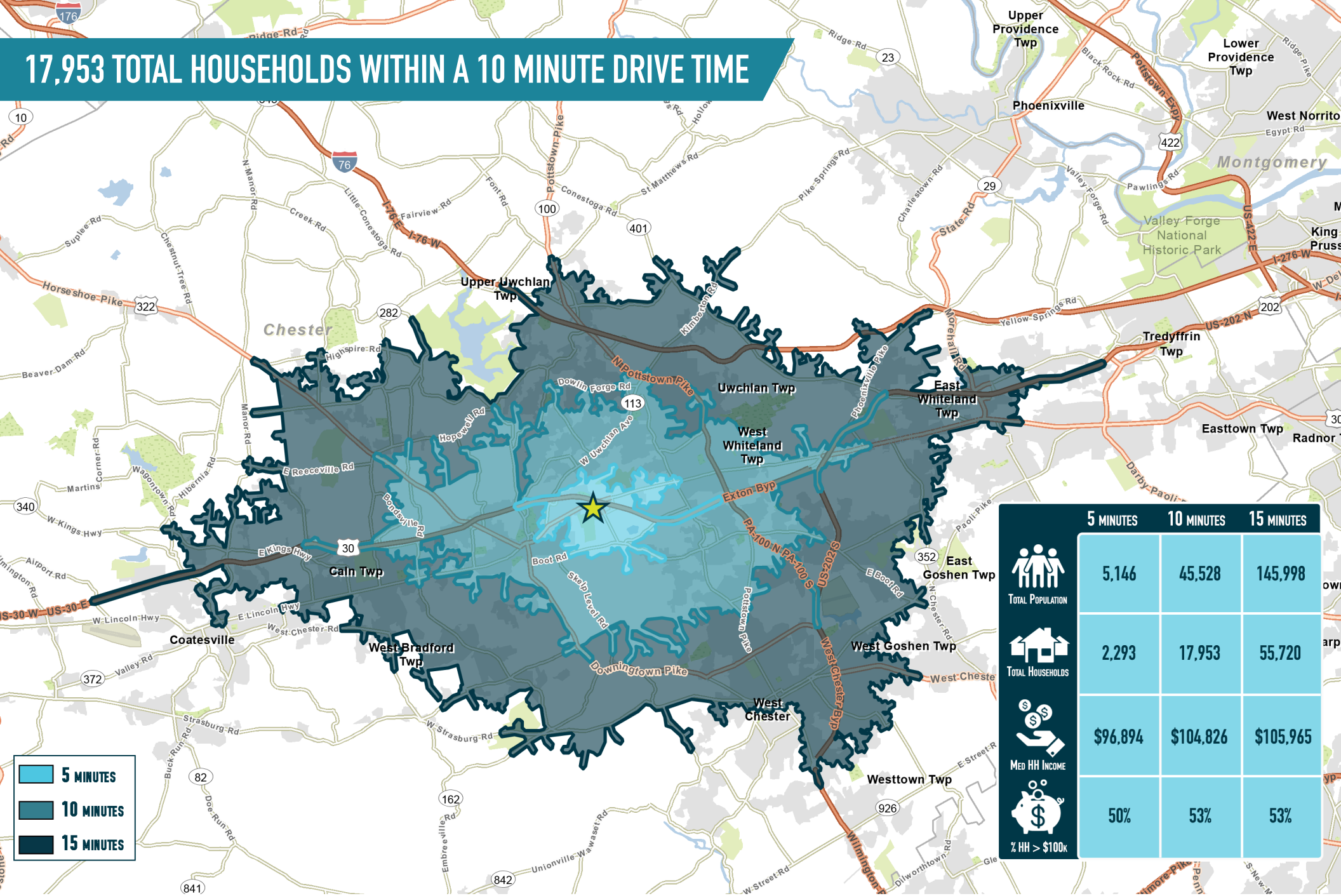
**ANDREW SHPIGEL**

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# 17,953 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	5,146	45,528	145,998
TOTAL HOUSEHOLDS	2,293	17,953	55,720
MED HH INCOME	\$96,894	\$104,826	\$105,965
% HH > \$100k	50%	53%	53%

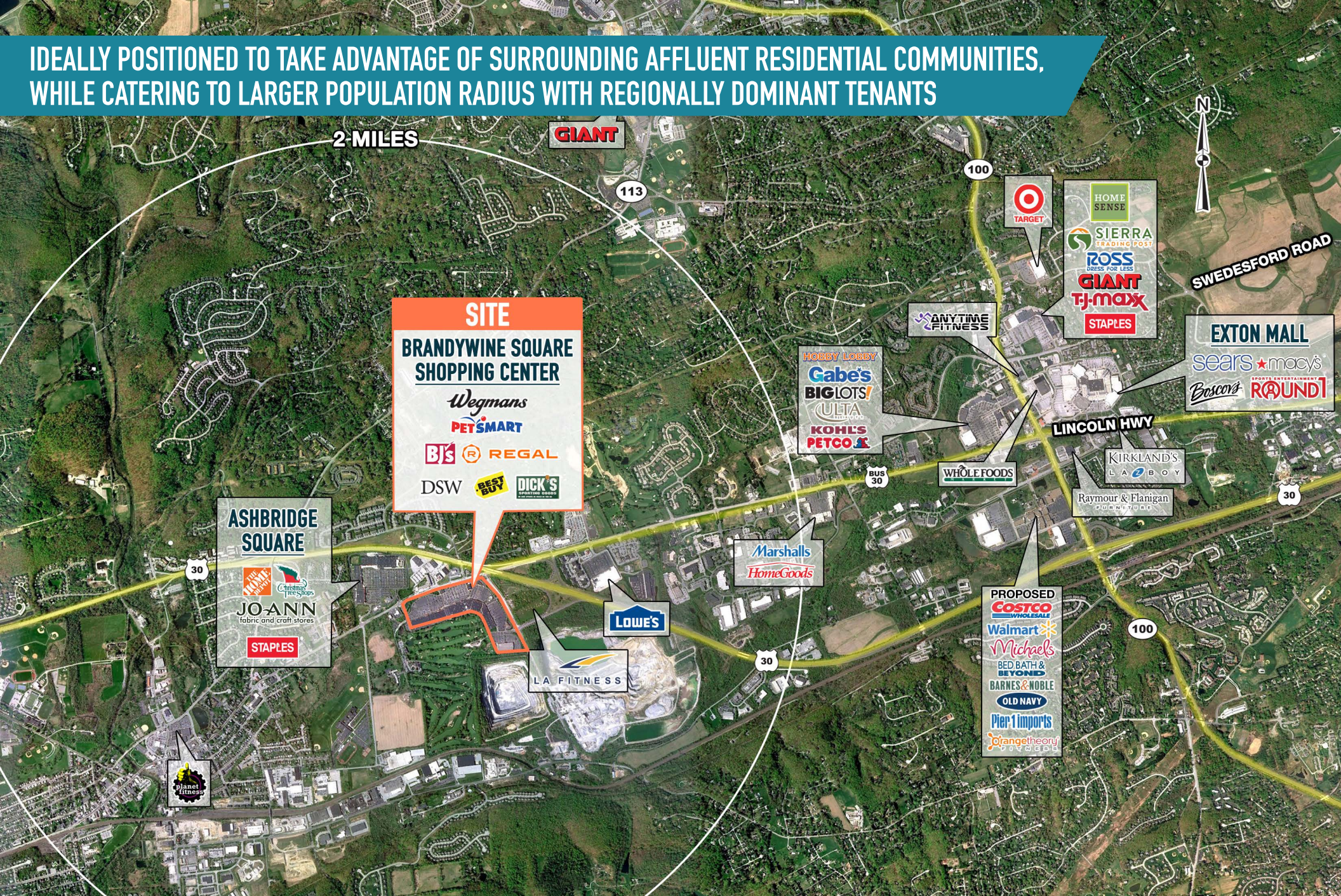
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IDEALLY POSITIONED TO TAKE ADVANTAGE OF SURROUNDING AFFLUENT RESIDENTIAL COMMUNITIES,  
WHILE CATERING TO LARGER POPULATION RADIUS WITH REGIONALLY DOMINANT TENANTS



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# PROPERTY HAS FULL INTERCHANGE ACCESS FROM ADJACENT HEAVILY TRAFFICKED RT. 30 BYPASS



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# CENTER FEATURES A POWERFUL TENANT ROSTER

STORE #	TENANT	ADDRESS	FRONTAGE	SQ FT
A	BJ'S	1008 LANCASTER AVE	471 FT	108,242
B	PETSMART	1010 LANCASTER AVE	142 FT	26,376
D	DICK'S SPORTING GOODS	1026 LANCASTER AVE	256 FT	60,000
E2	NEG. LOI	1050 LANCASTER AVE	100 FT	21,502
E1	WEGMANS	1056 LANCASTER AVE	500 FT	122,255
S1A	AVAILABLE	1074 LANCASTER AVE	22 FT	1,160
S1B	AVAILABLE	1076 LANCASTER AVE	29 FT	1,055
F1	FIVE BELOW	1078 LANCASTER AVE	55 FT	9,318
F2	AMERICAS BEST EYEGLASSES	1080 LANCASTER AVE	28 FT	4,707
G1	BEST BUY	10 QUARRY RD	140 FT	35,871
G2	HARBOR FREIGHT TOOLS	12 QUARRY RD	73 FT	17,845
S2	VERIZON WIRELESS	30 QUARRY RD	68 FT	3,704
H1	MY SALON SUITE	44 QUARRY RD	39 FT	5,009
H2	FRANKLIN MINT FEDERAL CREDIT UNION	42 QUARRY RD	20 FT	2,591
H3	GAMESTOP	40 QUARRY RD	20 FT	2,265
I1	MATTRESS FIRM	50 QUARRY RD	68 FT	8,400
I2	DSW SHOES	56 QUARRY RD	92 FT	20,000
J2	AVAILABLE	60 QUARRY RD	162 FT	36,900
J1	AVAILABLE	62 QUARRY RD	86.5 FT	16,000
K	ORVIS	70 QUARRY RD	68 FT	7,400
L	REGAL CINEMA	100 QUARRY RD	PAD	63,416
P1	HELZBERG DIAMONDS	1038 LANCASTER AVE	PAD	4,500
P2-1	HOLA TACO	1084 LANCASTER AVE	PAD	1,866
P2-2	FIVE GUYS	1082 LANCASTER AVE	PAD	2,413
P2-3	CAPRIOTTI'S	1086 LANCASTER AVE	PAD	1,269
P2-4	KUNG FU TEA	1088 LANCASTER AVE	PAD	1,918
P2-5	MOD PIZZA	1090 LANCASTER AVE	PAD	2,720
P3	TALBOTS, WOMEN, PETITES	1096 LANCASTER AVE	PAD	9,998
P4	AVAILABLE	26 QUARRY RD	PAD	5,653
P5	KEYBANK	82 QUARRY RD	PAD	3,800



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