

VALLEY SQUARE

EASTON ROAD (ROUTE 611) & STREET ROAD (ROUTE 132)
WARRINGTON, PA 18976

295,000 SF SHOPPING CENTER

Wegmans ANCHORED
POWER CENTER

VIEW PROPERTY



HIGHLIGHTS

- 33,808 SF Anchor Opportunity with Three (3) Pylon Sign Positions
- Small Shops and Speciality/Office Space available
- Anchored by Wegmans, Staples, TJ Maxx, and Michaels
- Trinity Rehab *Under Construction* and Rally House *Coming Soon*
- 69,041 Vehicles/Day at the intersection of Easton Road (Route 611) and Street Road (Route 132)
- Affluent demographics with 153,393 residents in a 5-mile radius
- Surrounded by 800,000 SF of national retailers

TRAFFIC GENERATORS



DEMOGRAPHICS

SOURCE: REGIS ONLINE

	3 MILE	5 MILE	7 MILE
POPULATION	58,492	153,393	292,697
AVERAGE HH INCOME	\$124,899	\$131,598	\$138,481
DAYTIME EMPLOYEES	25,340	87,035	180,541

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SRD

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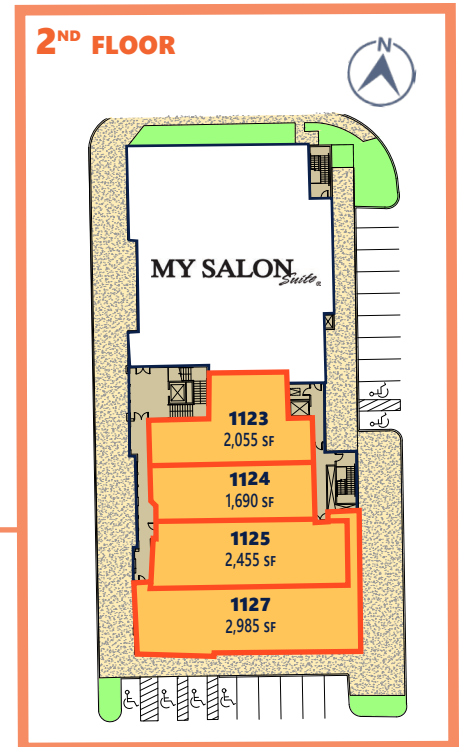
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SITE PLAN



SUITE	TENANT	SF
JUNIOR ANCHORS		
1015	AVAILABLE	33,808
1035	TJ MAXX	25,464
1045	RALLY HOUSE <i>Coming Soon</i>	14,915
1055	MICHAEL'S	23,630
1075	STAPLES	20,388

SUITE	TENANT	SF
FIRST FLOOR		
1101	AVAILABLE	1,554
1103	RANAZZO'S PIZZA	1,751
1105	AVAILABLE	1,704
1109	TRINITY REHAB <i>Under Construction</i>	3,372
1111	HAIR CUTTERY	1,275
1115	WINE AND SPIRITS	8,075

SUITE	TENANT	SF
SECOND FLOOR		
1109-2	MY SALON SUITE	8,208
1123	AVAILABLE	2,055
1124	AVAILABLE	1,690
1125	AVAILABLE	2,455
1127	AVAILABLE	2,985
PADS		
1205	MATTRESS FIRM	6,600
1305	PNC BANK	3,245



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WARRINGTON, PA 18976



MERIDIAN OF VALLEY SQUARE
68 HOMES

MY SALON

FINE WINE & GOOD SPIRITS

Staples

Michaels

COMING SOON

RALLY HOUSE LOCAL STORE

TJ-maxx

FORMER BED BATH & BEYOND

HAMPTON GREENS CONDOMINIUM
210 CONDOS

LA FITNESS

Wegmans

SITE

MATTRESS FIRM

132

CREEKVIEW CENTER

amazonfresh JOANN
salons by jc AT&T SHERWIN WILLIAMS
Bank of America

THE SHOPS AT VALLEY SQUARE

EASTERN MOUNTAIN SPORTS BANANA REPUBLIC Bath & Body Works
LOFT chico's j.jill ULTA
Panera BREAD LENS CRAFTERS T-Mobile
PF. CHANG'S ups MOD TURNING POINT breakfast, brunch & lunch*
sunglass hut

PYLON

PNC

PYLON

STREET ROAD - 31,914 AADT

LOWE'S

target

VALLEY SQUARE BLVD.

PYLON

EASTON ROAD - 36,870 AADT

Citizens

Walgreens

CHIPOTLE AspenDental

THE HOME DEPOT

Wendy's

verizon

SUNOCO

Wawa

CHICKIE'S & PET'S

AutoZone

611



VALLEY SQUARE

Wegmans **MATTRESS FIRM**
hair cuttery

Michaels **TJ-maxx** **PNC**
Staples

COMING SOON **RAILY HOUSE** **FINE WINE & GOOD SPIRITS**

MY SALON

CREEKVIEW CENTER

amazonfresh **SHERWIN WILLIAMS**
Bank of America **JOANN**

AT&T **CHIPOTLE**
salons by **jc** **AspenDental**

BUFFALO WILD WINGS **Red Robin**
Darianna **crumbl** **GNC**
hair cuttery **Visionworks** **Hampton Inn** **Enterprise**

THE SHOPS AT VALLEY SQUARE

EASTERN MOUNTAIN SPORTS **DSW** **Bath & Body Works** **ULTA**
LOFT **BANANA REPUBLIC** **PF. CHANG'S** **T Mobile**
Tanera **chico's** **J. Jill** **sunglass hut**
ups **MOD** **TURNING POINT** **LENSCRAFTERS**

611

WARRINGTON PLAZA

THE HOME DEPOT **Wendy's** **Citizens**
verizon **RITE AID**

AVALON FLOORING **McDonald's** **POKE BROS.** **Painting Twist**

WARRINGTON CROSSING

ALDI **Chick-fil-A** **THE EDGE FITNESS CLUBS** **COLD STONE** **IHOP**
McALISTER'S DELI **REGAL CHASE**

ExtraSpace Storage