

VALLEY SQUARE

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

295,000 SF ANCHORED POWER CENTER

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HIGHLIGHTS

Jr. Anchor Opportunities:

- **11,475 SF Available**
- Anchored by Wegmans, TJ Maxx, Michaels, Burlington and Rally House
- 69,041 Vehicles/Day at the intersection of Easton Road (Route 611) and Street Road (Route 132)
- Three (3) Pylon Sign Positions
- Affluent demographics with 152,825 residents in a 5-mile radius
- Surrounded by over 800,000 SF of other national retailers
- Small Shops and Specialty/Office Space available

TRAFFIC GENERATORS



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	58,442	152,825	293,029
AVERAGE HH INCOME	\$159,957	\$164,838	\$172,583
DAYTIME EMPLOYEES	22,575	76,732	154,660

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

 **Soloff Realty & Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

 **ICSC**
INNOVATING COMMERCE
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EXCLUSIVE AGENT

RICHARD L. SOLOFF

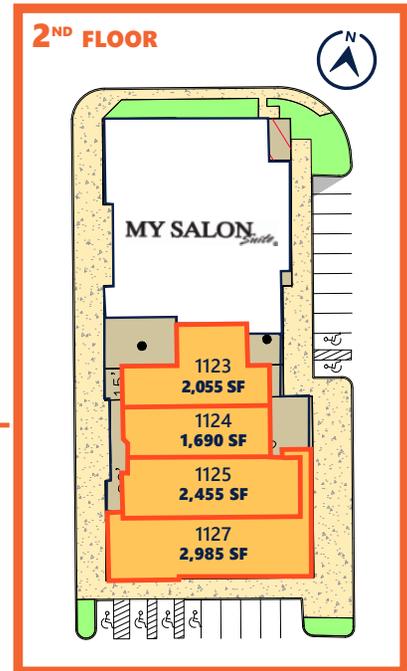
RICHARD@SRDRE.COM | 610.834.0400

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SITE PLAN

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#	TENANT	SF
JUNIOR ANCHORS		
1015	BURLINGTON (NOW OPEN!)	22,328
1025	AVAILABLE	11,475
1035	TJ MAXX	25,464
1045	RALLY HOUSE	14,915
1055	MICHAEL'S	23,630
1075	STAPLES	20,388

#	TENANT	SF
FIRST FLOOR		
1101	AVAILABLE	1,554
1103	RANDEZZO'S PIZZA	1,751
1105	AVAILABLE	1,704
1109	AVAILABLE	3,372
1111	HAIR CUTTERY	1,275
1115	WINE AND SPIRITS	8,075

#	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

#	TENANT	SF
PADS		
1205	MATTRESS FIRM	6,600
1305	PNC BANK	3,245

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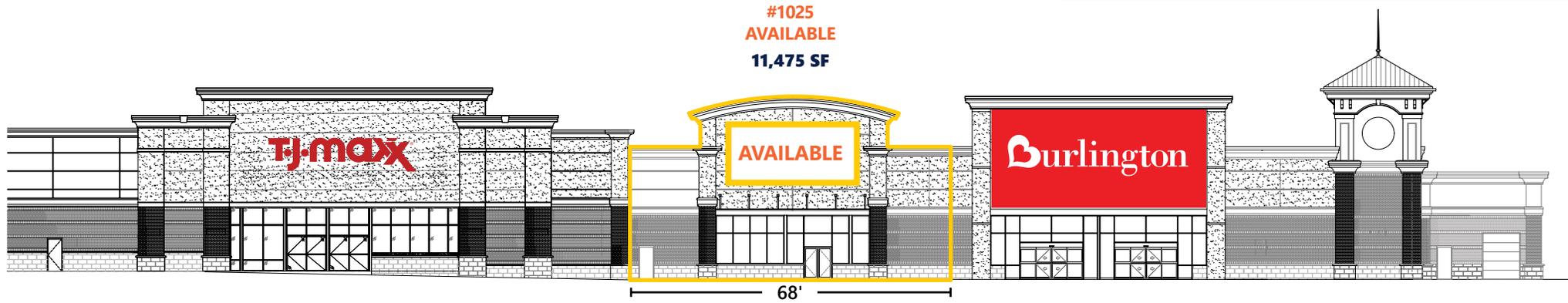
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SITE IMAGES

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LOW AERIAL

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MERIDIAN OF VALLEY SQUARE
68 HOMES




















11,475 SF AVAILABLE




CREEKVIEW CENTER

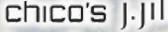





THE SHOPS AT VALLEY SQUARE





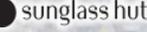











VALLEY SQUARE BLVD.

STREET ROAD - 31,914 AADT

EASTON ROAD - 36,870 AADT


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HIGH AERIAL

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