

FOR LEASE

BRANDYWINE MILLS SHOPPING CENTER

ROUTE 202 & ROUTE 1 | GLEN MILLS, PA

PAD SITE AVAILABLE



CBRE

BRANDYWINE MILLS SHOPPING CENTER

REGIONAL ACCESS

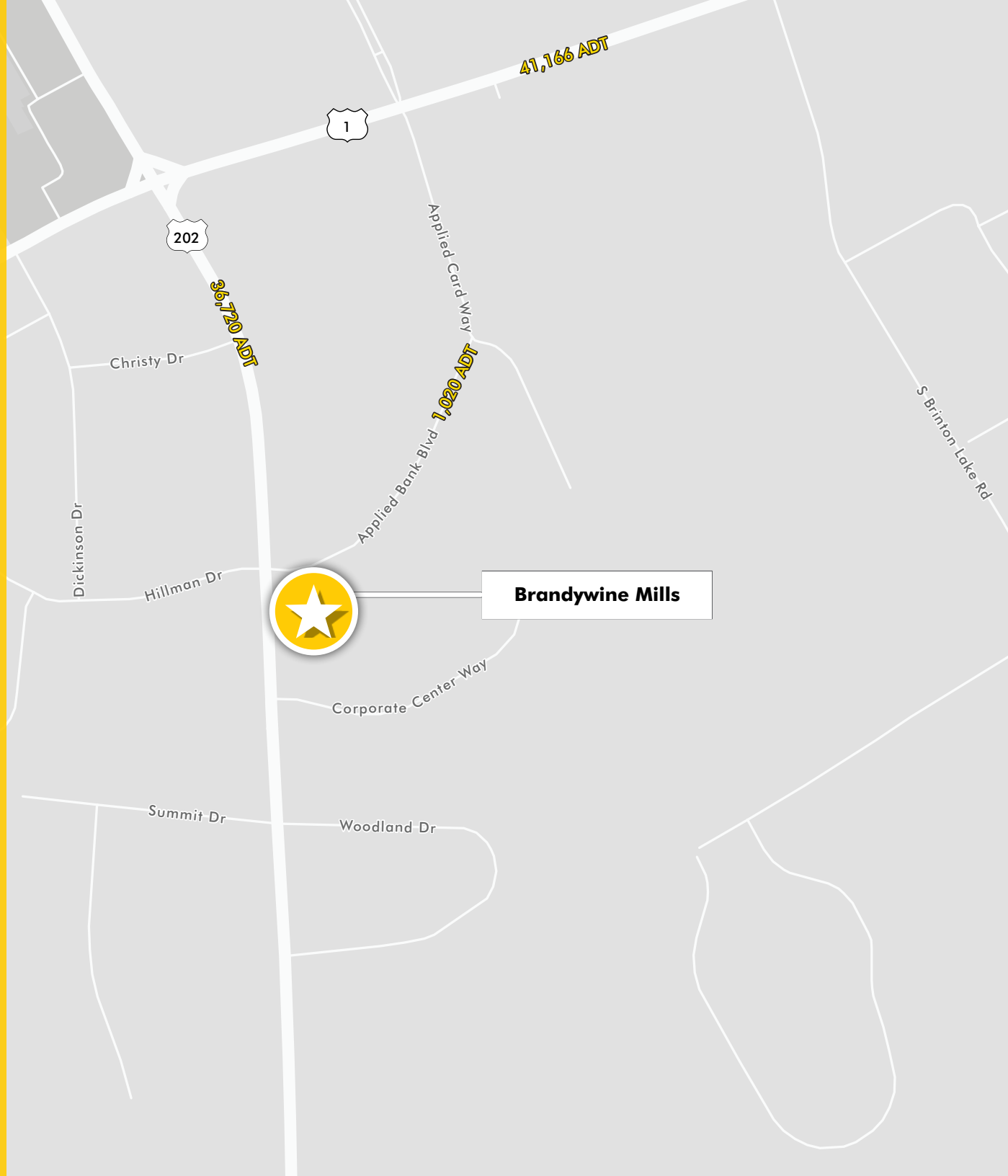
Great access to US Routes 1 and 202 which are the primary east/west and north/south connector roads in the region.

HIGH VISIBILITY

Over 78,000 cars pass the site each day; 41,166 ADT on Route 1 and 36,720 ADT on Route 202.*

MULTIPLE ACCESS POINTS

Six access points to the site including two fully signalized intersections off and onto US Route 202 and Route 1.



*Source: PennDot

PROPERTY FEATURES

- Pad Space Available
- Up to 4,000 SF contiguous space
- Wegmans anchored, providing exceptional trade area boundaries and weekly trip generation
- Enhanced co-tenancy with national QSR concepts, medical, boutique fitness, and service retail
- The development combines significant foot traffic with best in class retail brands
- Visibility and signalized access from both Route 1 and Route 202 via the existing Loop Road
- Well positioned to capitalize on the surrounding medical facilities and strong daytime population
- Pylon and monument signage available along Route 202 and Route 1

DEMOGRAPHICS

KEY FACTS

291,673

Population



Average HHLD Size

42.5

Median Age

\$135,439

Average HHLD Income

EDUCATION

6%

No High School Diploma



22%

High School Graduate



20%

Some College



52%

Post Bachelor's Degree

BUSINESS



11,317

Total Businesses



140,247

Total Employees

EMPLOYMENT



22%

White Collar



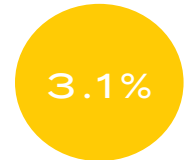
Blue Collar

15%



Services

12%



3.1%

Unemployment Rate

INCOME



\$96,607

Median HHLD Income



\$401,094

Median Net Worth

LOCATION

ROUTE 202 & ROUTE 1
GLEN MILLS, PA

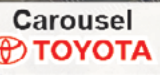


Baltimore Pike 41,261 ADT

1 Fulton Bank

Crossroads Center

- randstad
- KUMON
- Primot bagels
- Nail Doctor
- EVERGREEN CLEANERS
- BLUEFIN



Wilmington Pike

202

36,816 ADT



FINE WINE & GOOD SPIRITS

- Starbucks Coffee
- Chipotle Mexican Grill
- Zoës Kitchen
- at&t
- theVitamin Shoppe
- Main Line Nails
- sleep number
- FRANKLIN MINT FEDERAL CREDIT UNION
- SALLY HANDBAGS



AVAILABLE UP TO 4,000 SF

SIGNED LEASE
Removery
Fabric Removal & Dyeing



NEGOTIATING LEASE
1,323 SF

± 250,000 square foot office building. Tenants include Axalta and Applied Card Systems

Hillman Drive



Corporate Center Way

Dickinson Drive

SITE PLAN

BRANDYWINE MILLS



SPACE	TENANT	SF
EXISTING BUILDING RETAIL		
EX. A	Sleep Number	2,921
EX. A-1	Main Line Nails	2,252
EX. B	The Removery	1,223
EX. C	AT&T	1,508
EX. D	Vitamin Shoppe	3,109
RETAIL B		
B-1	Zoe's Kitchen	2,809
B-2	Sally Beauty	1,605
B-3	FMFCU	2,006
B-4/6	Wine & Spirits	12,865
RETAIL C		
C-1	Starbucks	1,824
C-3	Chipotle	2,503
RETAIL D		
D-1	Nemour's	15,000
D-2	Studio 882	12,500
D-3	Novacare	1,800
D-4	Sprint	2,500
D-5	Barre Balanced	2,400
D-6	Orange Theory	3,481
RETAIL F		
F-1	Mod Pizza	2,555
F-2	Heartland Dental	3,511

TRADE AREA*

CONCORDVILLE, PA

Market penetration extends well beyond traditional market assumptions

TOTAL POPULATION
291,673

AVERAGE HHLD INCOME
\$135,439

DAYTIME POPULATION
140,247

ANNUAL HHLD SPENDING



\$3,202
Apparel & Services



\$5,489
Eating Out



\$7,549
Groceries



\$8,834
Health Care

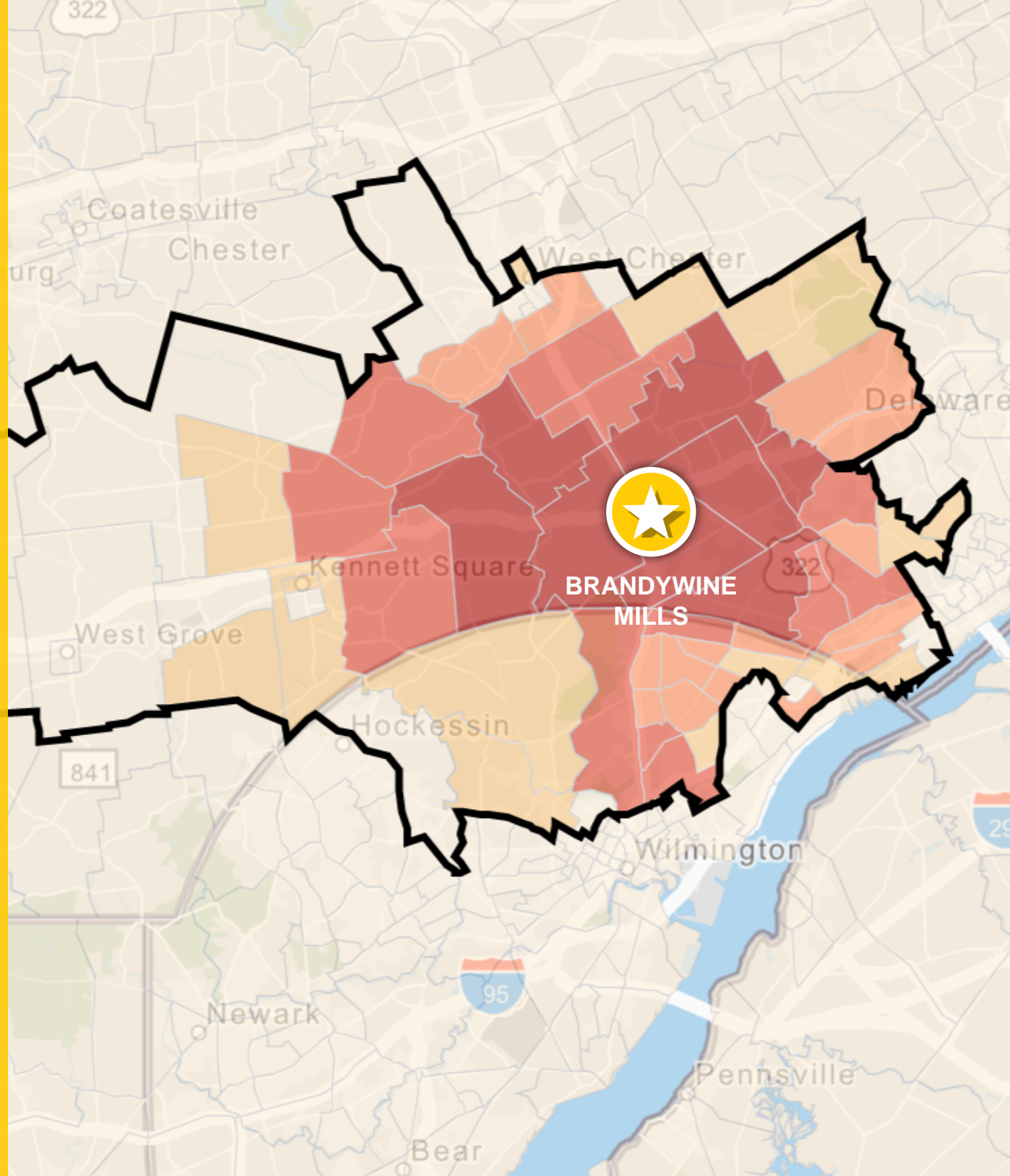


\$1,354
Personal Care



45,309
Exercises at Club
1+ times/week

**Note: As determined by geo-fencing via customer mass mobile data.*

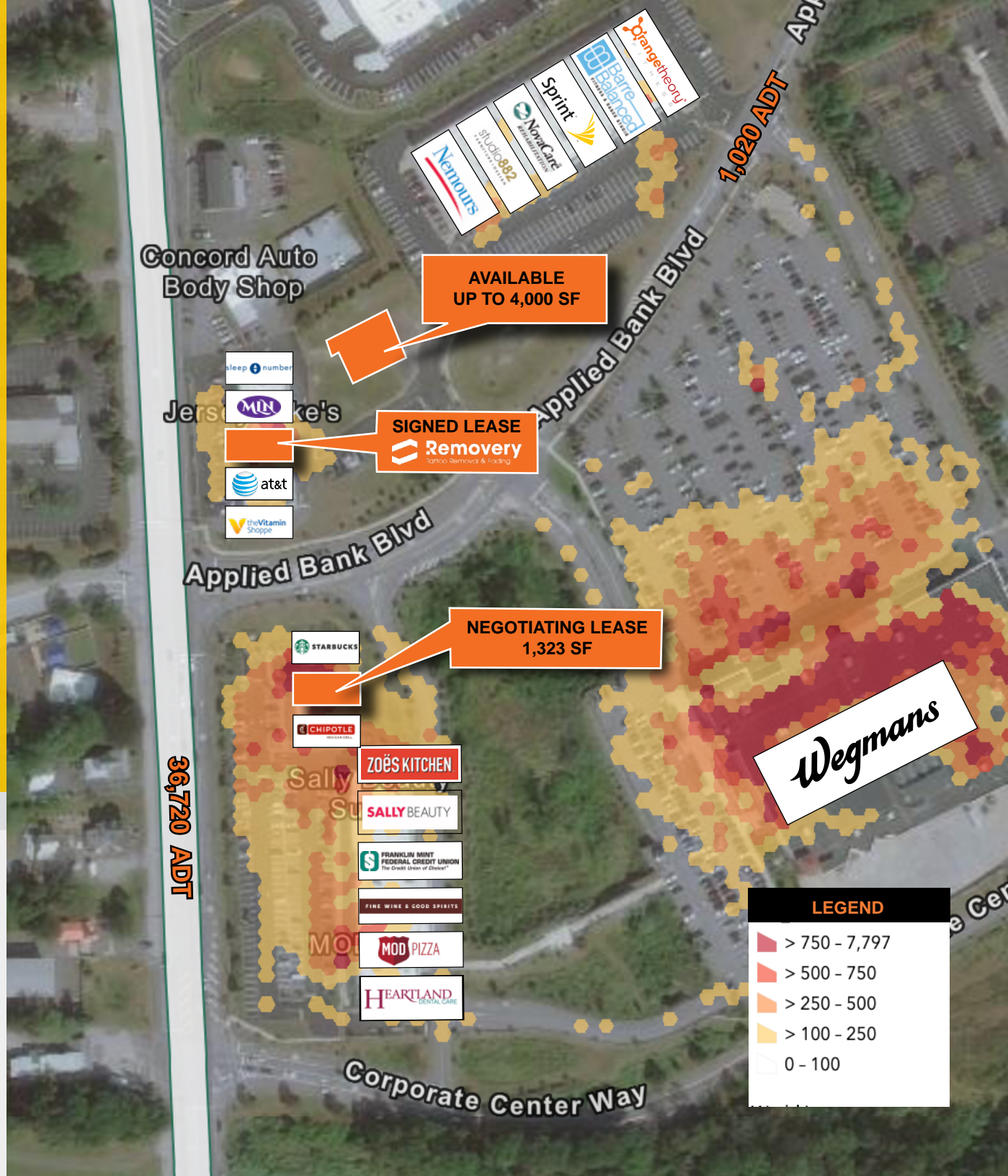
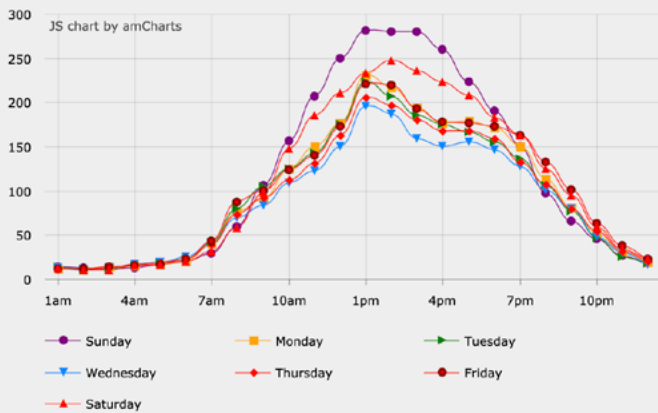


ACTIVITY

ROUTE 202 & ROUTE 1 GLEN MILLS, PA

- 83% of customers within the designated Trade Area visited Brandywine Mills more than once in 2019
- 70% of customers visit the site including Wegmans, existing medical, and boutique fitness to balance the weekly trip generation
- 30% of customers visit the site on a weekend
- Peak customer foot traffic occurs between the hours of 12 noon and 4pm on an aggregated basis per week
- Population growth is 0.52% annually
- Household retail spending in the trade area is approximately twice the national average

FOOT TRAFFIC BY HOUR & DAY



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