

# Marple Crossroads Shopping Center

Route 1 & Route 476  
Springfield, PA 19064



Join: **Walmart** **Marshalls** **Burlington**



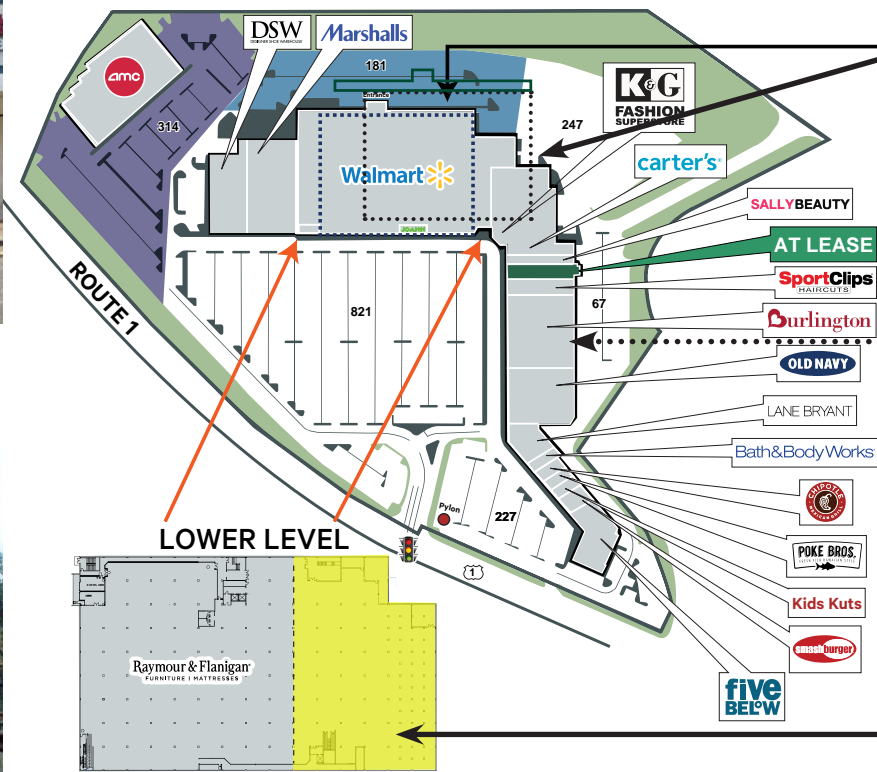
## Property Information

- + Strategically located on Route 1 at the Springfield/Lima Exit on Route 476
- + 30,601 Former JoAnn Fabrics box available
- + The most dominant power center in Delaware County

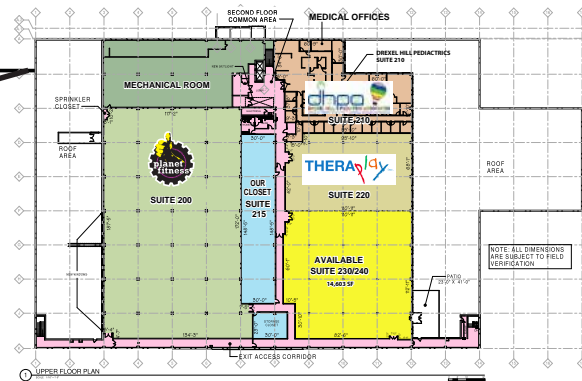
# Site Plan



View From Route 476

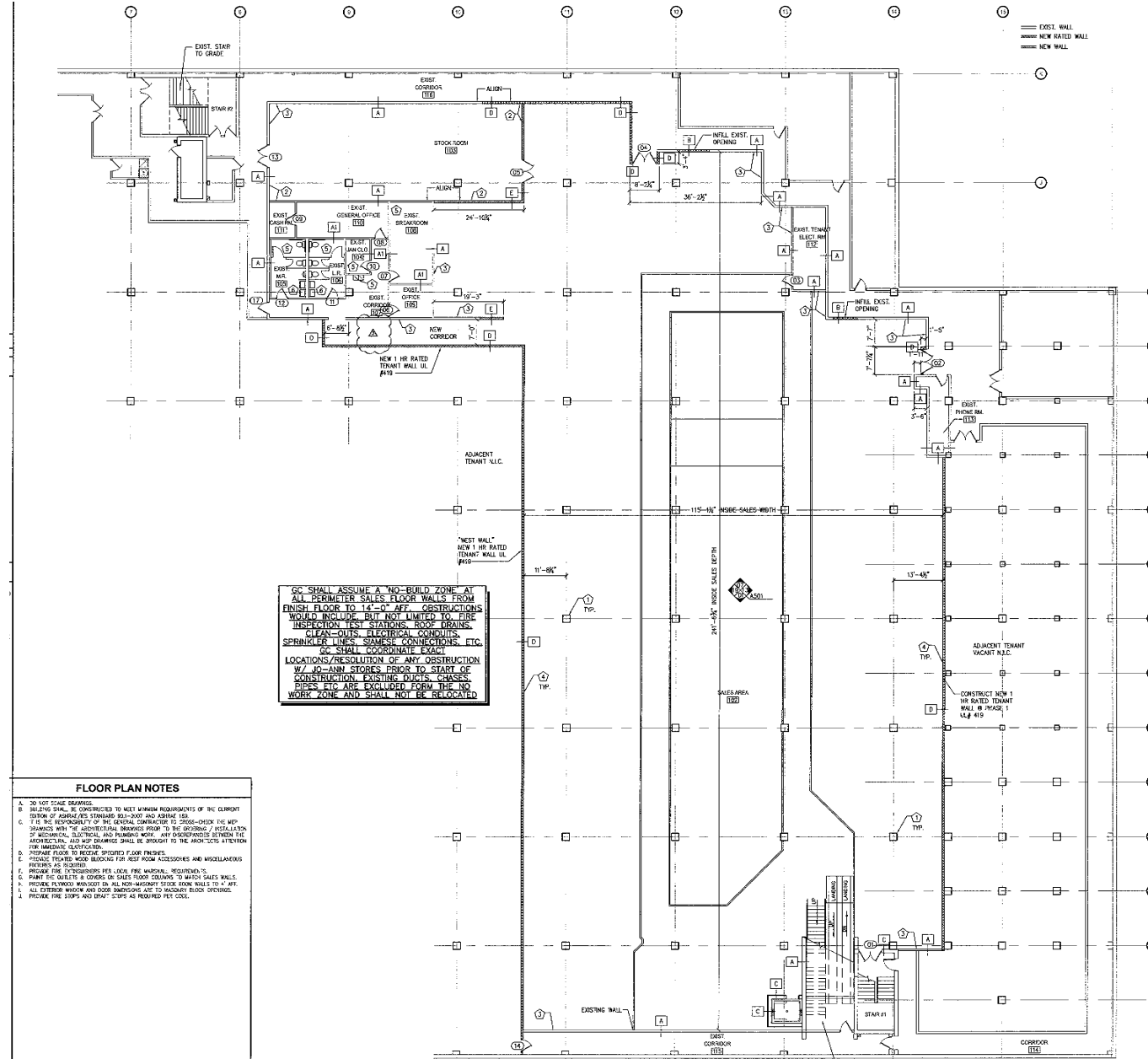


## Second Level Demising Plan



2025 DEMOGRAPHICS	1 Mile	2 Mile	3 Miles	5 Miles
Population	6,056	32,586	87,875	304,728
Average Household Income	\$186,157	\$174,367	\$160,658	\$136,233
Median Household Income	\$139,687	\$127,531	\$117,892	\$100,520
Daytime Population	6,349	42,290	88,308	267,829

# Floor Plan



**FLOOR PLAN NOTES**

1. DO NOT SCALE DRAWINGS.
2. BUILDING SHALL BE CONSTRUCTED TO MEET MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF IBC/ASCE 7-16/ACI 308 AND ACI 308.1R-16.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE COMMENCEMENT OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE REPORTED TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION.
4. PROVIDE FLOOR TO RECEIVE SPOILED FLOOR FINISHES.
5. PROVIDE FIVE (5) THRESHOLD FREE LOCAL FIRE MANUAL VESTIBULES AND MISCELLANEOUS PARTITIONS AS REQUIRED.
6. PAINT THE QUALITY & COVERS OF SALES FLOOR COLUMNS TO MATCH SALES WALLS.
7. PROVIDE FLOOR FINISHES TO ALL NON-MARKET STALLS FROM WALLS TO 4' AFF.
8. ALL EXTERIOR WINDOWS AND DOOR HANDICAPS ARE TO MATCH EXIST BLOCK SPACING.
9. PROVIDE THE STOPS AND DRIFT STOPS AS REQUIRED PER CODE.

# Prime Retail Space Available

## 30,601 SF Available for Lease



# Marple Crossroads Shopping Center

Route 1 & Route 476 | Springfield, PA 19064

# For Lease

## Contact Us

**John Krause**

Senior Vice President

+1 484 567 2830

john.krause@cbre.com

Licensed: PA

Licensed Salesperson: NJ

**Jeffrey Cohen**

Executive Vice President

+1 484 567 2368

jeffrey.cohen@cbre.com

Licensed: PA, DE, MD

Licensed Salesperson: NJ

**Georgia Powell**

Senior Associate

+1 267-879-7726

georgia.powell@cbre.com

Licensed: PA,

Licensed Salesperson: DE

**CBRE, Inc.**

555 E. Lancaster Ave.

Suite 120

Radnor, PA 19087

T +1 610 834 8000

F +1 610 834 1793

Licensed Real Estate Broker



# CBRE

[www.cbre.us/retail](http://www.cbre.us/retail)