

# The Shops at Valley Square

Route 611 (Easton Road) & Route 132 (Street Road)  
Warrington, Pennsylvania



1,472 – 8,021 SF Retail Available  
1,770 – 29,393 SF Office Available

First-class, mixed-use lifestyle center located in the prominent regional market of Warrington, PA

300,000 sq. ft. development featuring national and regional retail tenants and “Class A” office space

High traffic destination in the center of a commercial corridor with no seasonality and easy access to Route 611 (Easton Road), Route 132 (Street Road) and the Pennsylvania Turnpike (Route 276)

#### NATIONAL TENANT LINE-UP

Ulta Beauty, Chico’s, LOFT, Banana Republic, White House | Black Market, P.F. Chang’s, DSW Shoe Warehouse, Panera Bread, Bath & Body Works, J. Jill, Yankee Candle, Massage Envy, Jos. A. Bank, T-Mobile

#### OFFICE TENANT LINE-UP

Stern & Eisenberg, Fidelity Investments, Margiotti & Kroll Pediatrics, Sea of Smiles, Pennoni Engineering

#### For Additional Info

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**LAMARCOMPANIES**  
SINCE 1972

695 Route 46, Suite 210 | Fairfield, NJ 07004



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## SITE PLAN - RETAIL



SUITE	TENANT	AREA
100	Eastern Mountain Sports	15,125 SF
1100	Available	4,956 SF
1101	Playa Bowls	3,397 SF
1102A	European Wax Center	1,452 SF
1102B	Massage Envy	3,539 SF
1103	The UPS Store	2,070 SF
200	Aveda Essentials Salon	2,446 SF

SUITE	TENANT	AREA
201	Bambini's World	2,000 SF
203	Cool Dog Gear	7,940 SF
204	Bath & Body Works	2,836 SF
1000A	J Crew Factory	6,761 SF
1000B	Ulta Beauty	10,620 SF
1000C	Restore Hyper Wellness	3,143 SF
1000D	Bath & Body Works Storage	402 SF
1000E	Available Storage	1,643 SF
301	Banana Republic	5,547 SF
400C	Gambhir Cosmetic Wellness	1,805 SF
400B	Apricot Lane Boutique	1,795 SF
400A	T-Mobile	3,000 SF
401A	Available	1,714 SF
401B	Soma	2,517 SF
402	Jos. A Banks	4,236 SF
404	Panera Bread	4,816 SF
500	Primo Hoagies	2,514 SF
501	Tempur-Pedic	3,554 SF
502	Belle Palace	3,500 SF
504A	Available	1,025 SF
504B	Lash Brow Sugar	1,035 SF
506	Lenscrafters	3,320 SF
600A	AFC Urgent Care	3,714 SF
600B	Management Office	2,250 SF
600	DSW Shoe Warehouse	16,645 SF
602	Ardana	5,500 SF
603	LOFT	6,467 SF
604	J. Jill	3,122 SF
605	White House   Black Market	2,501 SF
606	Francesca's	1,768 SF
607	Yankee Candle	1,768 SF
608	Available	5,395 SF
609B	Available	1,472 SF
609	Turning Point	4,063 SF
700	The Fusion Bar	1,619 SF
701	P.F. Chang's	6,863 SF
702	Chico's	3,807 SF
704	Head Over Heels	1,705 SF
705	Sunglass Hut	1,300 SF
706	Dirty Dough Cookies	1,371 SF
707	Duck Donuts	1,291 SF
800	MOD Pizza	2,548 SF
802	Nothing Bundt Cakes	2,540 SF
804	Sleep Number	4,505 SF
900	Gran Rodeo Mexican Bar & Grill	5,160 SF
902	Available	8,021 SF

TOTAL GLA

204,103 SF

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## SITE PLAN - OFFICE



SUITE	TENANT	AREA
O1121	Stern & Eisenberg	16,500 SF
O400	Available	29,393 SF
O205	Stern & Eisenberg	12,190 SF
O215	Victory Gardens	1,390 SF
O503	Quintessential Health	4,366 SF
O505	Available	1,770 SF
O504	Margiotti & Kroll Pediatrics	2,821 SF
O501	Sea of Smiles Pediatric Dentistry	2,618 SF
O502	Pennoni Engineering	4,091 SF
O201B	Fidelity Investments	5,563 SF
O200B	K/S Multisystemic Therapy Services	2,644 SF
O202B	Bucks Mont Orthodontics	1,817 SF

TOTAL GLA

85,163 SF

### For Additional Info

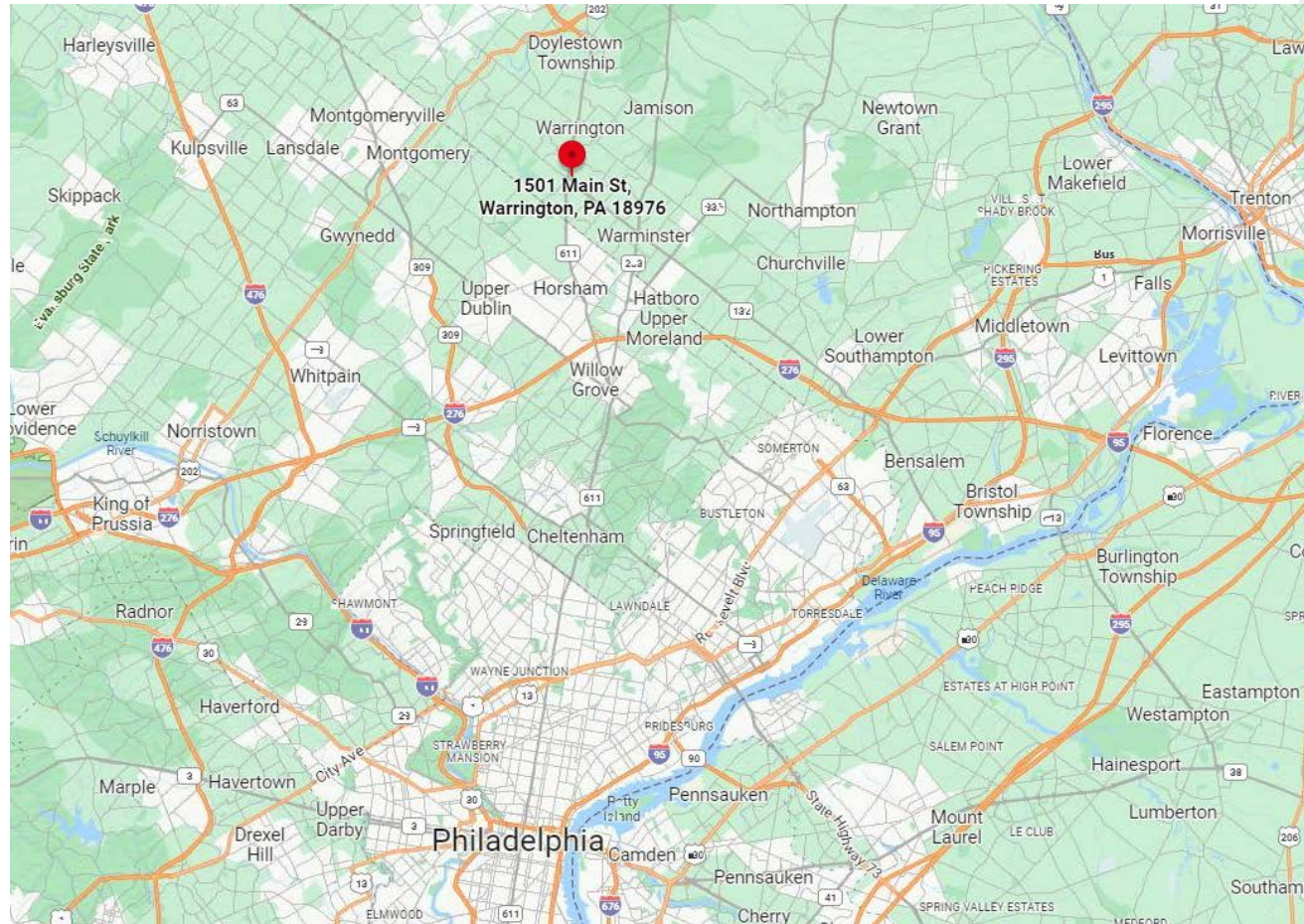
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## Local Benefits

The Shopping Center is located 20 miles north of Philadelphia, 41 miles north of the Philadelphia International Airport and 28 miles west of Trenton, New Jersey

Exceptionally located at the intersection of Route 611 (Easton Road) and Route 132 (Street Road) and minutes away from the Pennsylvania Turnpike

Affluent Trade Area with an Average Household Income of \$131,318 within 3 miles

Demographics	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	53,496	149,028	549,198
Households	19,036	54,962	208,274
Avg HH Income	\$131,318	\$126,354	\$126,162

## Traffic Counts

Route 611 (Easton Road) – Approx. 32,812 cars per day  
Route 132 (Street Road) – Approx. 33,504 cars per day

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## SURROUNDING RETAILERS

