

The Shops at Valley Square

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



1,291-1,768 SF Retail Available
6,402 – 9,671 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, Ann Taylor Factory Store, Yankee Candle, Massage Envy, Jos. A. Bank, T-Mobile, Anytime Fitness

OFFICE TENANT LINE-UP

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

For Additional Info

CHRIS CAMPBELL | 877.307.4468 | campbell@lamarco.com
602.518.2070 (cell)

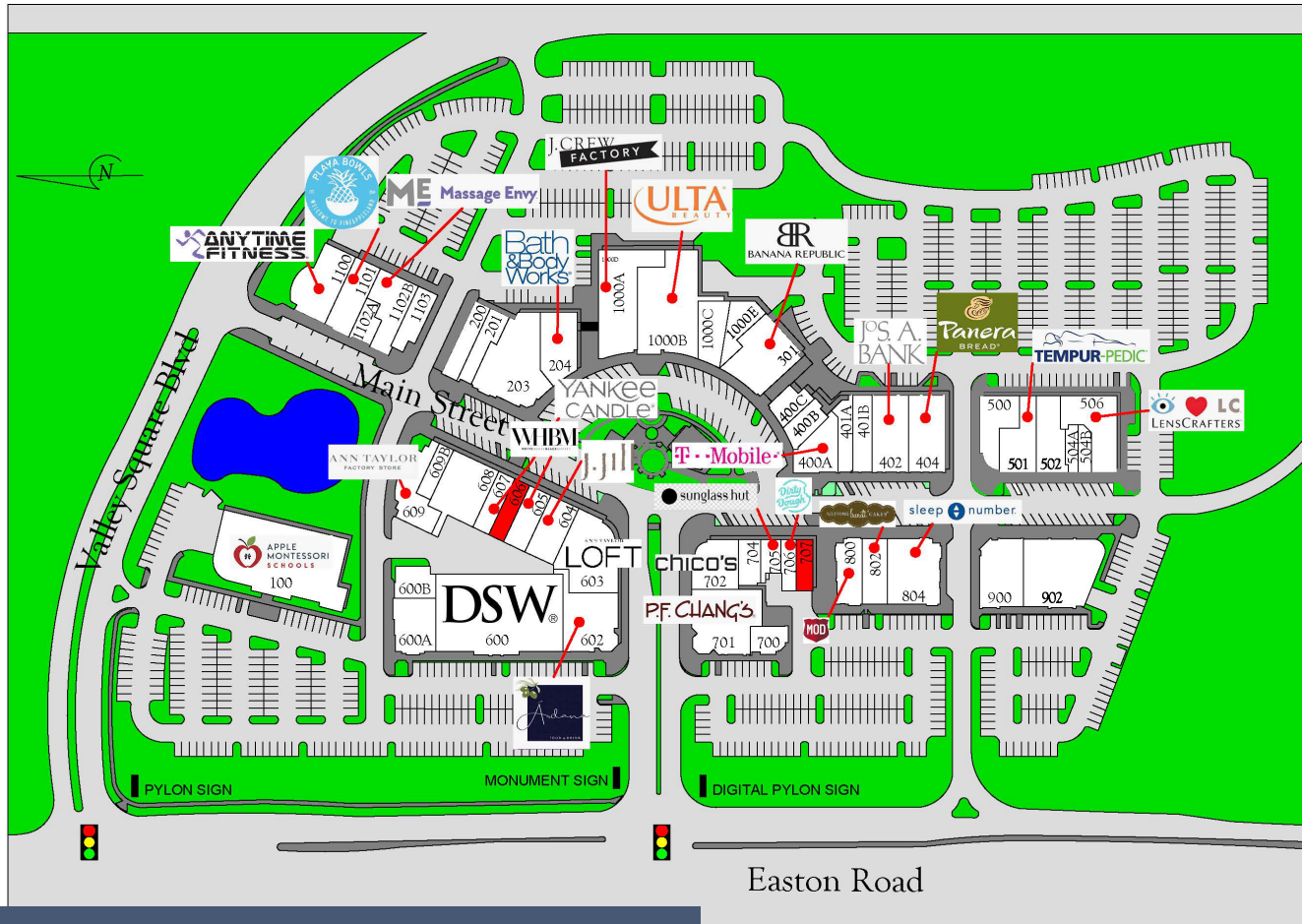


10 Kings Rd, Ste 1 | Madison, NJ 07940

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SITE PLAN - RETAIL



TOTAL GLA

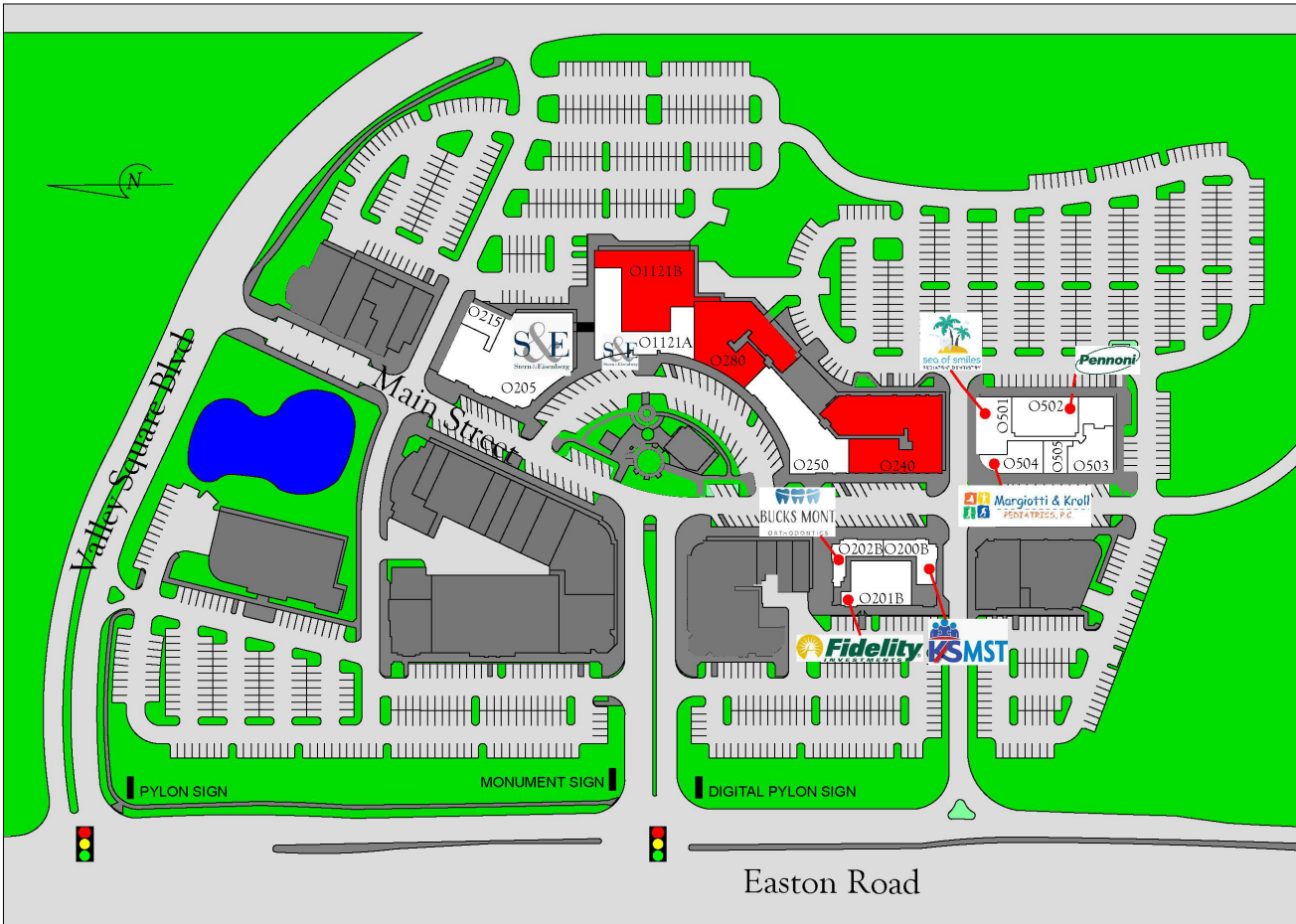
204,103 SF

SUITE	TENANT	AREA	SUITE	TENANT	AREA
100	Apple Montessori	15,125 SF	201	Bambini's World	2,000 SF
1100	Anytime Fitness	4,956 SF	203	Dog Venture	7,940 SF
1101	Playa Bowls	3,397 SF	204	Bath & Body Works	2,836 SF
1102A	European Wax Center	1,452 SF	1000A	J Crew Factory	6,761 SF
1102B	Massage Envy	3,539 SF	1000B	Ulta Beauty	10,620 SF
1103	The UPS Store	2,070 SF	1000C	Restore Hyper Wellness	3,143 SF
200	Aveda Essentials Salon	2,446 SF	1000D	Bath & Body Works Storage	402 SF
			1000E	Available Storage	1,643 SF
			301	Banana Republic	5,547 SF
			400C	Gambhir Cosmetic Medicine	1,805 SF
			400B	Cork & Candles	1,795 SF
			400A	T-Mobile	3,000 SF
			401A	StretchZone	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	Painting With A Twist	1,025 SF
			504B	Mango Mango Desserts	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	Available	1,768 SF
			607	Yankee Candle	1,768 SF
			608	Ann Taylor Factory Store	5,395 SF
			609B	Storage	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	Available	1,291 SF
			800	MOD Pizza	2,548 SF
			802	Nothing Bundt Cakes	2,540 SF
			804	Sleep Number	4,505 SF
			900	Blue Agave Mexican Grill	5,160 SF
			902	Gloria	8,021 SF

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SITE PLAN - OFFICE



SUITE	TENANT	AREA
O1121A	Stern & Eisenberg	10,214 SF
O1121B	Available	8,200 SF
O240	Available	9,119 SF
O250	Fusion Learning	10,051 SF
O280	Available	10,447 SF
O205	Stern & Eisenberg	12,190 SF
O215	Stern & Eisenberg	1,390 SF
O503	Quintessential Health	4,366 SF
O505	Victory Gardens	1,770 SF
O504	Margiotti & Kroll Pediatrics	3,498 SF
O501	Sea of Smiles Pediatric Dentistry	3,196 SF
O502	Pennoni Engineering	4,982 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 89,447 SF

For Additional Info

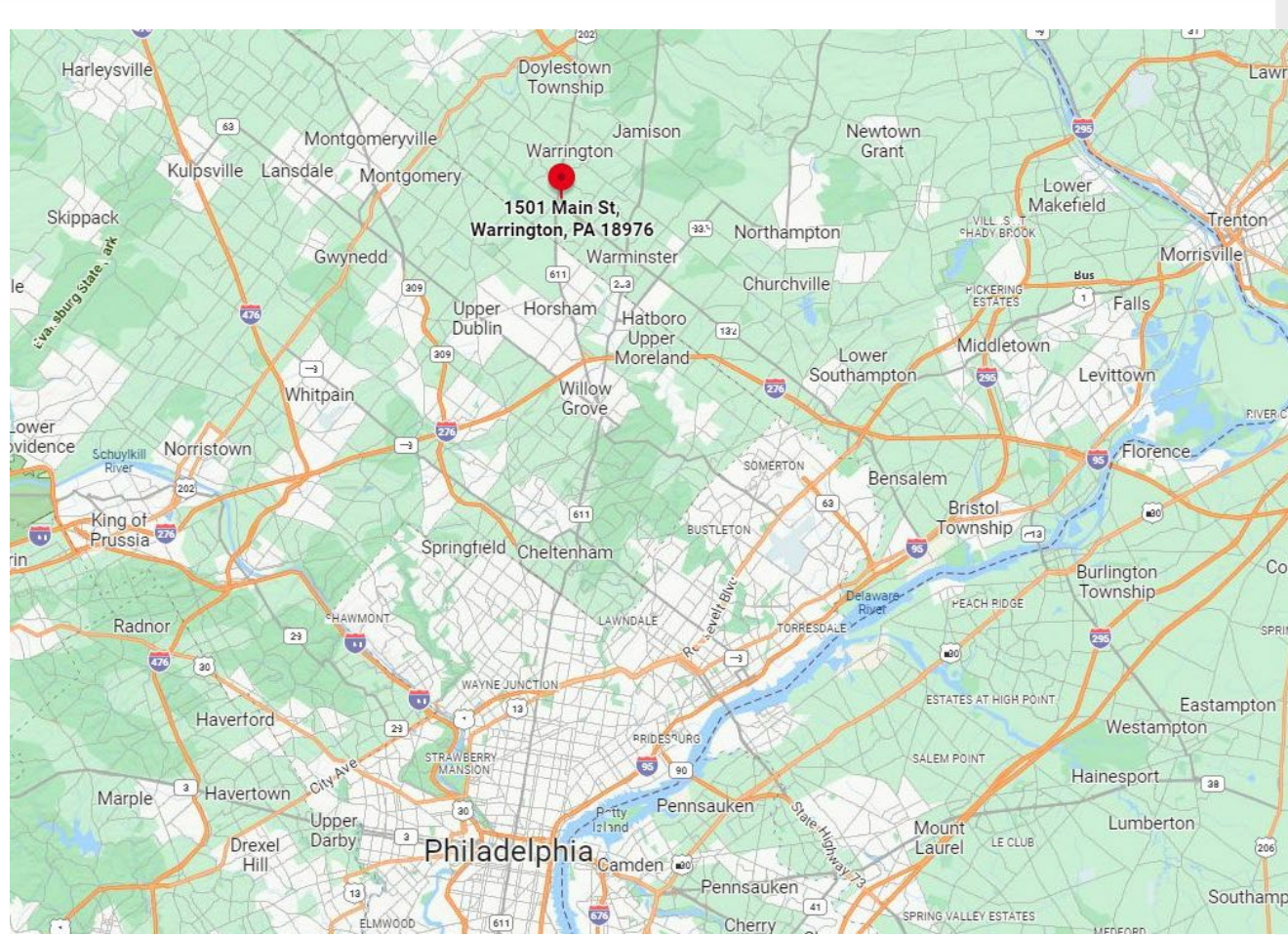
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Local Benefits

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

