

Valley Square

Rt. 611 & Street Rd. :: Bucks County, PA 18976



Center Size

164,500 Square Feet

Space Available

51,624 Square Feet

Year Built

2005

Demographics

(Population/Avg. HH Income)

3 Mile: 48,426/\$87,824

5 Mile: 142,606/\$89,721

Daily Traffic Counts

40,000

Leasing Contact

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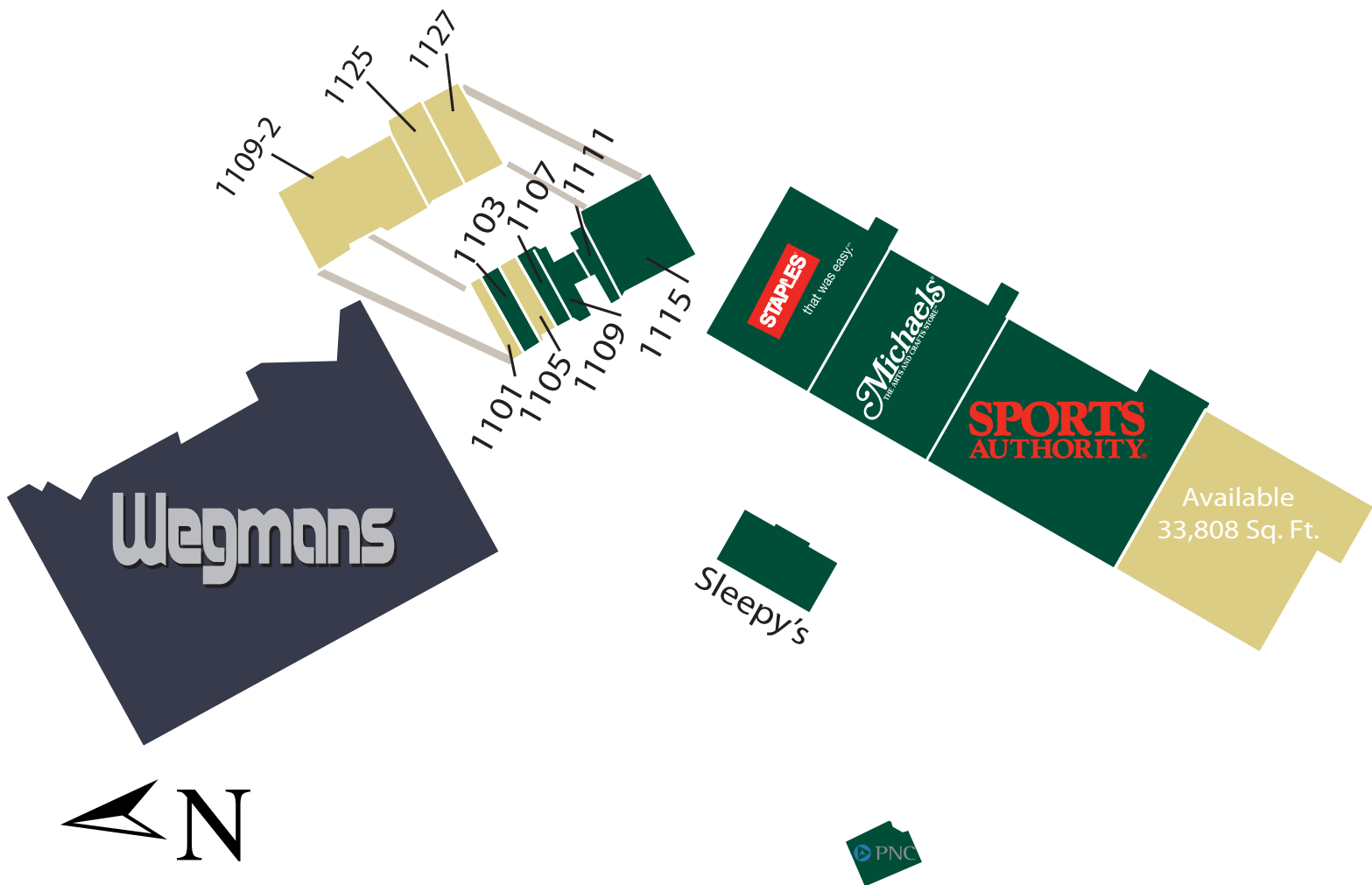
Wegman's Anchored Power Center

- Anchored by Wegman's, this 164,000 square foot power center features Staples, Sports Authority and Michael's.
- Located on Rt 611 and Street Rd. in Bucks County, this center enjoys household incomes in excess of \$87,000 and is strategically located on one of the main corridors leading out Philadelphia. It is 7 miles north of the PA turnpike, north of Willow Grove.
- In addition to the retail offerings, 15,000 square feet of Specialty/Office space is available on the second level.



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Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
First Floor			Second Floor			Pads		
1101	AVAILABLE	1,554	1109-2	AVAILABLE	13,700	1205	Sleepy's	6,600
1103	Randazzo's Pizza	1,751	1125	AVAILABLE	2,416	1305	PNC Bank	3,2453
1105	AVAILABLE	1,700	1127	AVAILABLE	3,000			
1107	Frankford Cleaners	1,700	1075	Staples	20,388			
1109	Lee Spa Nails	1,700	1055	Michaels Arts and Crafts	24,000			
1111	Hair Cuttery	1,275	1035	Sports Authority	40,390			
1115	Wine and Spirits	8,075	1015	AVAILABLE	33,808			