

# VALLEY SQUARE

EASTON ROAD (ROUTE 611) & STREET ROAD (ROUTE 132)  
WARRINGTON, PA 18976

295,000 SF SHOPPING CENTER



# Wegmans

## ANCHORED POWER CENTER

[VIEW PROPERTY](#)

### HIGHLIGHTS

- 11,475 SF Jr. Anchor Opportunity with Three (3) Pylon Sign Positions
- Small Shops and Specialty/Office Space available
- Anchored by Wegmans, Staples, TJ Maxx, Michaels
- Burlington *Under Construction* and Rally House *Now Open!*
- 69,041 Vehicles/Day at the intersection of Easton Road (Route 611) and Street Road (Route 132)
- Affluent demographics with 153,393 residents in a 5-mile radius
- Surrounded by 800,000 SF of national retailers

### TRAFFIC GENERATORS



### DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	58,492	153,393	292,697
AVERAGE HH INCOME	\$124,899	\$131,598	\$138,481
DAYTIME EMPLOYEES	25,340	87,035	180,541

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SOURCE: REGIS ONLINE

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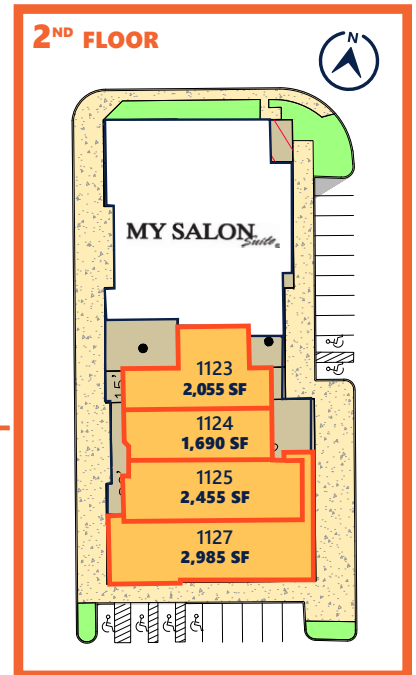
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WARRINGTON, PA 18976

# SITE PLAN

[VIEW PROPERTY](#)



#	TENANT	SF
JUNIOR ANCHORS		
1015	BURLINGTON (COMING SOON!)	22,328
1025	AVAILABLE	11,475
1035	TJ MAXX	25,464
1045	RALLY HOUSE	14,915
1055	MICHAEL'S	23,630
1075	STAPLES	20,388

#	TENANT	SF
FIRST FLOOR		
1101	AVAILABLE	1,554
1103	RANDAZZO'S PIZZA	1,751
1105	AVAILABLE	1,704
1109	AVAILABLE	3,372
1111	HAIR CUTTERY	1,275
1115	WINE AND SPIRITS	8,075

#	TENANT	SF
SECOND FLOOR		
1109-2	MY SALON SUITE	8,208
1123	AVAILABLE	2,055
1124	AVAILABLE	1,690
1125	AVAILABLE	2,455
1127	AVAILABLE	2,985

#	TENANT	SF
PADS		
1205	MATTRESS FIRM	6,600
1305	PNC BANK	3,245

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## SITE IMAGES

[VIEW PROPERTY](#) 

#1025  
AVAILABLE  
11,475 SF



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# VALLEY SQUARE

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WARRINGTON, PA 18976

LOW AERIAL

VIEW PROPERTY



MERIDIAN OF VALLEY SQUARE  
68 HOMES

MY SALON Suite

FINE WINE & GOOD SPIRITS

Staples

Michaels

RALLY HOUSE LOCAL STORE

TJ-maxx

COMING SOON!  
Burlington

HAMPTON GREENS CONDOMINIUM  
210 CONDOS

LA FITNESS

Wegmans

SITE

MATTRESSFIRM

132

## THE SHOPS AT VALLEY SQUARE

EASTERN MOUNTAIN SPORTS  
DSW DESIGNER SHOE WAREHOUSE  
Bath & Body Works  
BANANA REPUBLIC  
LOFT chico's j.jill ULTA  
Panera BREAD  
LENSCRAFTERS T-Mobile  
PF CHANG'S ups MOD TURNING POINT breakfast, brunch & lunch  
sunglass hut

PYLON

PNC

PYLON

STREET ROAD - 31,914 AADT

CREEKVIEW CENTER  
amazonfresh JOANN  
SHERWIN WILLIAMS  
AT&T Bank of America

target

Lowe's

VALLEY SQUARE BLVD.

PYLON

EASTON ROAD - 36,870 AADT

Citizens

Walgreens

CHIPOTLE AspenDental

THE HOME DEPOT

Wendy's

verizon

SUNOCO

Wawa

CHICKIE'S & PETE'S

AutoZone

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# VALLEY SQUARE

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HIGH AERIAL

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**VALLEY SQUARE**

- Wegmans
- MATTRESS FIRM
- hair cuttery
- Michael's
- TJ-maxx
- PNC
- Staples
- RALLY HOUSE
- FINE WINE & GOOD SPIRITS
- MY SALON

COMING SOON!  
Burlington

LA FITNESS

**CREEKVIEW CENTER**

- amazon fresh
- SHERWIN WILLIAMS
- Bank of America
- JOANN
- AT&T
- CHIPOTLE
- salons by jc
- AspenDental

- BUFFALO WILD WINGS
- Red Robin
- Darianna
- crumbl cookies
- GNC LIVE WELL
- hair cuttery
- Visionworks

enterprise

**THE SHOPS AT VALLEY SQUARE**

- EASTERN MOUNTAIN SPORTS
- DSW
- Bath & Body Works
- ULTA
- LOFT
- BANANA REPUBLIC
- PF CHANG'S
- Panera
- chico's
- J.Jill
- sunglass hut
- ups
- MOD
- TURNING POINT
- LENSCRAFTERS

LOWE'S

target

Walmart Supercenter

McDonald's

Walgreens

EASTON ROAD - 36,870 AADT

KeyBank

LONGHORN STEAKHOUSE

BJ's

DUNKIN'

Starbucks

SUNOCO

CHICKIE'S & PET'S

AutoZone

Wawa

**WARRINGTON CROSSING**

- ALDI
- Chick-fil-A
- THE EDGE FITNESS CLUBS
- COED STONE
- IHOP
- McALISTER'S DELI
- REGAL CHASE

**WARRINGTON PLAZA**

- THE HOME DEPOT
- Wendy's
- Citizens
- verizon
- RITE AID
- AVALON FLOORING
- POKE BROS.
- Twist

ExtraSpace Storage

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