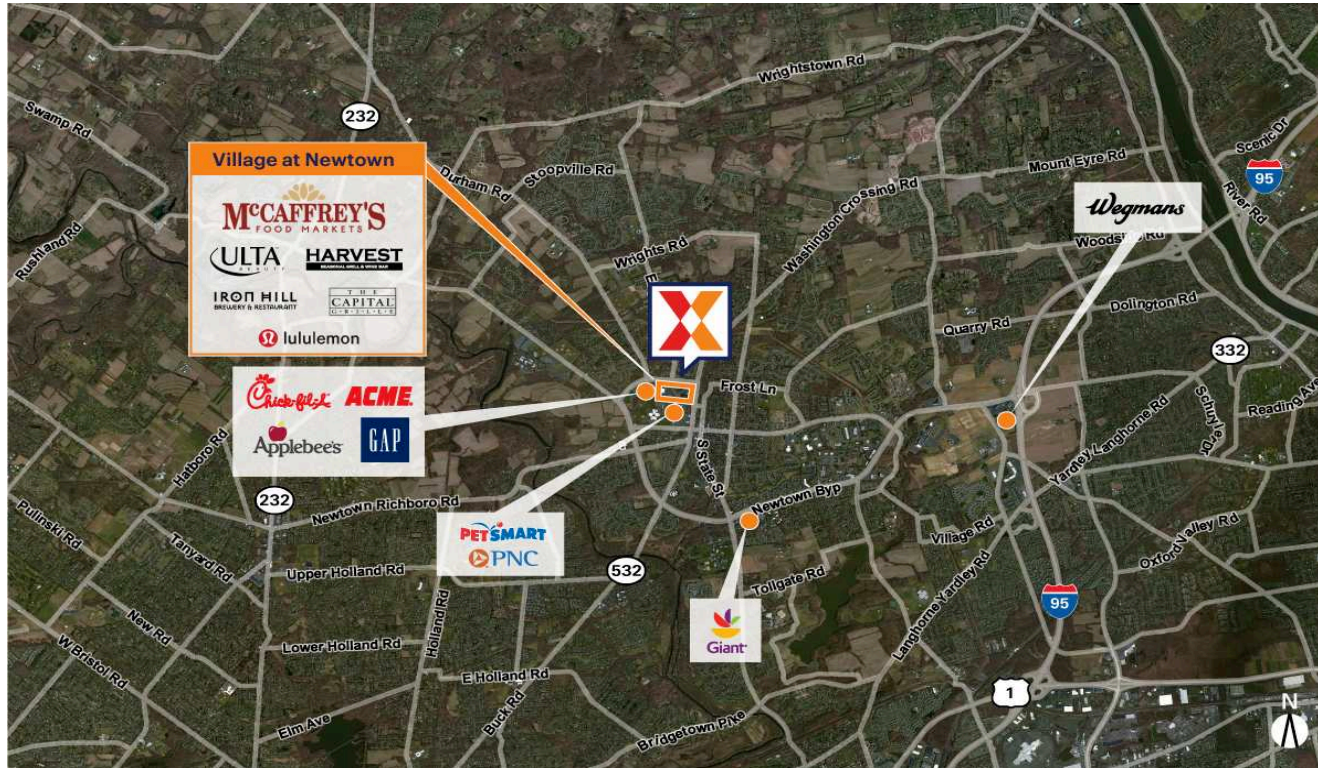


Village at Newtown

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.235, -74.9416

2800 South Eagle Road | Newtown, PA 18940



Center Size: 226,909 SF



Demographics	1 Mile	3 Mile	5 Mile
	7,225	41,653	104,736
	2,850	16,178	39,115
	\$189,555	\$179,169	\$189,360

Highly trafficked McCaffrey's Food Market anchored center with strong national and regional tenants including ULTA, The Capital Grille, lululemon, Free People Movement, and Bath & Body Works drawing an estimated 3.6M annual visits (Placer 2024)

Surrounded by an affluent and highly educated population with an average household income of \$179K+ and 62% college educated within a 3-mile radius

Strong daytime population of 59K+ within 3-miles and in close proximity to Council Rock High School North and Newtown Middle School with a combined enrollment of 2K+ students (NCES, 2023)

High visibility from 15K+ VPD on N Sycamore St (Kalibrate, 2019)

Recently renovated with the addition of 60,000 SF of new retail space designed to meet the needs of the local community, view the transformation here.

Village at Newtown

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.235, -74.9416

2800 South Eagle Road | Newtown, PA 18940



Available Space

39

2,804 SF

Current Retailers

FS1	Starbucks	1,925 SF	2/1	Capital Grille	8,566 SF
PAD/1	Wells Fargo	3,500 SF	2/11	Sola Salon	7,684 SF
PAD/4	Santander Bank	2,643 SF	2/15	Learning Express	2,918 SF
PAD/5	AFC Urgent Care	3,500 SF	2/17	F45 Training	2,250 SF
1/1	McCaffrey's Food Markets	42,487 SF	2/19	Bodyrok	1,842 SF
1/12	Hand & Stone Massage & Facial Spa	5,456 SF	2/1A	LEASED	2,429 SF
1/13	MyEyeDr.	1,472 SF	2/22	StretchLab	1,824 SF
1/14	European Wax Center	1,787 SF	2/22A	Rittenhouse Home	1,975 SF
1/15	Nothing Bundt Cakes	1,630 SF	2/25	Party Fair	6,031 SF
1/16	Head Over Heels Boutique	1,634 SF	2/28	Oil Divine	1,735 SF
1/16A	Beyond Nails	2,279 SF	2/28A	My Smile	2,018 SF
1/17	Fuze Barber Shop	1,644 SF	2/31	Orthodontist	
1/19	Naked Chocolate	1,023 SF	2/31	Harvest Seasonal Grill	6,425 SF
1/2	Valley Cleaners	2,680 SF	2/9	Flourish Café	3,210 SF
1/20	Bobby Chez Famous Crabcake Restaurant	1,023 SF	29	Turning Point	3,713 SF
1/21	Trinity Rehab	3,866 SF	35	Ardana Food & Drink	6,748 SF
1/23A	Sweet P Boutique	1,628 SF	36	FP Movement	2,661 SF
1/23B	The Halal Guys	1,636 SF	37	lululemon	3,873 SF
1/26/27	Dogs & Cats Rule	4,890 SF	38	Chipotle Mexican Grill	2,427 SF
1/28	Body20	1,626 SF	40	Crumbl Cookies	1,620 SF
1/29-31	Oishi Japanese Restaurant	4,855 SF	41	Bath & Body Works	2,326 SF
1/3	Rally House	5,000 SF	42	Bomba Tacos & Rum	3,990 SF
1/32	Adorn Me	1,650 SF	43	Iron Hill Brewery	7,796 SF
1/32A	Lash Lounge	1,105 SF	45	Ulta Beauty	10,219 SF
1/33	Five Guys	2,300 SF	47	Paper Source	1,458 SF
1/3A	Island Sun Tanning	3,452 SF	48	Chopt	2,500 SF
1/5	Norman's Hallmark	6,019 SF	49	Nina's Waffles & Ice Cream	600 SF
1/7	School of Rock	2,700 SF	50/50B	La Chele Medical Aesthetics	6,078 SF
			50A	Playa Bowls	1,475 SF
			53	Bank of America	3,700 SF

4088