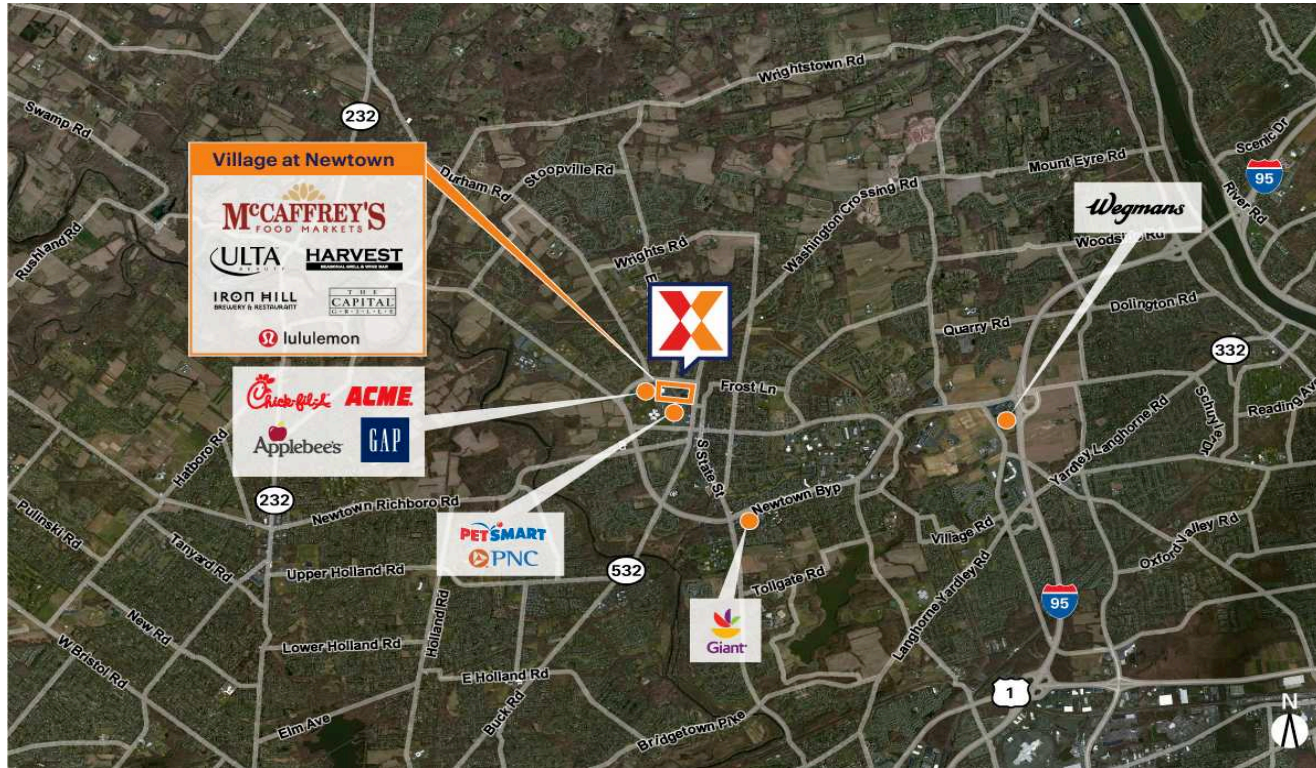


# Village at Newtown

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.

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## Available Space

1/16	1,634 SF
1/17	1,644 SF

## Current Retailers

FS1	Starbucks	1,925 SF	2/15	Learning Express	2,918 SF
PAD/1	Wells Fargo	3,500 SF	2/17	F45 Training	2,250 SF
PAD/4	Santander Bank	2,643 SF	2/19	Bodyrok	1,842 SF
PAD/5	AFC Urgent Care	3,500 SF	2/1A	Steven Singer Jewelers	2,429 SF
1/1	McCaffrey's Food Markets	42,487 SF	2/22	StretchLab	1,824 SF
1/12	Hand & Stone Massage & Facial Spa	5,456 SF	2/22A	Rittenhouse Home	1,975 SF
1/13	MyEyeDr.	1,472 SF	2/25	Party Fair	6,031 SF
1/14	European Wax Center	1,787 SF	2/28	Oil Divine	1,735 SF
1/15	Nothing Bundt Cakes	1,630 SF	2/28A	My Smile	2,018 SF
1/16A	Beyond Nails	2,279 SF	2/31	Orthodontist	6,425 SF
1/19	Naked Chocolate	1,023 SF	2/9	Harvest Seasonal Grill	3,210 SF
1/2	Valley Cleaners	2,680 SF	2/9	Flourish Café	3,713 SF
1/20	Bobby Chez	1,023 SF	29	Turning Point	3,713 SF
1/21	Famous Crabcake	3,866 SF	35	Ardana Food & Drink	6,748 SF
1/23A	Trinity Rehab	1,628 SF	36	FP Movement	2,661 SF
1/23B	Sweet P Boutique	1,636 SF	37	lululemon	3,873 SF
1/26/27	Love & Honey	1,636 SF	38	Chipotle Mexican Grill	2,427 SF
1/28	Fried Chicken	4,890 SF	39	Future Lease	2,804 SF
1/29-31	Dogs & Cats Rule	1,626 SF	40	Crumbl Cookies	1,620 SF
1/3	Body20	4,855 SF	41	Bath & Body Works	2,326 SF
1/32	Oishi Japanese Restaurant	5,000 SF	42	Bomba Tacos & Rum	3,990 SF
1/32A	Rally House	1,650 SF	43	Iron Hill Brewery	7,796 SF
1/33	Adorn Me	1,105 SF	45	Ulta Beauty	10,219 SF
1/3A	Fuze Barber Shop	2,300 SF	47	Paper Source	2,500 SF
1/5	Five Guys	3,452 SF	48	Chopt	600 SF
2/1	Island Sun	6,019 SF	49	Nina's Waffles & Ice Cream	6,078 SF
2/11	Tanning	2,700 SF	50/50B	La Chele Medical Aesthetics	1,475 SF
	Norman's Hallmark	8,566 SF	53	Playa Bowls	3,700 SF
	School of Rock	7,684 SF		Bank of America	
	Capital Grille				
	Sola Salon				

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