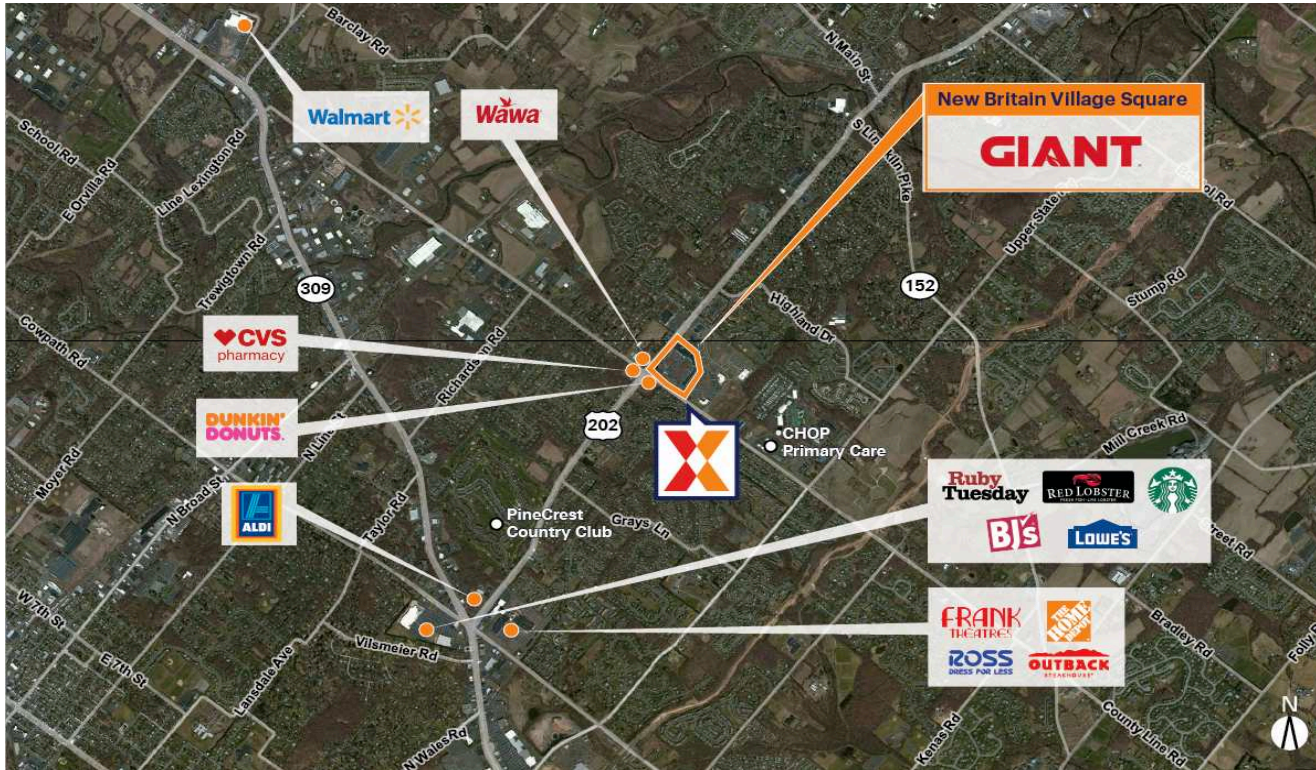


New Britain Village Square

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

40.2646, -75.2262
4275 County Line Road | Chalfont, PA 18914



Center Size: 143,716 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,012	53,960	140,549
	3,487	19,798	52,682
	\$119,650	\$130,805	\$125,638

Giant Food anchored center with a lineup of national retailers including Fine Wine and Good Spirits, Wells Fargo, Hotworx and McDonald's and strong regional tenants such as Ha'Chi Japanese Restaurant, Concord Pet, and The Happy Mixer

Strong daytime population of 56K+ within 3-miles

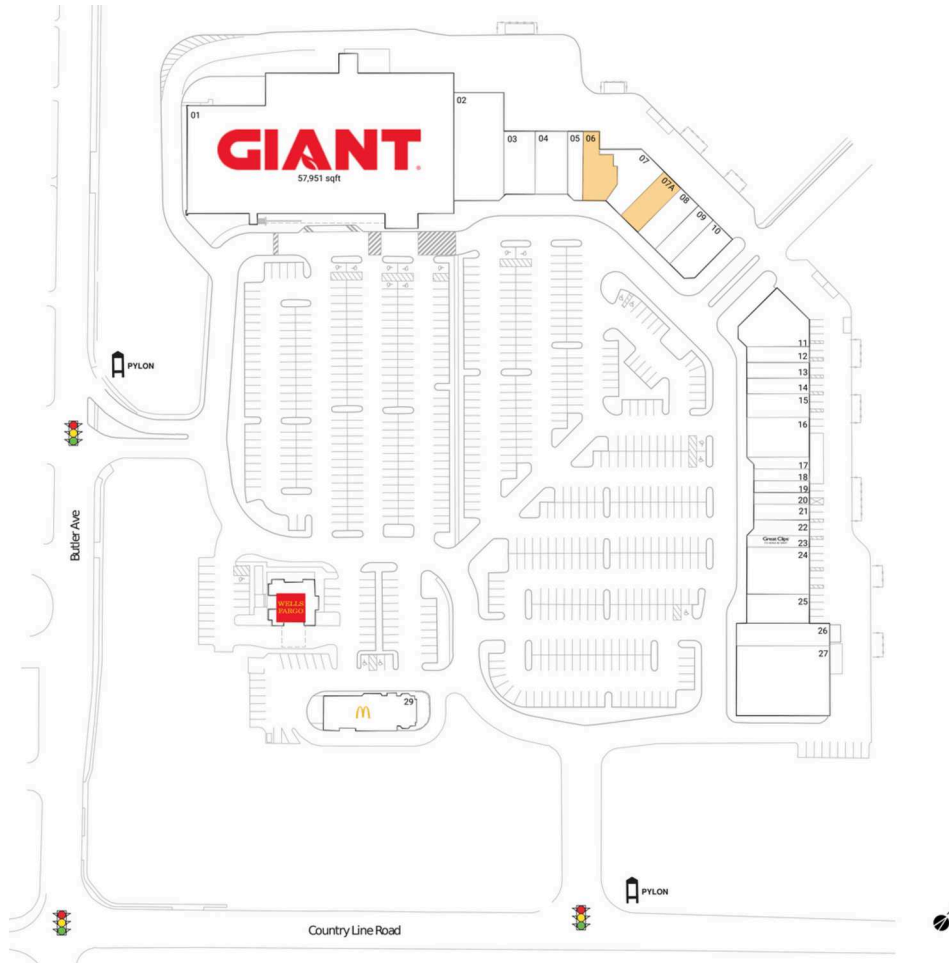
Surrounded by an affluent and well-educated population with an average household income of \$158K+ and 53% college educated within a 3-mile radius

High visibility from 17K+ VPD on W Butler Ave and 14K+ VPD on County Line Rd (Kalibrate, 2022)

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Available Space

06	3,098 SF
07A	2,400 SF

Current Retailers

01	Giant Food	57,951 SF
02	Cutter's Mill	8,536 SF
03	Bagel Barn	3,200 SF
04	Jefferson Imaging	3,200 SF
05	Primo Hoagies	1,750 SF
07	Bucks County Brick Shop	3,459 SF
08	New Britain Cleaners	2,414 SF
09	Ha-Chi Japanese Restaurant	2,066 SF
10	Noodle House	2,725 SF
11	Elite Salon & Suites	5,040 SF
12	The Happy Mixer	1,600 SF
13	Gordon Florist	1,600 SF
14	Mathnasium	1,600 SF
15	Hotworx	2,418 SF
16	Crystal Visions Chalfont	3,958 SF
17	Gong Cha	1,050 SF
18	Home Care Assistance	1,050 SF
19	Mehar's Fruits	1,050 SF
20	Bentleys Business Services	1,050 SF
21	Salon Industry	1,400 SF
22	Black Diamond Nail & Spa	1,150 SF
23	Great Clips	1,200 SF
24	County Line Veterinary Hospital	4,837 SF
25	Mariner Finance	2,414 SF
26	NovaCare Rehabilitation	3,480 SF
27	Wine & Spirits Shoppe	9,982 SF
28	Wells Fargo	3,080 SF
29	McDonald's	4,500 SF

1346