

# BRANDYWINE SQUARE

US ROUTE 30 & QUARRY ROAD, DOWNINGTOWN, PA 19335

±1,900 - 21,500 SF AVAILABLE

JOIN

Wegmans MELT SHOP

DICK'S  
SPORTING GOODS

BJ's

DSW

FIVE GUYS  
BURGERS and FRIES



## property highlights.

- 612,000 SF power center features a powerful tenant roster including Wegmans, BJ's, Dick's Sporting Goods, DSW and Regal Cinemas.
- Rare small shop space available in redeveloped pad – join Melt Shop, MOD Pizza, and Five Guys.
- Property has full interchange access from adjacent heavily trafficked Rt. 30 bypass.
- Ideally positioned to take advantage of surrounding affluent residential communities, while catering to larger population radius with regionally dominant tenants.

## stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,971	39,872	97,663
EST. HOUSEHOLDS	1,712	15,372	36,325
EST. AVG. HH INCOME	\$121,237	\$128,690	\$135,786

QUARRY ROAD TRAFFIC COUNT: 16,938 VPD \*ESRI 2018



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**GLENN MARVIN**

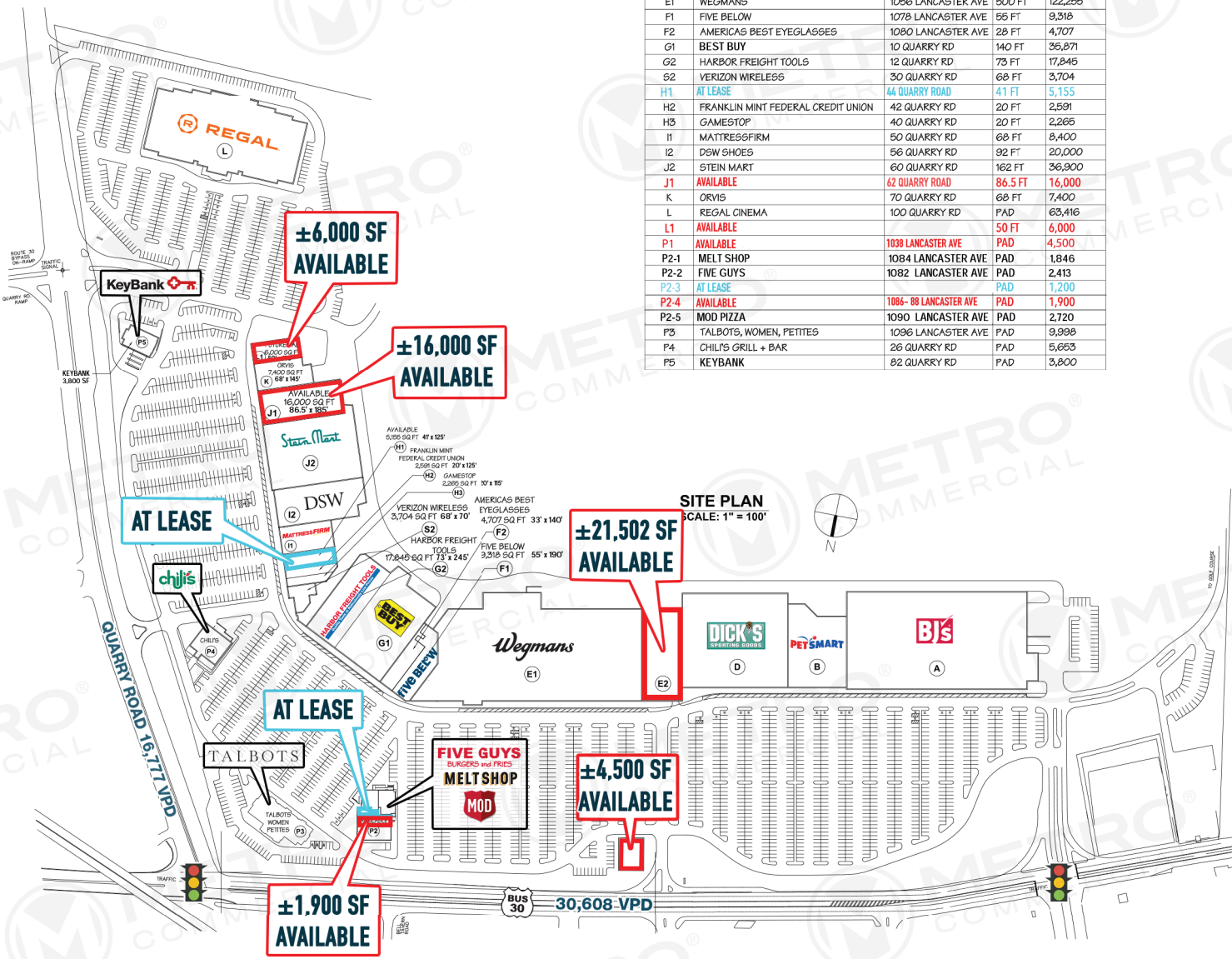
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This information is for leasing purposes only; square footage may vary.

STORE #	TENANT	ADDRESS	FRONTAGE	AREA SQ/FT
A	BJ'S	100B LANCASTER AVE	471 FT	108,242
B	PETSMART	1010 LANCASTER AVE	142 FT	26,376
D	DICK'S SPORTING GOODS	1026 LANCASTER AVE	256 FT	60,000
E2	AVAILABLE	1050 LANCASTER AVE	100 FT	21,502
E1	WEGMANS	1056 LANCASTER AVE	500 FT	122,256
F1	FIVE BELOW	1078 LANCASTER AVE	55 FT	9,318
F2	AMERICAS BEST EYEGLASSES	1080 LANCASTER AVE	28 FT	4,707
G1	BEST BUY	10 QUARRY RD	140 FT	35,871
G2	HARBOR FREIGHT TOOLS	12 QUARRY RD	73 FT	17,845
G2	VERIZON WIRELESS	30 QUARRY RD	68 FT	3,704
H1	AT LEASE	44 QUARRY ROAD	41 FT	5,155
H2	FRANKLIN MINT FEDERAL CREDIT UNION	42 QUARRY RD	20 FT	2,591
H3	GAMESTOP	40 QUARRY RD	20 FT	2,265
I1	MATTRESSFIRM	50 QUARRY RD	68 FT	8,400
I2	DSW SHOES	56 QUARRY RD	92 FT	20,000
J2	STEIN MART	60 QUARRY RD	162 FT	36,900
J1	AVAILABLE	62 QUARRY ROAD	86.5 FT	16,000
K	ORVIS	70 QUARRY RD	68 FT	7,400
L	REGAL CINEMA	100 QUARRY RD	PAD	63,416
L1	AVAILABLE		50 FT	6,000
P1	AVAILABLE	1038 LANCASTER AVE	PAD	4,500
P2-1	MELT SHOP	1084 LANCASTER AVE	PAD	1,846
P2-2	FIVE GUYS	1082 LANCASTER AVE	PAD	2,413
P2-3	AT LEASE		PAD	1,200
P2-4	AVAILABLE	1084-88 LANCASTER AVE	PAD	1,900
P2-5	MOD PIZZA	1090 LANCASTER AVE	PAD	2,720
P3	TALBOTS, WOMEN, PETITES	1096 LANCASTER AVE	PAD	9,398
P4	CHILI'S GRILL + BAR	26 QUARRY RD	PAD	5,653
P5	KEYBANK	82 QUARRY RD	PAD	3,800



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# US ROUTE 30 & QUARRY ROAD DOWNTOWN, PA





**SITE**  
**BRANDYWINE SQUARE SHOPPING CENTER**  
 Stein Mart  
 Wegmans  
 PETSMART  
 B.J.'s REGAL  
 DSW BEST BUY DICK'S

**ASHBRIDGE SQUARE**  
 JO-ANN fabric and craft stores  
 STAPLES

LOWE'S  
 LA FITNESS

Marshalls  
 HomeGoods

HOBBY LOBBY  
 Gabe's  
 BIG LOTS!  
 ULTA  
 KOHL'S  
 PETCO

ANYTIME FITNESS

WHOLE FOODS

PROPOSED  
 COSTCO WHOLESALE  
 Walmart  
 Michaels  
 BED BATH & BEYOND  
 BARNES & NOBLE  
 OLD NAVY  
 Pier 1 Imports  
 Orangetheory FITNESS

HOME SENSE  
 SIERRA TRADING POST  
 ROSS DRESS FOR LESS  
 GIANT  
 TJ-MAXX  
 STAPLES

**EXTON MALL**  
 sears macy's  
 Boscov's  
 ROUND1

KIRKLAND'S LA BOY  
 Raymour & Flanigan

2-MILES



SWEDSFORD ROAD

LINCOLN HWY

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