

3590 WEST CHESTER PIKE

NEWTOWN SQUARE, PA

±1,200 – 6,000 SF AVAILABLE FOR LEASE

NOW OPEN

Michaels

THE JOINT
chiropractic



property highlights.

- Dominant center in the Newtown Square market with close proximity to over 200k office spaces, including headquarters of SAP America
- Signalized access from both West Chester Pike and Newtown Street Road
- Located conveniently near the new Ellis Preserve project with over 114,000 SF of mix-used tenants and anchored by Whole Foods
- Total GLA: ±141,427 SF

stats.

2017 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	41,018	148,682	353,419
EST. HOUSEHOLDS	15,228	55,257	134,334
EST. AVG. HH INCOME	\$152,395	\$141,198	\$133,409

WEST CHESTER PIKE (ROUTE 3) TRAFFIC COUNT: 37,171 VPD *ESRI 2017
NEWTOWN STREET ROAD (ROUTE 252) TRAFFIC COUNT: 17,097 VPD

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Centers.



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

PROPOSED
RENOVATION
2019

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

get in touch.

JOE DOUGHERTY

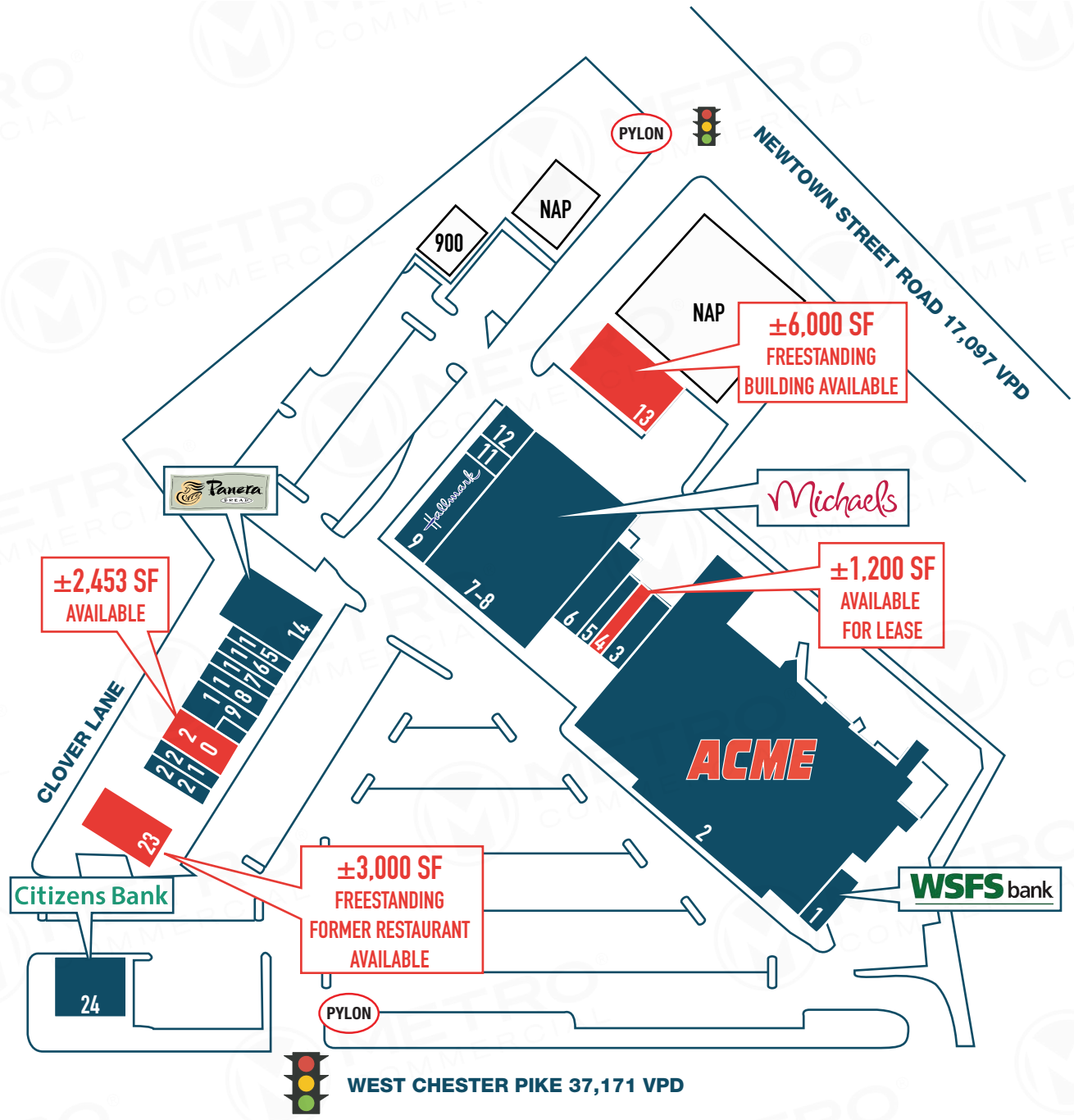
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01	WSFS BANK	1,300 SF
02	ACME MARKETS	56,226 SF
03	US POSTAL SERVICE	2,000 SF
04	AVAILABLE	1,200 SF
05	JEAN'S CUSTOM CLEANERS	1,200 SF
06	CARMINE'S PIZZA	3,000 SF
07-08	MICHAELS	22,633 SF
09	HALLMARK	4,640 SF
11	CHINA WOK	720 SF
12	TOTAL TOBACCO	1,520 SF
13	AVAILABLE	6,000 SF
14	PANERA BREAD	5,017 SF
15	HAIR CUTTERY	1,050 SF
16	VISIONARY	1,050 SF
17	MAINLINE NAILS	1,050 SF
18	T-MOBILE	1,400 SF
19	ALE HOUSE	1,800 SF
20	AVAILABLE	2,453 SF
21	MANHATTAN BAGEL	1,170 SF
22	THE JOINT CHIROPRACTIC	1,250 SF
23	AVAILABLE	3,000 SF
24	CITIZENS BANK	4,200 SF



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ELLIS PRESERVE
AMERIHEALTH CARITAS HEADQUARTERS
 4,000 EMPLOYEES

SAP HEADQUARTERS
 2,500 EMPLOYEES

SUNOCO HEADQUARTERS
 800 EMPLOYEES

MAIN LINE HEALTH
 500 EMPLOYEES

TRINITY HEALTH
 500 EMPLOYEES

PROPOSED
 378,000 SF
 OFFICE TENANT

ELLIS PRESERVE
 517 LUXURY APARTMENTS
 176 TOWNHOMES
 66 COTTAGES

ELLIS PRESERVE
WHOLE FOODS MARKET
FirstWatch
 Who Dey? Time? Eat!
ULTA
MOD
ZOBS KITCHEN

SITE
NEWTOWN SQUARE SHOPPING CENTER

ACME Michaels
 Hair cutters® **Manhattan BAGEL**
 Hallmark

NEWTOWN SQUARE CORP. CTR.
CAMPUS BLVD. (BRANDYWINE)
 ±540,000 SF
 ±2,700 EMPLOYEES

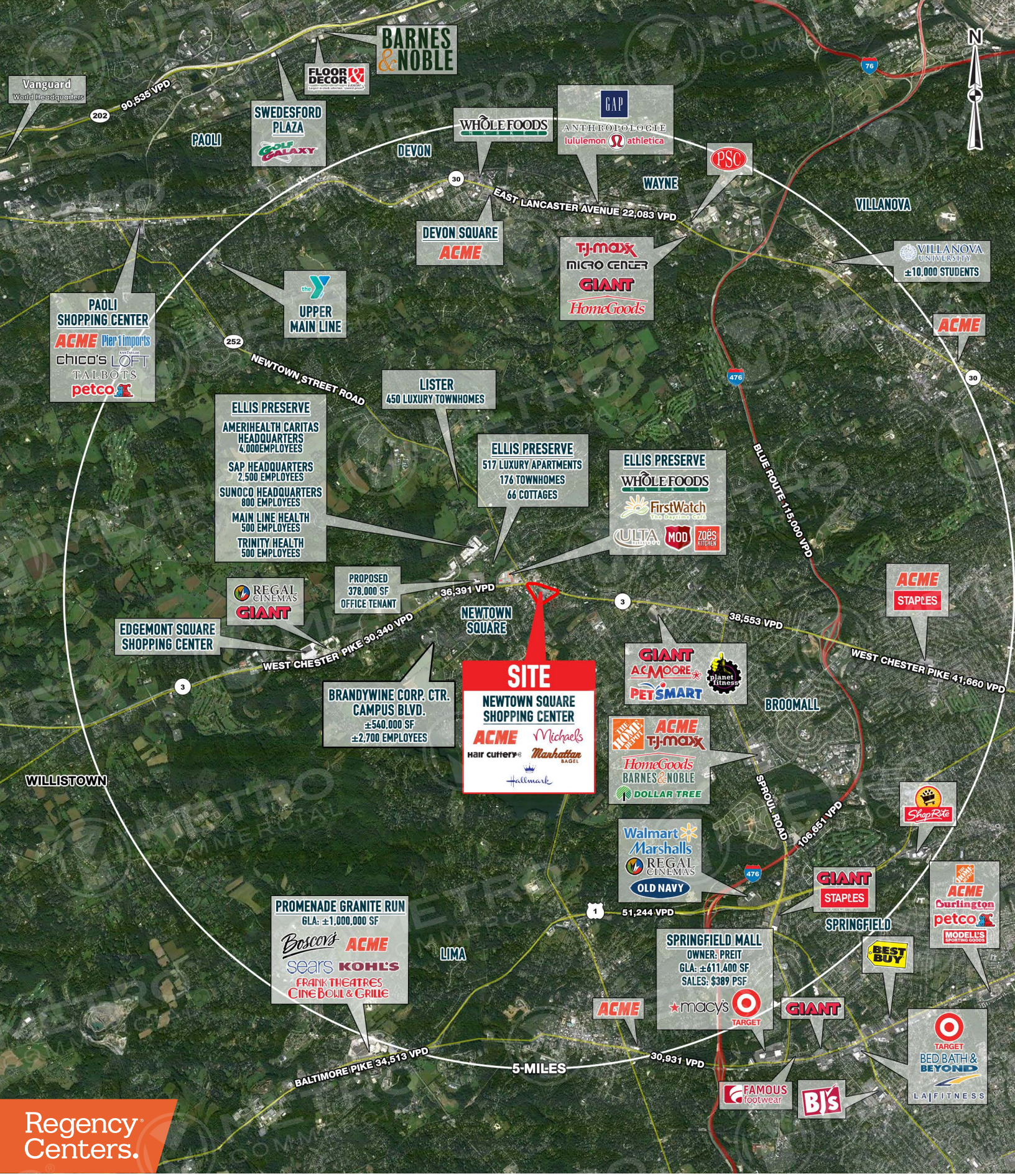
GIANT
PETSMART planet fitness
AC. MOORE
 ARTS & CRAFTS

Regency Centers.

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PROPOSED EXTERIOR RENOVATION:



Building 2 : Proposed Northeast Elevation A



Building 2 : Proposed Southeast Elevation



Building 2 Proposed Northwest Elevation : CREATE Original Proposed



Building 1 Proposed Northwest Elevation



Building 2 Proposed Northeast Elevation B

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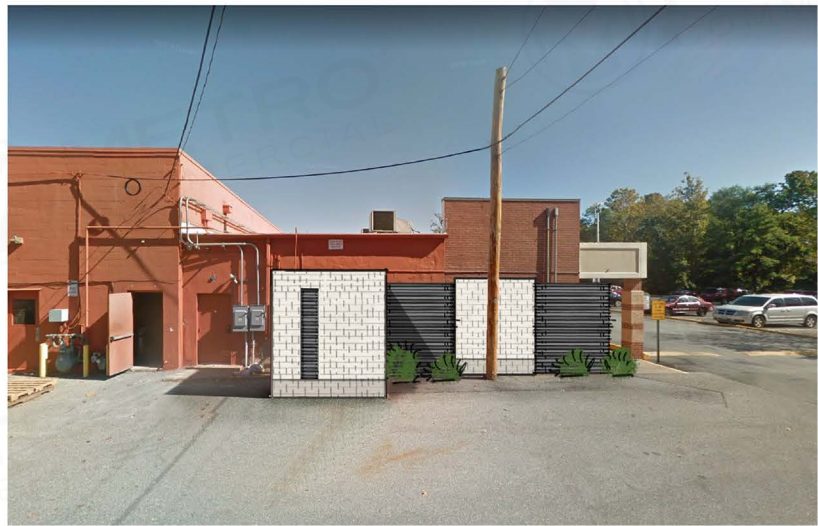




Existing Fence



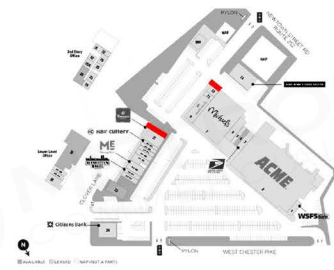
Proposed Wall Sign



Proposed Fence



Proposed Wall Sign



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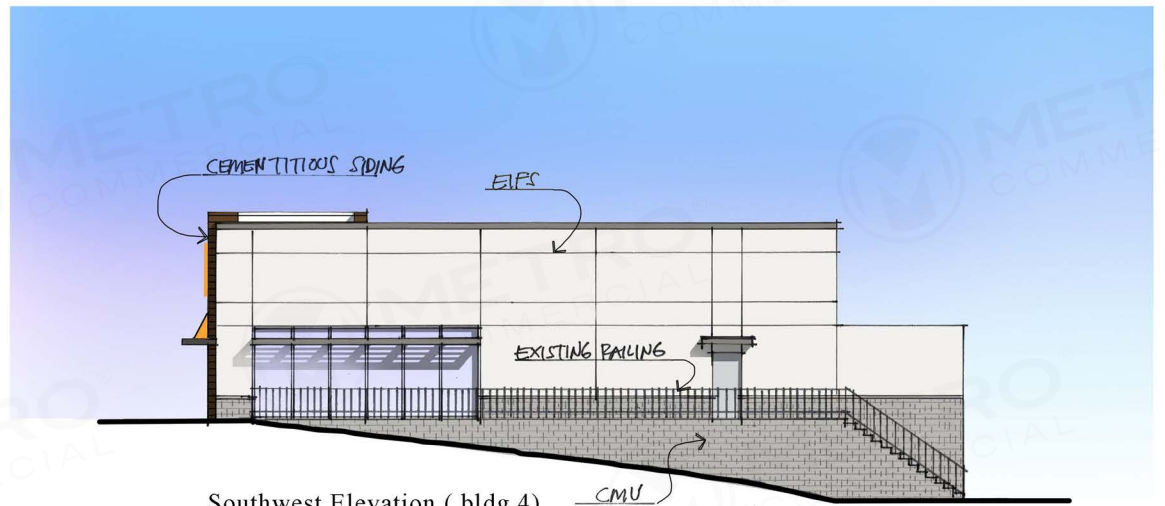
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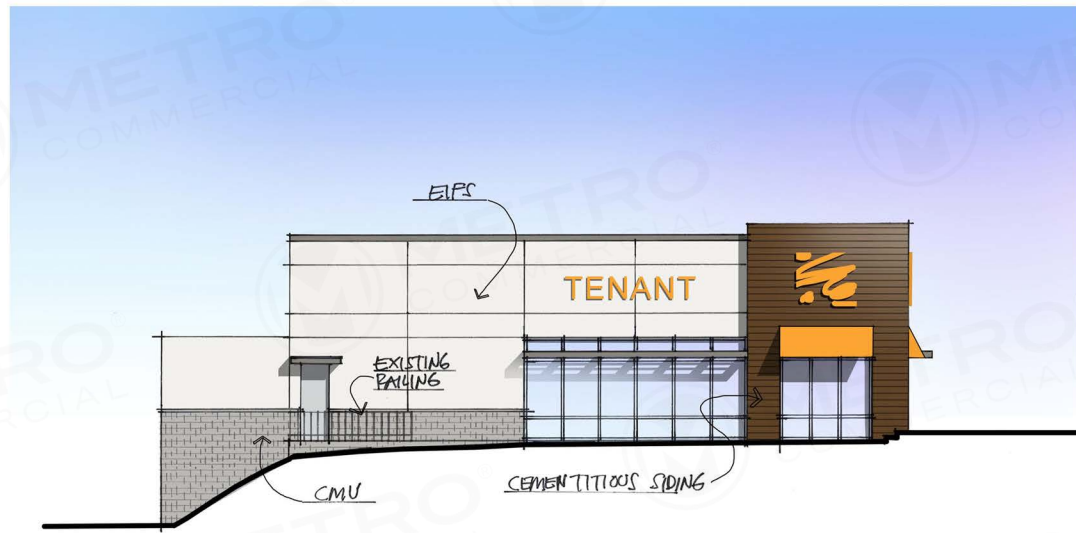
PROPOSED PAD ±3,000 SF



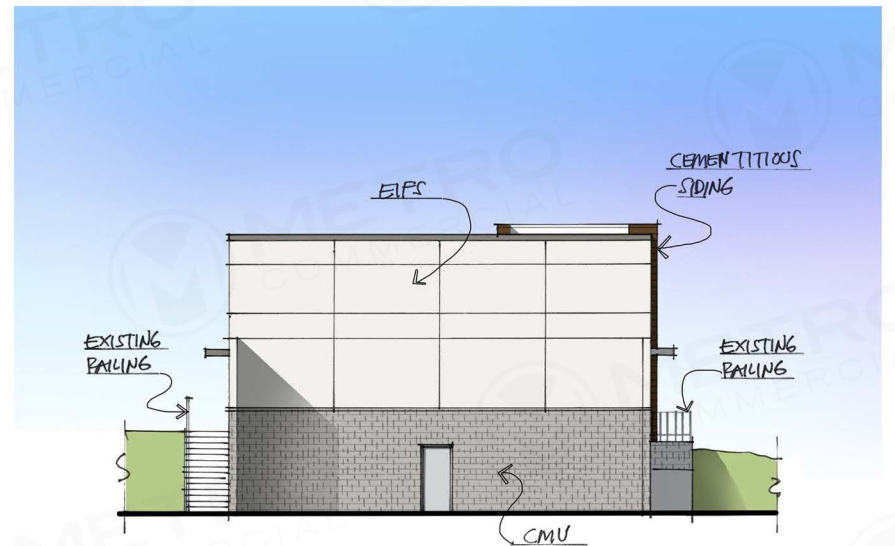
Northwest Elevation (bldg.4)
NTS



Southwest Elevation (bldg.4)
NTS



Northeast Elevation (bldg.4)



Southeast Elevation (bldg.4)
NTS

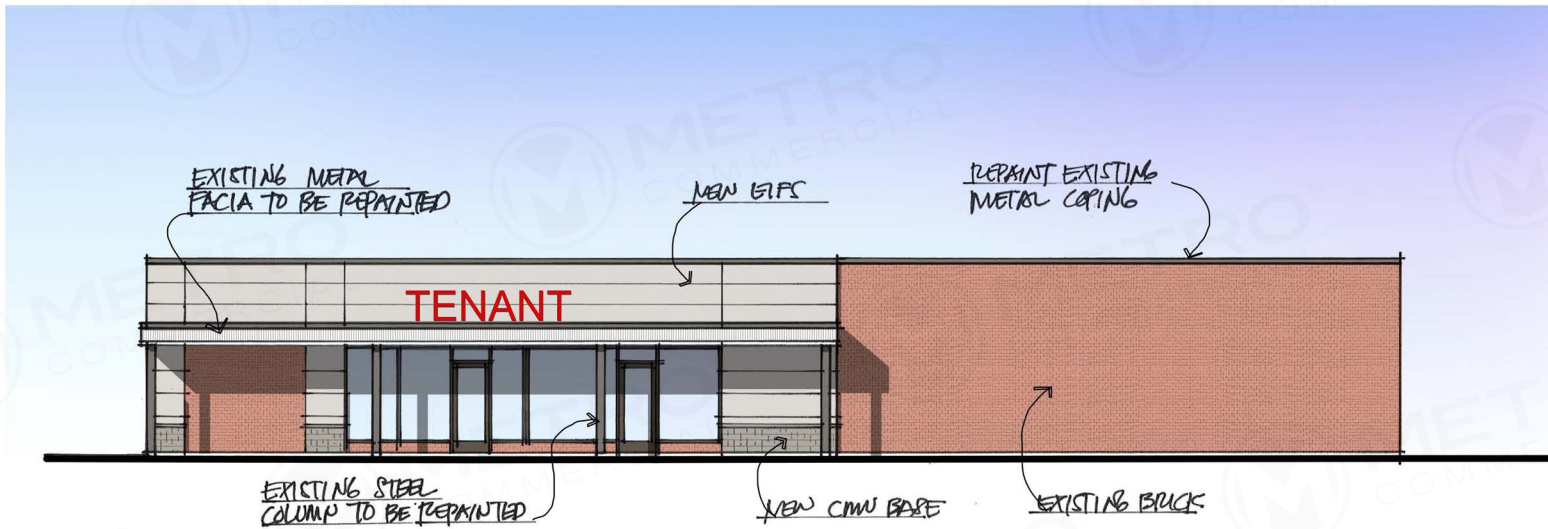
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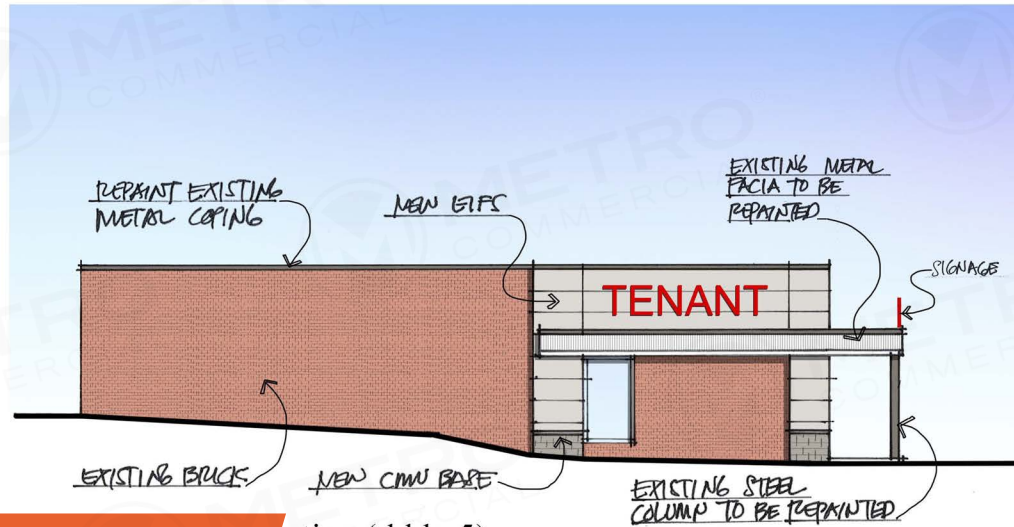
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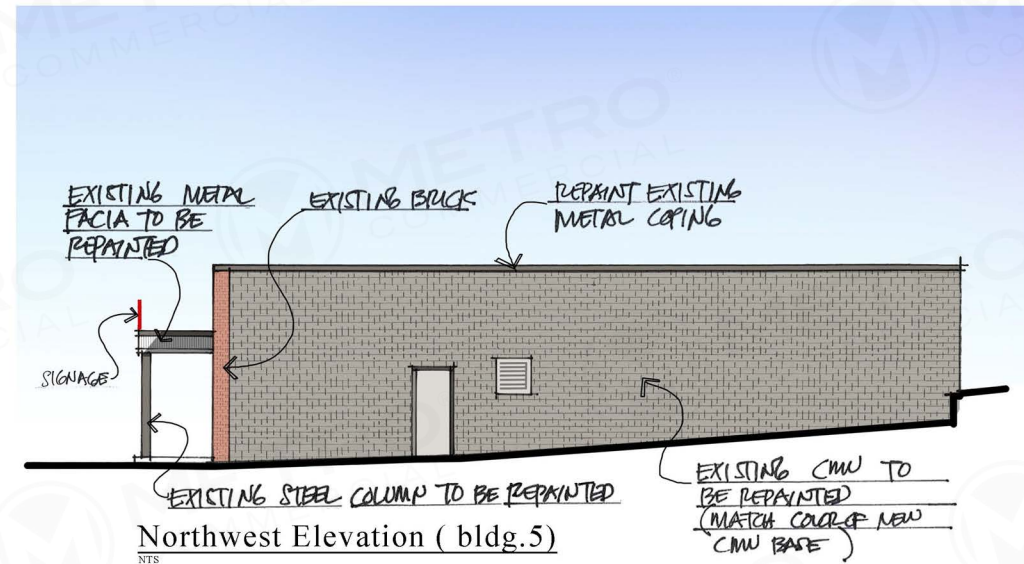
PROPOSED FREESTANDING BUILDING ±6,000 SF



Northeast Elevation (bldg.5)
NTS



SE Elevation (bldg.5)



Northwest Elevation (bldg.5)
NTS

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PROPOSED PYLON:



Pylon Elevation

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