

Eagle Pointe Village

325-570 SIMPSON DRIVE | CHESTER SPRINGS, PA | 19425



**±1,800 SF
AVAILABLE
FOR LEASE**



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

Eaglepoint Shopping Center: Your Premier Retail Destination in Chester Springs. It is just north of the Exton, this center offers the last available space of 1800sf. Join a dynamic community of successful retailers at Eaglepoint Shopping Center. With a carefully curated mix of national chains, local boutiques, trendy eateries, and specialty stores, our center creates a vibrant shopping experience that draws shoppers from far and wide. At Eaglepoint Shopping Center, convenience is key. We offer ample parking space for both customers and employees, ensuring a stress-free shopping experience for all visitors. This accessibility makes it effortless for shoppers to frequent your store and explore everything our center has to offer.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	31,962	68,428	121,178
TOTAL EMPLOYEES	15,653	35,481	53,746
AVERAGE HHI	\$229,123	\$205,834	\$198,398
TOTAL HOUSEHOLDS	11,240	25,449	45,124
TRAFFIC COUNTS: Little Conestoga Rd ±9,000 VPD Pottstown Pike ±15,000 VPD			



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UNIT	TENANT	AREA (SF)
A	Acme	57,473
B	Taekwondo	1,815
C	AVAILABLE	1,800
D	Asian Restaurant	1,800
E	Pizza	1,600
F	PA Nails	1,600
G	Uwchlan Cleaners	1,600
H	Supercuts	1,200
I	Epicurean Garage Restaurant	4,800
PAD 1	Mavis Discount Tire	5,350
PAD 2	Goddard School	6,720
PAD 3	Eagle Formal Wear	1,728
PAD 4	Starbucks	3,500
PAD 5	Liberty Union Restaurant	5,000



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENTS:

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