

# Eagle Pointe Village

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



AVAILABLE

±1,600 SF  
FOR LEASE!



Bill Hess | James Schmidt

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

Eagle Pointe Shopping Center: Your Premier Retail Destination in Chester Springs. It is just north of the Exton, this center offers the last available space of 1,600 SF. Join a dynamic community of successful retailers at Eagle Pointe 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 Eagle Pointe 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	5,250	34,288	72,609
TOTAL EMPLOYEES	3,871	16,532	35,605
AVERAGE HHI	\$227,084	\$223,320	\$203,082
TOTAL HOUSEHOLDS	1,787	12,245	27,319

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	Dermani Med Spa	1,800
D	Asian Restaurant	1,800
E	Pizza	1,600
F	PA Nails	1,600
<b>G</b>	<b>AVAILABLE</b>	<b>1,600</b>
H	Supercuts	1,200
I	House of India PA	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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**DUNKIN'**

**CVS**  
pharmacy

**Wawa**

**Eagle Pointe Village**  
**ACME**  
Crazy about food.  
**MAVIS DISCOUNT TIRE**  
**Starbucks**

**Universal Technical Institute**

**Hilton Garden Inn**

**SPRING HILL SUITES**  
Marriott

**Shops At Lionville Station**  
**TRACTOR SUPPLY CO**  
**Citadel**  
**Manhattan BAGEL**  
**FC**

**Eagleview Town Center**  
**Ritas**  
EXTON SUBURBAN PENNA  
**TWIN VALLEY COFFEE**  
**BRICKSIDE GRILLE**  
OFFER BAR - 100% BEEF/CHICKEN

**CVS**  
pharmacy

**DUNKIN'**

**FAIRFIELD**  
Marriott

**Residence Inn**  
Marriott

**Eagleview SC**  
**DQ**  
**IRON HILL BREWERY & RESTAURANT**  
**Great Clips**  
**X-NUDY'S cafe**

**Hampton Inn**

**Chick-fil-A**

**Wawa**

**Target**

**Wendy's**

**Starbucks**

**Domino's**

**Lionville Shopping Center**  
**GIANT**  
**Wawa**  
**Advance Auto Parts**  
**RITE AID**  
**McDonald's**  
**PHILLY PRETZEL FACTORY**

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Bill Hess

BHess@bennettwilliams.com



### James Schmidt

JSchmidt@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

