

SHOPS ON EAGLEVIEW BOULEVARD

240 Eagleview Boulevard | Exton, PA | 19341

± 27,590 SF AVAILABLE | FOR LEASE



JOIN

IRON HILL Great Clips®
BREWERY & RESTAURANT

BERKSHIRE HATHAWAY
HomeServices



PROJECT

This neighborhood shopping center is located in the Lionville submarket of Exton. It is approximately 95,000SF shopping center directly adjacent to the Eagleview Corporate Center which has over 2 million SF of professional office space. It's co tenants are Premier Medical Care, Great clips, Dairy Queen, Berkshire Hathaway Realtors with close proximity to Target, Appleby's, Wendy's, Chick-Fil-A, Cj's Tires, Walgreens, Auto Zone, Wawa, McDonalds, Starbucks, Wine & Spirits, Giant, TD Bank, & Rite Aid. This center is at a signalized intersection of Eagleview Boulevard and Sheree Boulevard, and conveniently located by Route 100 & Route 113 and the PA Turnpike.

LOCATION

This center is conveniently located just off the PA Turnpike entrance for Downingtown and Chester Springs. Near the intersection of Route 100 and Route 113. It is directly adjacent to Eagleview Corporate Center an 800 acre Live/Work community that has over 2 million SF of corporate offices space.

TRADE AREA

Exton, Chester County, PA

POPULATION		3 MILES - 39,476	EMPLOYEES		3 MILES - 31,801
		5 MILES - 81,645			5 MILES - 53,079
		7 MILES - 139,946			7 MILES - 101,356
AVERAGE HHI		3 MILES - \$142,335	HOUSEHOLDS		3 MILES - 14,943
		5 MILES - \$136,590			5 MILES - 30,711
		7 MILES - \$134,369			7 MILES - 52,247

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

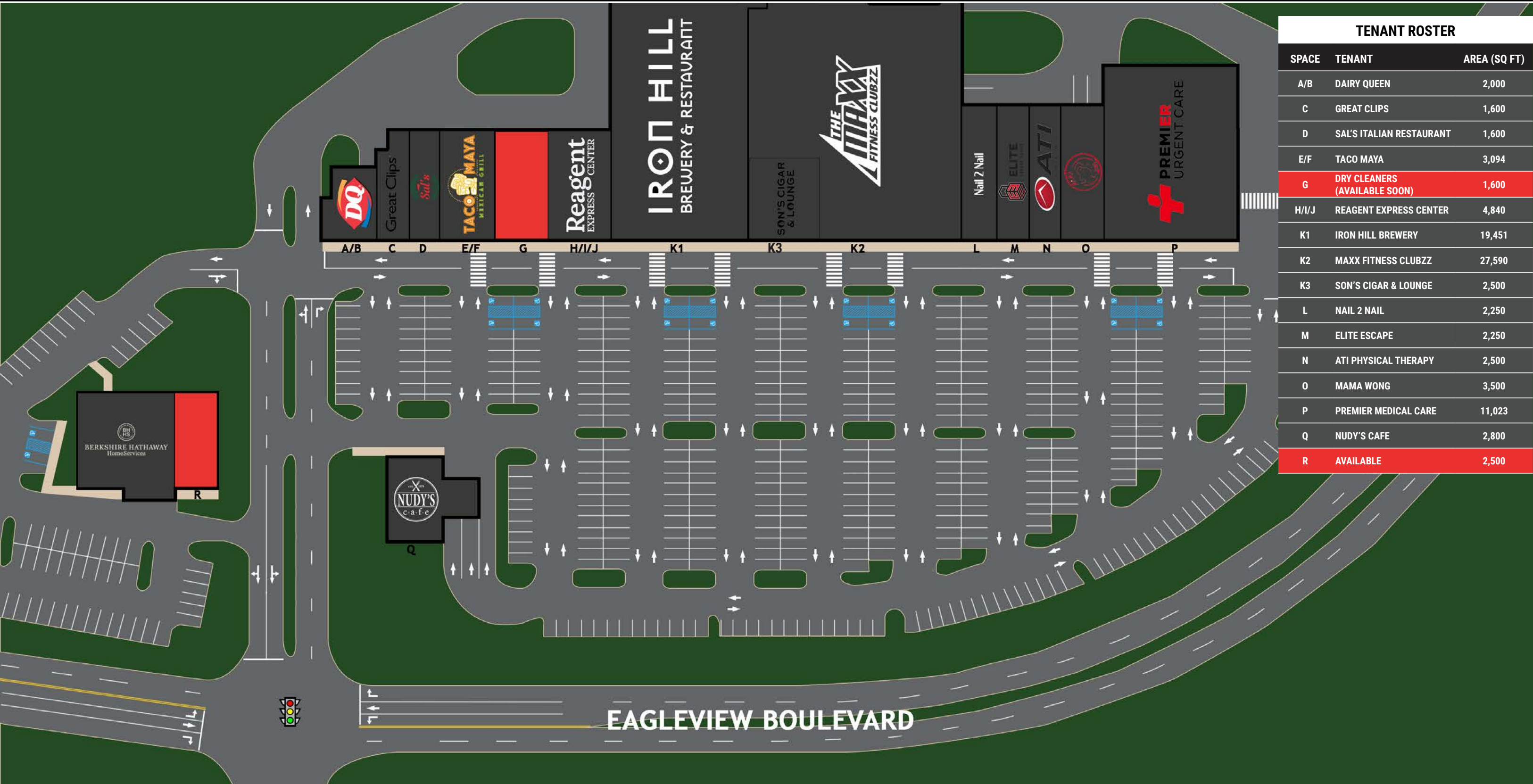
BILL HESS
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
A/B	DAIRY QUEEN	2,000
C	GREAT CLIPS	1,600
D	SAL'S ITALIAN RESTAURANT	1,600
E/F	TACO MAYA	3,094
G	DRY CLEANERS (AVAILABLE SOON)	1,600
H/I/J	REAGENT EXPRESS CENTER	4,840
K1	IRON HILL BREWERY	19,451
K2	MAXX FITNESS CLUBZZ	27,590
K3	SON'S CIGAR & LOUNGE	2,500
L	NAIL 2 NAIL	2,250
M	ELITE ESCAPE	2,250
N	ATI PHYSICAL THERAPY	2,500
O	MAMA WONG	3,500
P	PREMIER MEDICAL CARE	11,023
Q	NUDY'S CAFE	2,800
R	AVAILABLE	2,500

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