

THE SHOPS ON EAGLEVIEW

234 EAGLEVIEW BLVD • EXTON, PA • 19341



OFFICE/RETAIL SPACE
AVAILABLE
2,500/5,000/7,500 SF

AVAILABLE
19,451 SF

AVAILABLE
2,500 SF

±2,500 – 19,451 SF

FOR LEASE

PROPERTY OVERVIEW

Shops on Eagleview Boulevard 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 cotenants are Great clips and Dairy Queen with close proximity to Target, MaGerks Pub & Grill, 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	44,453	91,237	154,381
EMPLOYEES	25,390	47,176	81,312
AVERAGE HHI	\$199,801	\$193,392	\$191,895
HOUSEHOLDS	16,847	34,687	57,892

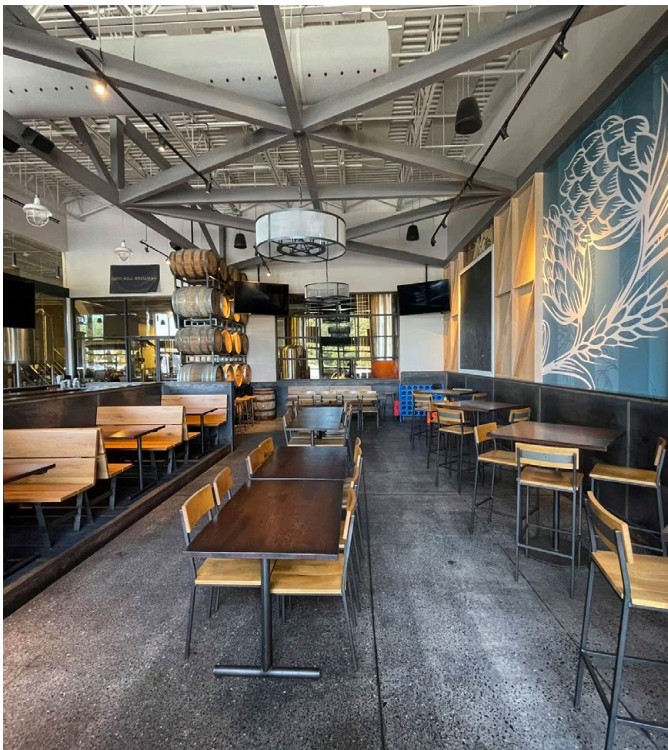
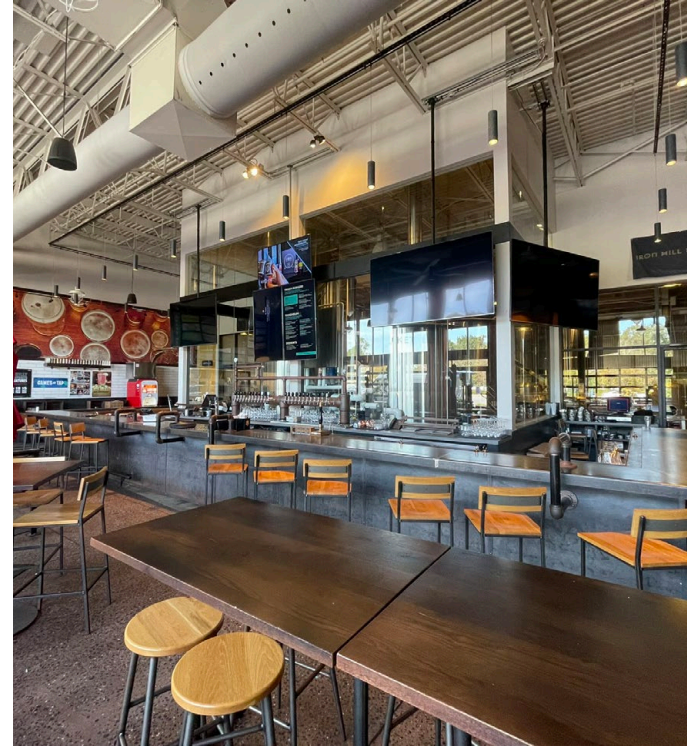
LOCATION

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.



FORMER RESTAURANT & BREWING HEADQUARTERS

- Second Generation Restaurant Space
- ±19,451 SF
- Front Glass Roll-Up Doors & Windows Providing Natural Light
- 19'-21' Ceilings
- Rear Loading Dock
- Located approximately 1 mile from "PA Turnpike Downingtown Interchange"



SITE PLAN



SUITE	TENANT	SF
A/B	Dairy Queen	2,000
C	Great Clips	1,600
D	Enzo's Pizza	1,600
E	Taco Maya	3,094
G	Dry Cleaners	1,600
H/I/J	Reagent Express Center	4,840
K1	AVAILABLE	19,451
K2	Maxx Fitness Clubzz	27,590
K3	AVAILABLE	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	Axia Womens Health	4,900
Q	Pet Furst	6,019
R	Nudy's Cafe	2,800
S/T	THE BERKSHIRE HATHAWAY (AVAILABLE)	2,500/5,000/7,500

MARKET OVERVIEW



The Shops on Eagleview



Lionville Shopping Center



Shoppes at Lionville Station



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

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.

