

# For Lease THE SHOPS ON EAGLEVIEW ±2,500-11,023 SF

240 Eagleview Boulevard | Exton, PA | 19341



Join

**IRON HILL**  
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**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 Iron Hill Brewery & Restaurant, Great clips, and Dairy Queen with close proximity to Target, Applebee'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.



Bill Hess 610.321.1111

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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±2,500-11,023 SF  
**AVAILABLE**

*For Lease*

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

**TRAFFIC COUNTS:**  
Eagleview Boulevard - ± 6,128 VPD



## 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.



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## 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	Iron Hill Brewery	19,451
K2	Maxx Fitness Clubzz	27,590
<b>K3</b>	<b>AVAILABLE</b>	<b>2,500</b>
L	Nail 2 Nail	2,250
M	Elite Escape	2,250
N	ATI Physical Therapy	2,500
O	Mama Wong	3,500
<b>P</b>	<b>AVAILABLE</b>	<b>11,023</b>
R	Nudy's Cafe	2,800
<b>S/T</b>	<b>The Berkshire Hathaway (AVAILABLE)</b>	<b>2,500/5,000/7,500</b>



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## Market Aerial



# 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 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Bill Hess

BHess@bennettwilliams.com

### CONTACT US

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

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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.

