

# CONCORDVILLE TOWN CENTRE

Route 1 and Route 322, Glen Mills, PA  
Concord Township, Delaware County



## Key Features:

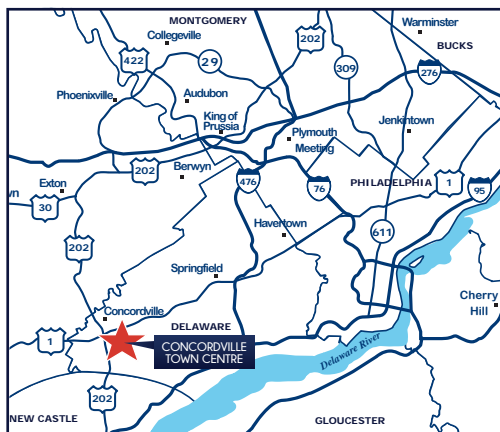
**Project Size:** 537,879 Sq.Ft.

**Parking:** 2,430 spaces or 4.5 per 1,000

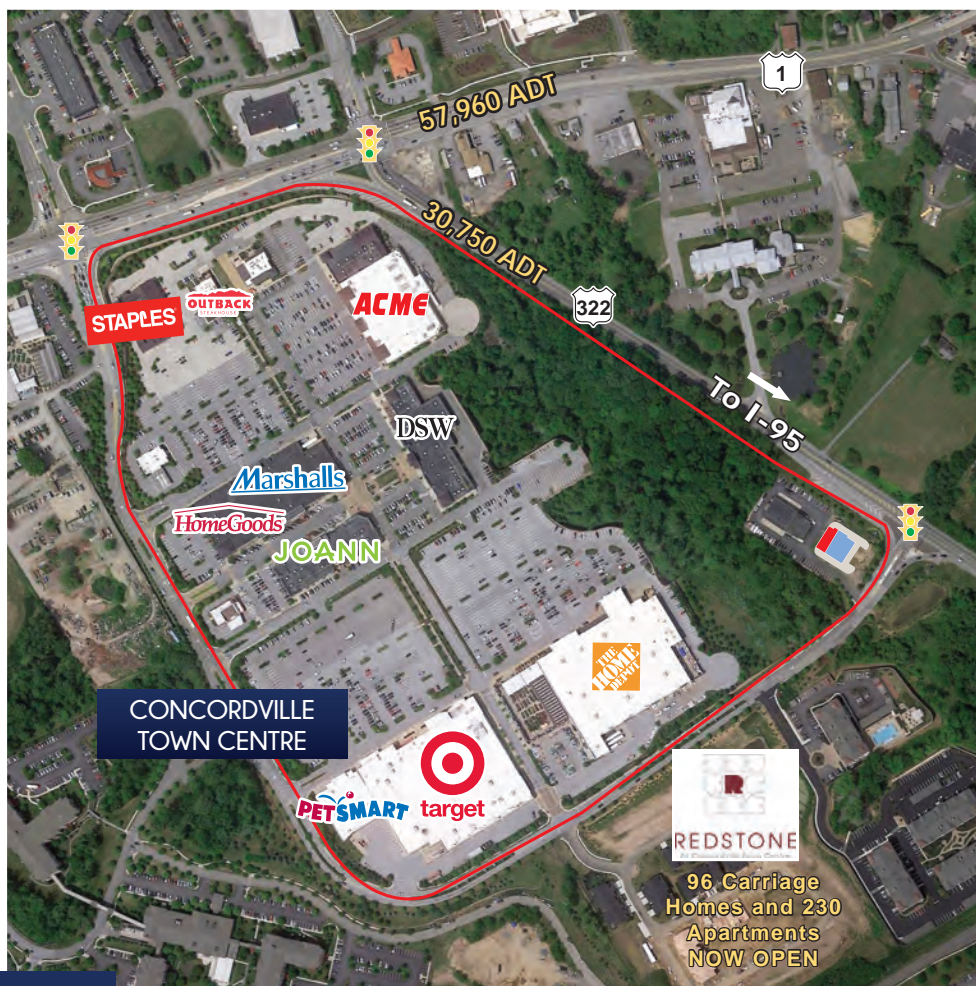
This dynamic regional retail center is situated in one of the fastest growing suburbs southwest of Philadelphia, Pennsylvania. The property sits north of Wilmington, Delaware at the intersection of U.S. Route 1 and Route 322, One (1) mile north of Route 202. The site is situated exactly 16 miles between King of Prussia, PA and Christiana Mall, DE and has the combination of both rapid residential growth and office-market growth as well as strong upper-level household incomes, and high traffic counts from the region's dominant roadways.

## Traffic Counts:

Route 322: 30,750 cars per day  
U.S. Route 1: 57,960 cars per day



## RETAIL SPACE AVAILABLE



## Demographics

	1 Mile	3 Miles	5 Miles
Population:	3,501	31,021	92,548
Avg HH Inc:	\$165,076	\$195,416	\$179,807
Med HH Inc:	\$117,136	\$132,497	\$127,028
Households:	1,931	11,805	33,903
Daytime Pop:	8,936	20,238	45,366

For More Information Contact:

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■ Space Available

Label	Tenant	Tenant Size
A	The Home Depot/ Garden Center	132,511 sf
B	Target	127,439 sf
C	Petsmart	20,283 sf
D101	Five Guys Burgers & Fries	2,763 sf
D102	Miracle Ear	1,570 sf
D103	Sweet Frog Yogurt	2,489 sf
D104	Nail Salon	2,875 sf
D105	JoAnn Fabrics	13,481 sf
D114	Dentist	2,727 sf
D115	<b>AVAILABLE</b>	<b>3,000 sf</b>
E	Santander	3,715 sf
F101-102	Marshall's/Home Goods	59,795 sf
F103	Skechers	7,920 sf
G	Wells Fargo Bank	4,100 sf
H	Staples	20,388 sf
I	Outback Steakhouse	5,561 sf
J	Del Pez Mexican Gastropub	6,470 sf
K101	Frankford Cleaners	1,192 sf
K102	Hair Cuttery	1,190 sf
K103	Hand & Stone Massage	4,715 sf
K104	Capriotti's	1,615 sf
K105	Shere-E-Punjab Restaurant	2,532 sf
K106	Honey Baked Ham	2,678 sf
L	Acme	54,540 sf
O101	IHOP	5,868 sf
O103	DSW	15,097 sf
O104	The Ski Bum	5,056 sf
O105	Taichi	2,818 sf
O106	Hallmark	4,645 sf
O107	California Tortilla	2,660 sf
O108	America's Best	3,500 sf
P	Getz Automotive	7,980 sf
Q1	Mattress Warehouse	3,875 sf
Q2	<b>AVAILABLE</b>	<b>1,785 sf</b>
<b>TOTAL AREA SHOWN</b>		<b>538,833 sf</b>



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