

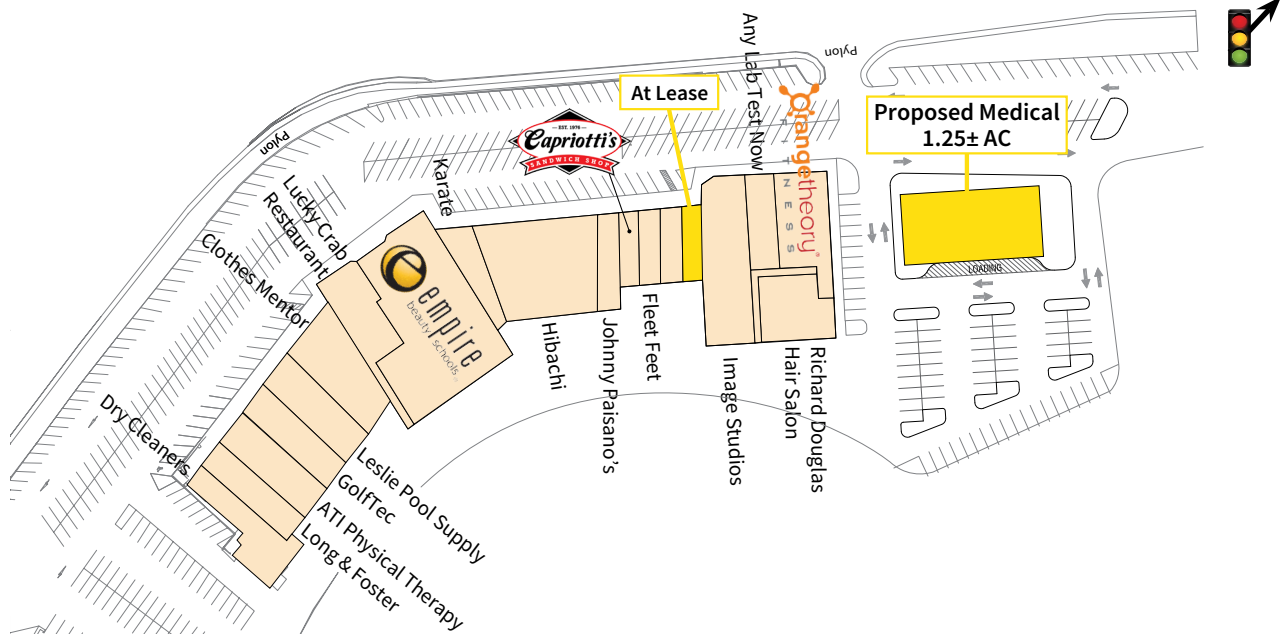
SPRINGFIELD SHOPPING CENTER

Inline Space & Pad Site Available

121 S. State Road, Springfield, Delaware County, PA

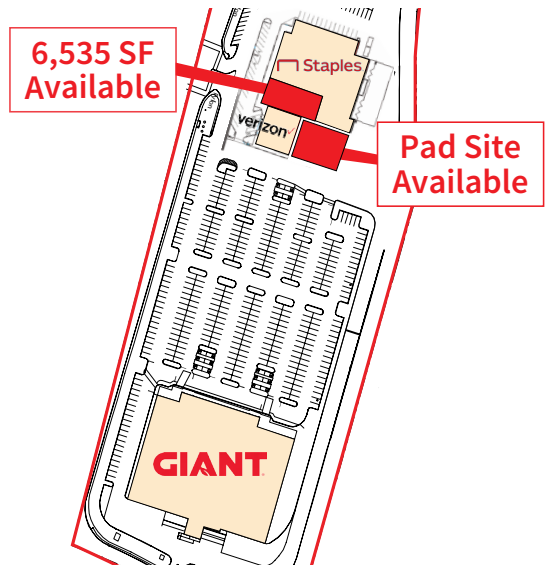
EQUITY RETAIL BROKERS

JOIN **GIANT** **Staples** **Orangetheory** **verizon** and more!



PROPERTY FEATURES & DETAILS

- Grocery-anchored, well positioned in the market, heavy traffic count & great visibility
- Join Giant Food, Verizon, Staples, Orange Theory Fitness and more!
- Pad Site available for lease/ground lease
- Signalized access to Route 1 & Route 320
- Strong Traffic Counts:
 - Rt 1/State Rd - 48,268 ADT,
 - Rt 320 Sproul Rd - 27,770 ADT



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SPRINGFIELD SHOPPING CENTER

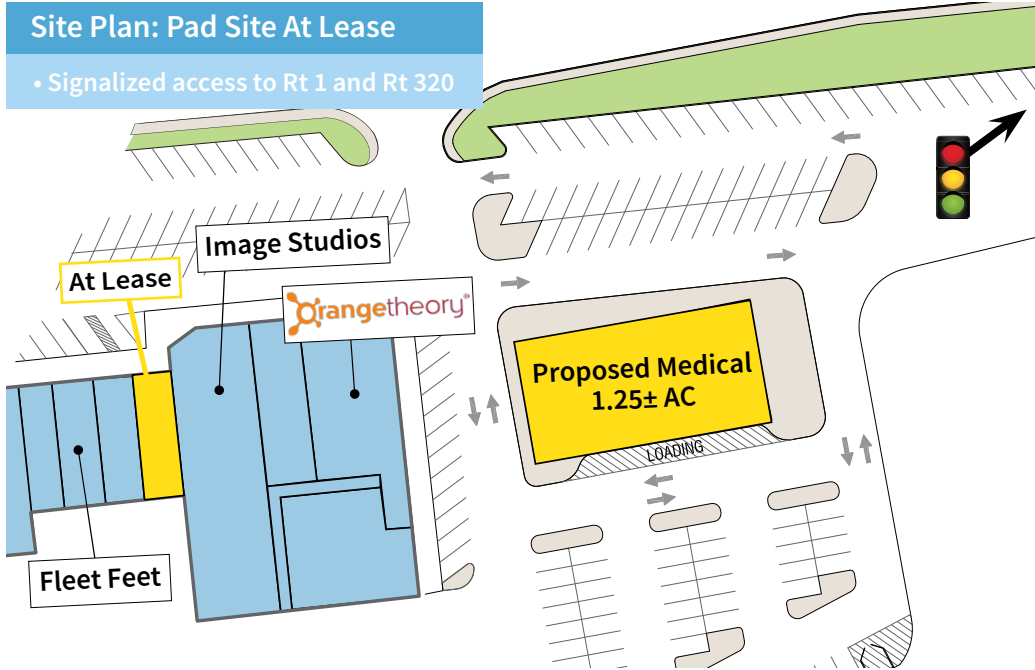
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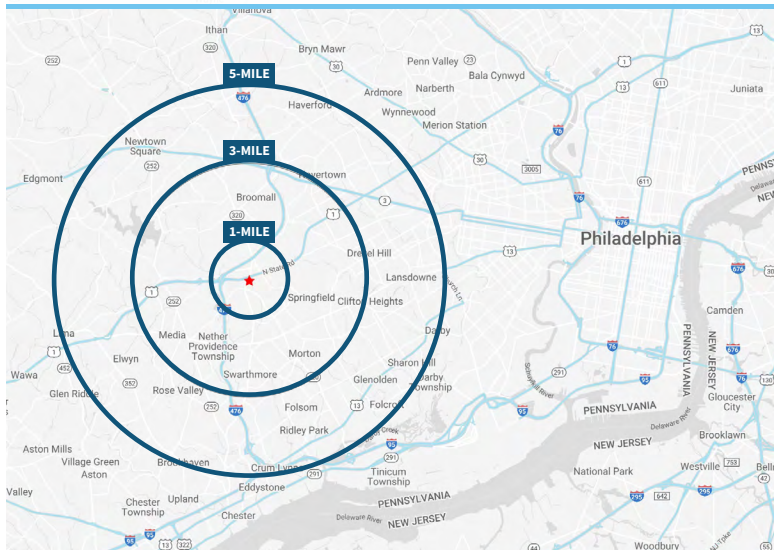
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Site Plan: Pad Site At Lease

- Signalized access to Rt 1 and Rt 320



Demographic Overview (1, 3, 5-mile radius)



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,630	115,454	359,607
Average HHI	\$198,891	\$150,880	\$132,997
Adj Daytime Demos (16+)	5,364	74,333	214,095

Demographic Data Source: Applied Geographic Solutions, 2023 (REGIS)

The right space. The right move.



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MARKET AERIAL

Springfield Shopping Center | Delaware County, PA

EQUITY RETAIL BROKERS

Marple Crossroads Shopping Center

Walmart OLD NAVY Burlington
AMC THEATRES Marshalls DSW
PET SMART JOANN five BELOW
carter's SALLY BEAUTY CHIPOTLE MEXICAN GRILL



320

Sprout Road
26,770 ADT



Springfield Road

21,429 ADT

476

1

State Road
48,268 ADT



6,535 SF Available

Proposed Medical
1.25± AC

1,200 SF
At Lease

Pad Site
Available

SITE: Springfield Shopping Center

GIANT Staples Orangetheory FITNESS
empire HEALTHY SCHOOLS ATI PHYSICAL THERAPY verizon
GOLFTEC Capriotti's PASTRY ARTS

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)

Compliments of:

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