



Radnor Township | 503 West Lancaster Avenue | Wayne | Pennsylvania
For more information visit: www.eaglevillageshops.com

ENDCAP & INLINE AVAILABLE FOR LEASE

COMPLIMENTS OF:

EQUITY RETAIL BROKERS

LEASING AGENT

David Goodman | 610.645.7700 x119
dgoodman@equityretailbrokers.com
www.equityretailbrokers.com

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Office: 610.645.7700 · Fax: 610.645.5454

**ADDRESS**

503 Lancaster Avenue
Radnor Township / Wayne
Delaware County, Pennsylvania

SPACE AVAILABLE

Unit	SQ FT	Type	Building # & Details
900	1,793 SF	Endcap	9 – At Lease

PROPERTY DESCRIPTION

- Eagle Village Shops is an open-air lifestyle center with a quaint village feel
- 14 buildings, 30 tenants and approximately 72,400 SF
- Brick paved walkways, beautifully landscaped grounds and ample storefront parking
- Beautifully landscaped cottage-like shops

PARKING

314 spaces

ACCESS

The village is easily accessed via Lancaster Avenue, a major thoroughfare connecting the heart of several upscale towns on the Main Line.

EXPOSURE

Lancaster Avenue / Route 30 / Main Line

TRAFFIC COUNT

Lancaster Avenue: 22,734± ADT (Source: Placer.ai 2021)

TENANT MIX

- Valley Forge Flowers, an award-winning florist, cafe and gift shop.
- More than two dozen high-end retail shops including clothing, jewelry, home furnishings, flowers, gifts, home theatre, and stereo.
- Autograph Brasserie, Marty Grims' renowned restaurant
- An assortment of personal services including architecture, beauty, fitness and massage.
- Taste of Britain, a quaint tea shop featuring a wide selection of British groceries and teas.

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AREA DEMOGRAPHICS

	3 -MILE	5-MILE	10-MILE
2022 Population*	50,583	146,609	746,615
% Female	51.7%	51.9%	51.5%
Median Age	41.9	41.1	40.5
Households*	20,075	56,338	292,236
Average Household Size	2.4	2.4	2.5
Average Household Income*	\$184,651	\$170,725	\$135,304
*estimated Source: AGS Demographics 06/2022			

MORE AREA DETAILS

ADI Claritas Ranking
3 Mile Radius – 71% of HH in US
top nine lifestyle segments

Close to many Main Line Universities:

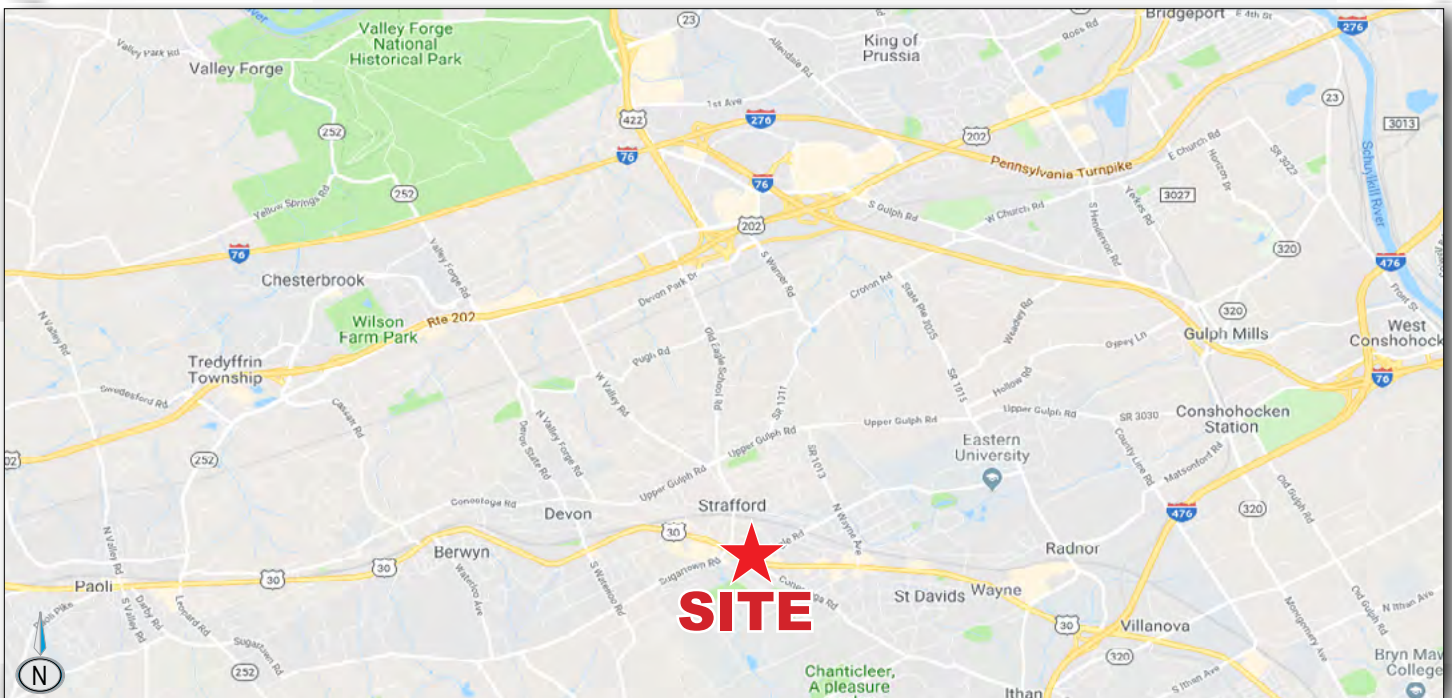
Bryn Mawr College
Cabrin College
Eastern University
Haverford College
Saint Joseph's University
Valley Forge Military Academy
Villanova University

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- Restaurants
- Shops
- Available
- At Lease

SHOPS

A Taste of Britain.....	400
Barn at Valley Forge Flowers, The.....	1000
Brian M. Smaul, Ltd.	910
Cottage at Valley Forge Flowers, The...	300
Chapman Windows & Doors.....	1105
EV Nail Salon.....	640
Exquisite Designs.....	1400
Gentlemen's Choice Barber.....	920
Grey Colt, The.....	525
Hand and Stone Massage & Facial Spa...	830
Interiors for the Home.....	210
J. McLaughlin.....	600
La Technique Fitness.....	810

Little House Shop, The.....	1300
Little House Children's Shop.....	630
Main Line Sound & Video.....	800
NIC+ZOE.....	520
Prins & Volkhardt Jewelers.....	200
Pure Barre.....	930
Sara Campbell.....	500
SewRob.....	940
Valley Forge Flowers.....	1200
Village Salon, The.....	1100
Wedding Shoppe, The.....	110

RESTAURANTS

A Taste of Britain.....	420
Autograph Brasserie.....	700
Café Fleur - The Cottage.....	300
Café Fleur - Valley Forge Flowers.....	1200
Silverspoon, The.....	1110

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For More Information Regarding this Leasing Opportunity Please Contact:

EQUITY RETAIL BROKERS

Equity Retail Brokers – Retail Real Estate Experts

Leasing Agent, 610.645.7700: David Goodman, x119 & Ken McEvoy, x126

Equity Retail Brokers has a dedicated team ready to help you and your company.

We can assist with the following and much more:

- **Investment Sales** - With personal contact, high quality marketing materials, and aggressive campaigns, we direct all of our resources towards bringing a property to the attention of buyers.
- **Leasing** - We provide our unique knowledge capital of geographic markets and use our extensive in-house resources to create compelling marketing tools for your property.
- **Asset Management** - Our team believes that proactive property management is critical to the present performance and future value of every commercial center.
- **Tenant Representation** - Efficient representation begins with inter-office communication. Our agents specialize in specific geographic regions, so we can access the resources of our own experts. We build solid, trusted relationships, and we work hard to bring tenants and landlords together.

Teamwork makes us different. Teamwork gets results. Equity Retail Brokers agents share strengths, contacts, and state-of-the-art resources for market analysis, mapping and demographics. For national chains and local merchants, for new rollouts and expansions, for stores and space of every size. We deliver deals that work.

Retail Brokers Network

Equity Retail Brokers is an active member of the Retail Brokers Network. The network's 65 independent retail real estate offices work together to provide local expertise to clients across North America. As a result, RBN members have a keen understanding of the commercial real estate market and access to thousand of buyers, users and tenants that can close on a transaction.

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