

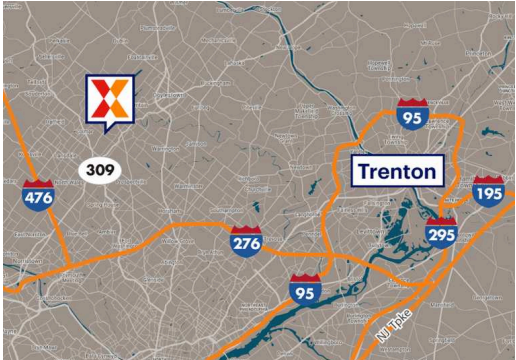


Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

# NEW BRITAIN VILLAGE SQUARE

40.2646, -75.2262  
4275 County Line Road | Chalfont, PA 18914

CENTER SIZE: 143,716 SF



| DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------|-----------|-----------|-----------|
| 👤👤👤          | 8,883     | 52,263    | 135,568   |
| 🏠            | 3,387     | 19,219    | 50,851    |
| 💰            | \$118,410 | \$123,007 | \$113,935 |

Located at the busy intersection of County Line Rd and Butler Ave with visibility from 36,000+ vehicles daily

Retail space surrounded by an affluent population with an average household income of \$123,000+ within 3 miles

Giant Food-anchored center with a strong lineup of national retailers including Anytime Fitness, Great Clips, Wells Fargo & McDonald's

Close proximity to Delaware Valley College with 2,000+ students

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### AVAILABLE SPACE

|    |          |    |          |
|----|----------|----|----------|
| 04 | 3,200 SF | 15 | 2,418 SF |
| 06 | 3,098 SF | 17 | 1,050 SF |
| 07 | 3,459 SF |    |          |
| 10 | 2,725 SF |    |          |
| 11 | 5,040 SF |    |          |

### CURRENT RETAILERS

|     |                                 |           |
|-----|---------------------------------|-----------|
| 01  | Giant Food                      | 57,951 SF |
| 02  | Cutter's Mill                   | 8,536 SF  |
| 03  | Bagel Barn                      | 3,200 SF  |
| 05  | Primo Hoagies                   | 1,750 SF  |
| 07A | AYA Kitchen                     | 2,400 SF  |
| 08  | New Britain Cleaners            | 2,414 SF  |
| 09  | Ha-Chi Japanese Restaurant      | 2,066 SF  |
| 12  | The Happy Mixer                 | 1,600 SF  |
| 13  | Gordon Florist                  | 1,600 SF  |
| 14  | Quaint Oak Insurance            | 1,600 SF  |
| 16  | Blue Dog Family Tavern          | 3,958 SF  |
| 18  | Home Care Assistance            | 1,050 SF  |
| 19  | Kempo Karate                    | 1,050 SF  |
| 20  | Bentleys Business Services      | 1,050 SF  |
| 21  | Salon Industry                  | 1,400 SF  |
| 22  | V. Nail Salon                   | 1,150 SF  |
| 23  | Great Clips                     | 1,200 SF  |
| 24  | County Line Veterinary Hospital | 4,837 SF  |
| 25  | Mariner Finance                 | 2,414 SF  |
| 26  | Randazzo Pizza                  | 3,480 SF  |
| 27  | Wine & Spirits Shoppe           | 9,982 SF  |
| 28  | Wells Fargo                     | 3,080 SF  |
| 29  | McDonald's                      | 4,500 SF  |

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