

Pad Available

Warrington, Pennsylvania

Route 611 & Valley Square Boulevard

Join Nearby Retailers: *Wegmans*



Property Information

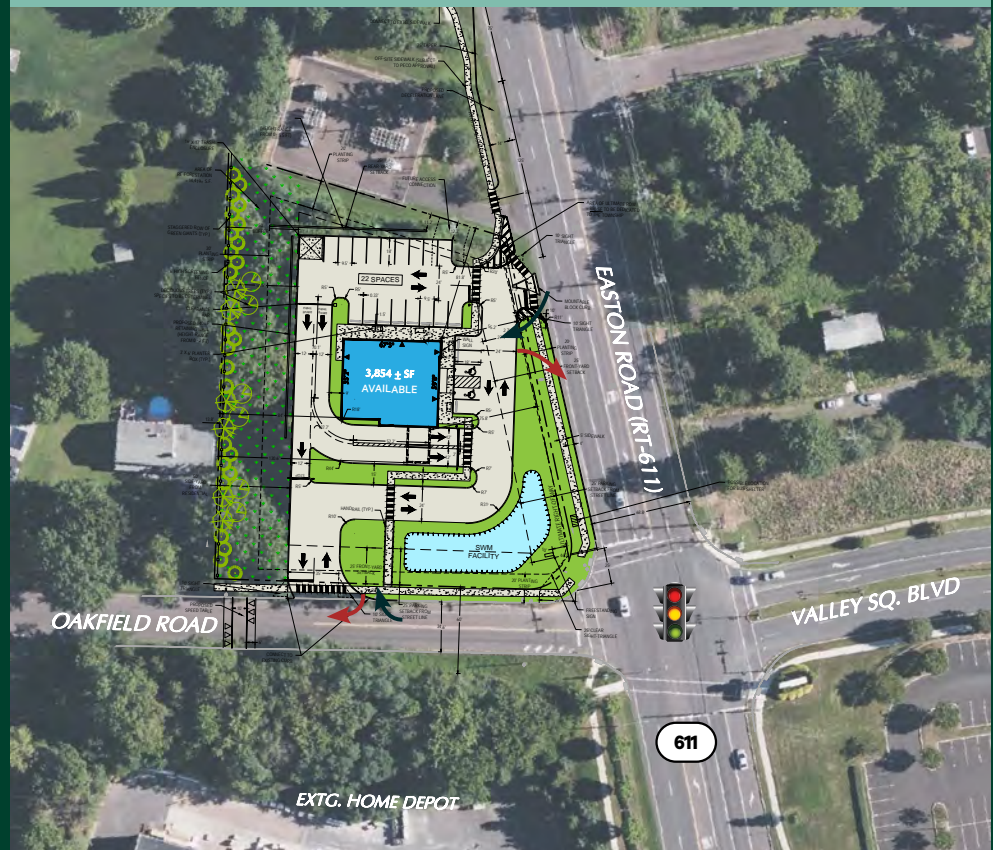
- + Highly visible pad sites along Route 611
- + 5-mile population: 152,472
- + 2.2 Million visitors to The Shops at Valley Square in the Last 12 Months
- + Co-Tenancy of top performing National anchors and restaurants with historically successful sales
- + Signalized access on Route 611
- + Ideal for a branch bank opportunity or medical

Contact Us

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Conceptual Site Plan



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Route 611 & Valley Square Boulevard | Warrington, PA 18976

For Lease

Conceptual Site Plan



2023 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,608	55,260	154,750
Average Household Income	\$130,321	\$153,827	\$153,651
Median Household Income	\$99,121	\$114,195	\$109,627
Daytime Population	9,190	47,830	151,698



154,750

Total Population Within 5 Miles



\$153,651

Average Household Income Within 5 Miles



151,698

Daytime Population Within 5 Miles

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