



±55,000 VPD

±28,000 VPD

100



EAGLEVIEW
CROSSING

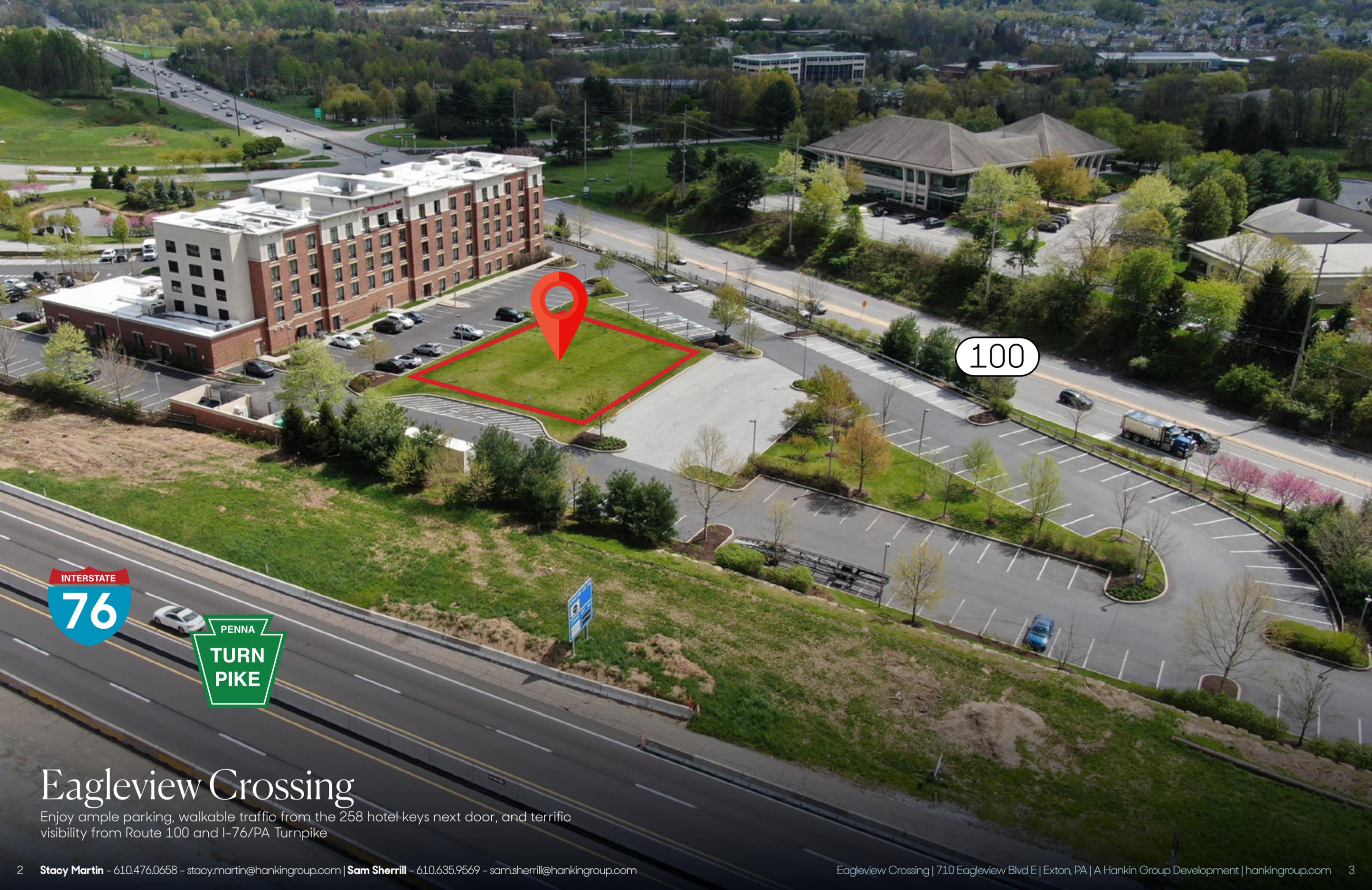
Highly Visible
±8,000 SF Retail Pad

710 Eagleview Blvd E
Exton, PA



Hankin
Group

hankingroup.com



100

INTERSTATE
76

PENNA
**TURN
PIKE**

Eagleview Crossing

Enjoy ample parking, walkable traffic from the 258 hotel keys next door, and terrific visibility from Route 100 and I-76/PA Turnpike



±55,000 VPD



Property Overview

This pad site is located in Eagleview Crossing, the hospitality district of Eagleview. Positioned next to 2 high-performing hotels (258 keys) and sandwiched between Route 100 and I-76/PA Turnpike, this site offers a year-round captive audience and visibility to ±83,000 vehicles per day.

Property Size	Up to ±8,000 SF
Dimensions	80' x 100'
Parking	135 spaces (16.9:1,000)
Signage	Multiple highly visible signage locations available
Township	Uwhclan
Zoning	Retail



Adjacent Hotels Offer a Captive Audience

81K
Guests Annually

258
Rooms

Upper Mid
Class
Smith Travel
Research Rating

Corporate Demand
Drives Higher Volume
Mon-Wed

Higher Demand for
Private
Dining



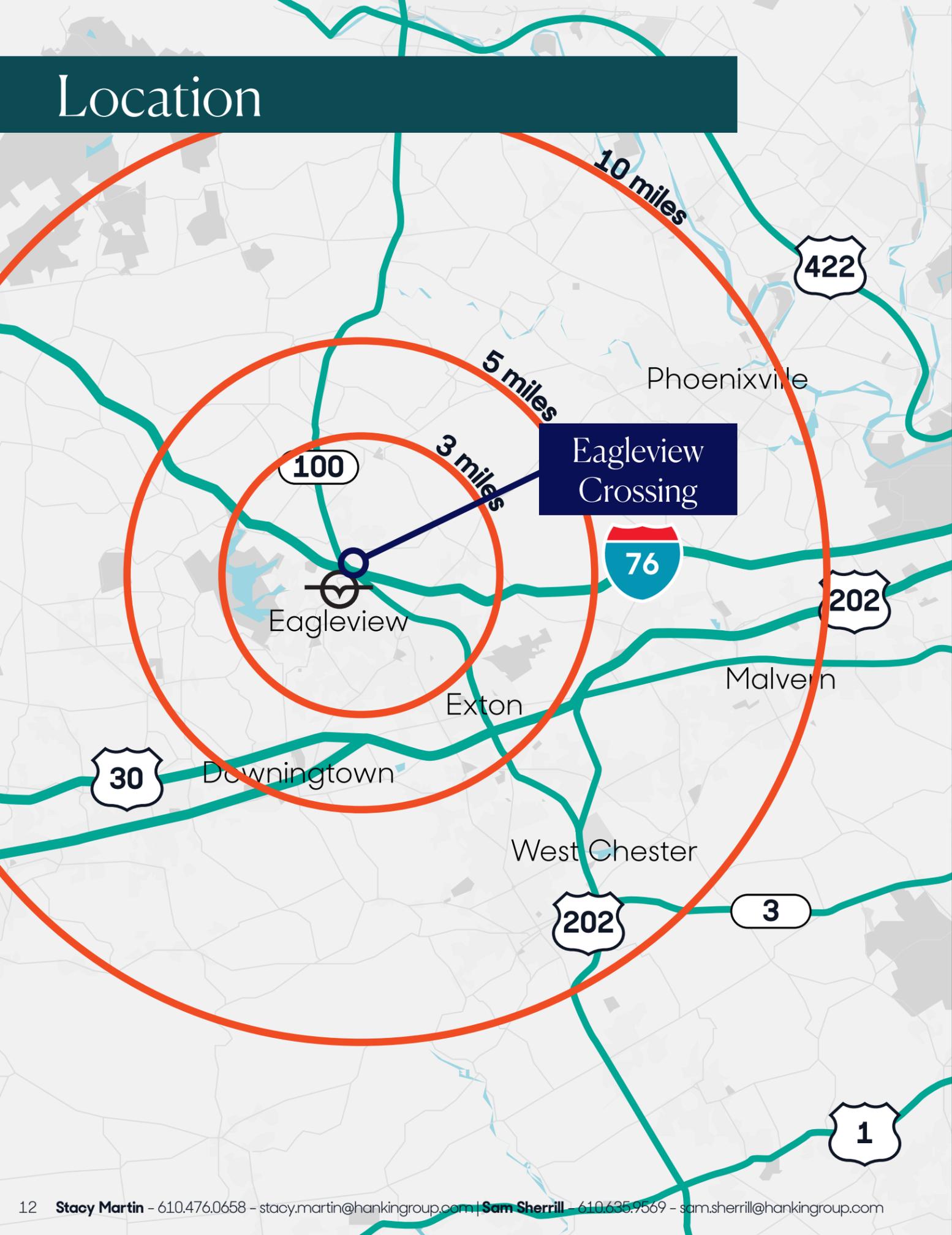
Great Visibility



Off-Site Signage



Location



Demographics

3 Mile Radius

37K
Pop Est

13K
HHs Est

\$200K
Avg Income Est

39.7
Median Age Est

5 Mile Radius

81K
Pop Est

30K
HHs Est

\$184K
Avg Income Est

40.4
Median Age Est

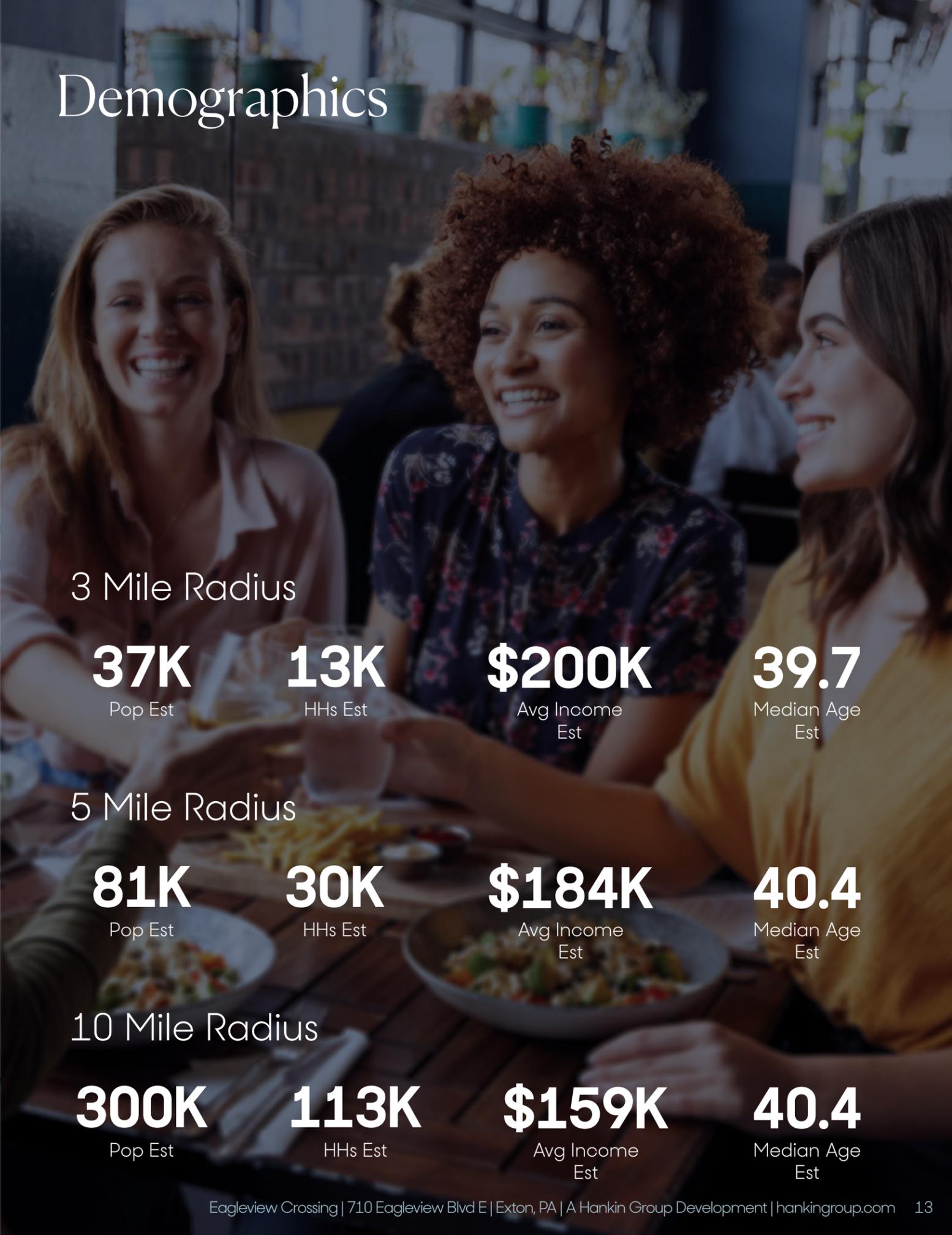
10 Mile Radius

300K
Pop Est

113K
HHs Est

\$159K
Avg Income Est

40.4
Median Age Est



At the Crossroads

Central to the region's retail experiences and at the crossroads of Route 100 and I-76/PA Turnpike offers visibility to ±83,000 vehicles per day.



Approx 55,000 VPD

Approx 28,000 VPD





PENNSYLVANIA TURNPIKE



PENNSYLVANIA TURNPIKE

← TO READING

TO → I-76 PHILADELPHIA

Hilton Garden Inn SPRINGHILL SUITES MARRIOTT

ROUTE 100

100

EXIT 312 DOWNINGTOWN INTERCHANGE

TO → ROUTE 113 ROUTE 202 WEST CHESTER

ROUTE 100

TO → ROUTE 113

EAGLEVIEW BLVD

Walking Pathway



TO → EAGLEVIEW BLVD

DOWLIN FORGE ROAD

DOWLIN FORGE ROAD

DOWLIN FORGE ROAD

DEEP WILLOW DRIVE

- Retail
- Hospitality
- Commercial
- Multifamily
- Single Family

Welcome to Eagleview

Located just minutes from the PA Turnpike Exit 312, Eagleview is an award-winning mixed use planned development on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Eagleview is designed for a "walkable" lifestyle; it includes sidewalks, jogging paths and greenways that integrate home, market and workplace.

About the Developer



Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

Community

We show appreciation for the people who occupy and enjoy our spaces.



Award Winning Property Management

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.



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