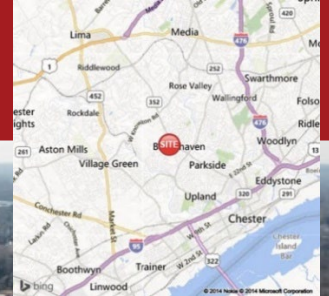


The Shoppes at Brookhaven - Premier Retail Space Available

150,000 sf center featuring Giant Foods, LA Fitness, Fine Wine & Good Spirits, Chili's, Chick-fil-A, Starbucks, and more

Signalized intersection of Edgmont Avenue & Coebourn Boulevard
For Lease | 2,500 - 3,700 sf pad site; 3,209 sf inline (former PetValu)



Location

- Center located at the signalized intersection of Edgmont Avenue & Coebourn Boulevard in Brookhaven, PA.
- 28,000 ADT on Edgmont Avenue.
- Nearby Retailers - Lowes, ShopRite, Aldi, Wawa, Citizens Bank, Verizon, Burger King, and more.

Description

- Pad site at entrance available for lease. 2,500 - 3,000 sf with drive through. Up to 3,700 sf without drive through.
- 1200 - 3,209 sf of inline space (divisible) formerly PetValu available for lease.
- Tenants - Giant, LA Fitness, Starbucks, Fine Wine & Good Spirits, Chili's, Chick-fil-A, Smashburger, Hand & Stone Massage, Hair Cuttery, AT&T, SportClips, Mavis Tire, MedExpress, Franklin Mint, European Wax Center & ATI Physical Therapy – just signed.



CONTACT INFORMATION

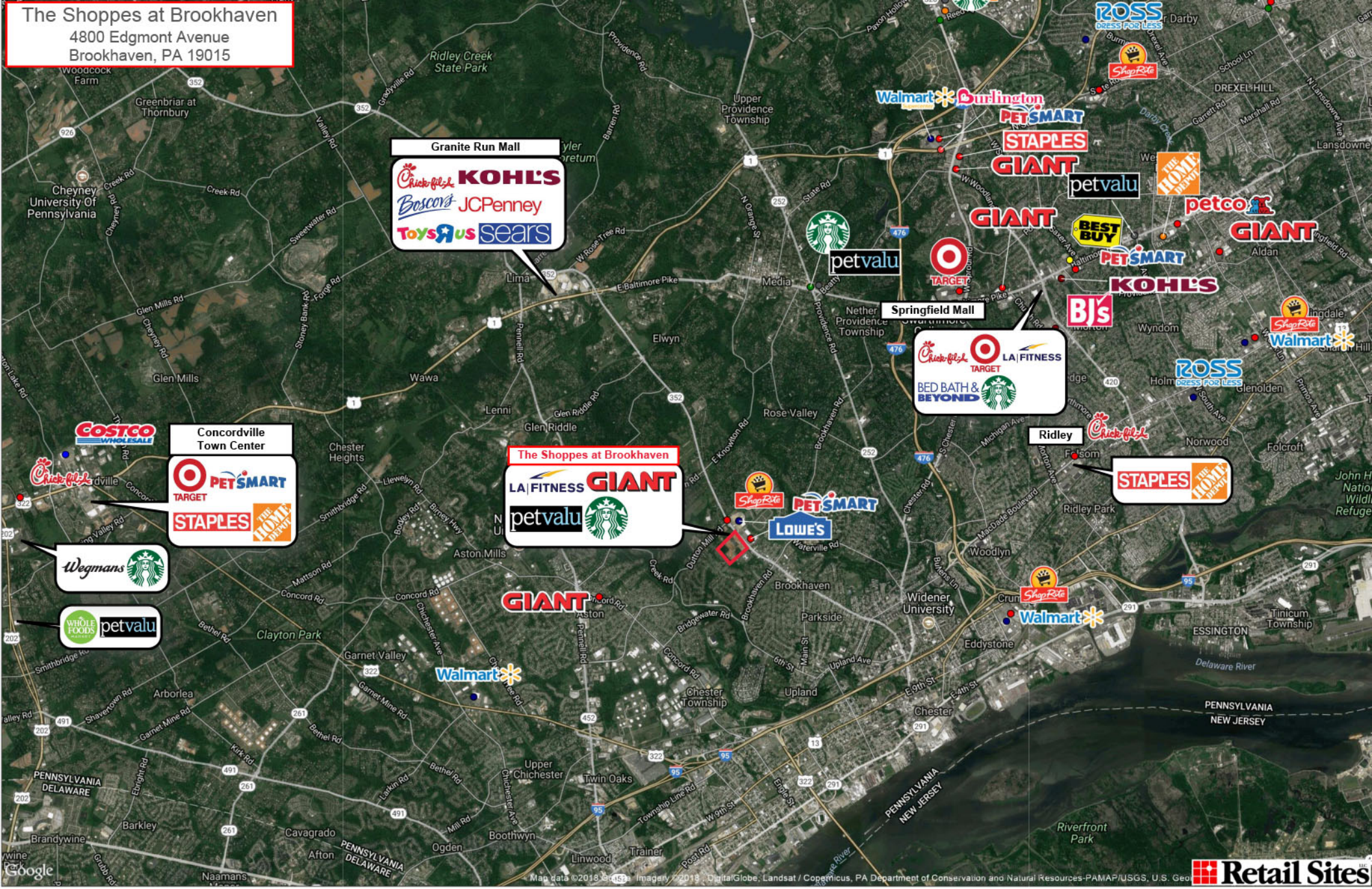


Tyler Arsenault
(856) 778-4900 | tarsenault@retailsites.net

Cell: (609) 751- 2965
www.retailsites.net

The Shoppes at Brookhaven

4800 Edgmont Avenue
Brookhaven, PA 19015



Granite Run Mall

- Chick-fil-A
- KOHL'S**
- Boscov's
- JCPenney
- Toys R Us
- Sears

Springfield Mall

- Walmart
- Curlington
- PETSMART
- STAPLES
- GIANT
- petvalu
- THE HOME DEPOT
- petco
- GIANT
- BEST BUY
- PETSMART
- KOHL'S
- Target
- Starbucks
- petvalu
- BI'S
- Walmart
- ShopRite

Springfield Mall

- Chick-fil-A
- Target
- LA FITNESS
- BED BATH & BEYOND
- Starbucks

Concordville Town Center

- Costco
- Chick-fil-A
- Target
- PETSMART
- STAPLES
- THE HOME DEPOT

The Shoppes at Brookhaven

- LA FITNESS
- GIANT
- petvalu
- Starbucks

Ridley

- Chick-fil-A
- STAPLES
- THE HOME DEPOT

Wegmans

- Starbucks

WHOLE FOODS

- petvalu

Walmart



ShopRite

LOWE'S

ALDI

Wawa

Fred's

verizon

Citizens Bank

Citadel

MedExpress
PHARMACY MAIL
POSTAL CREDIT UNION

BUCKEYE KING

Pad Site Available



ATI
Starbucks
EUROPEAN WINE CENTER
AT&T

chilis

Chick-fil-A

The Shoppes at Brookhaven
Retail Sites

AVAILABLE
3,209 sq ft
HAIR CUTTERY

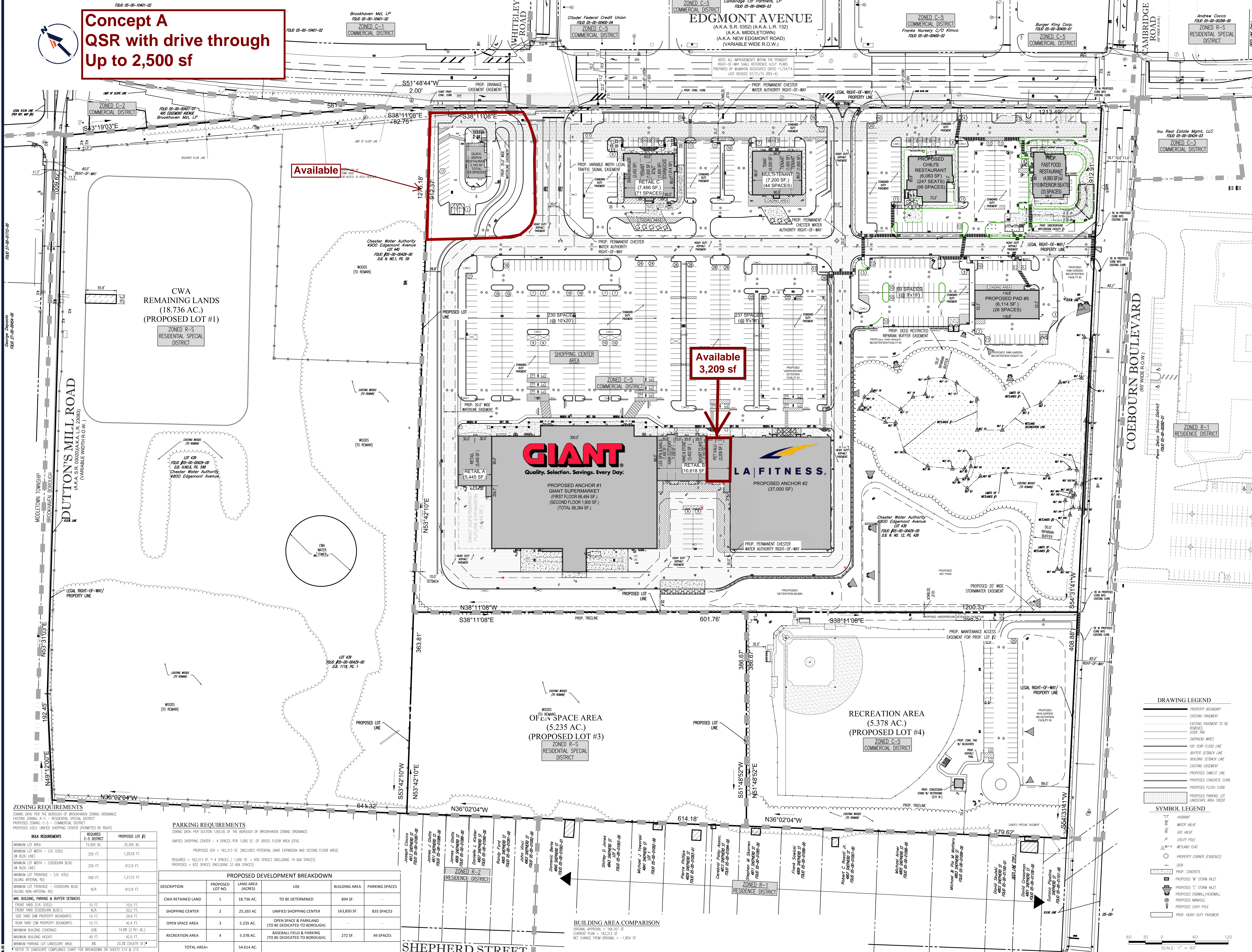
HAND & STONE
SportClips

GIANT

LA FITNESS



**Concept A
QSR with drive through
Up to 2,500 sf**



ZONING REQUIREMENTS

ZONING DATA: PER THE BOROUGH OF BROOKHAVEN ZONING ORDINANCE
EXISTING ZONING: R-S - RESIDENTIAL SPECIAL DISTRICT
PROPOSED ZONING: C-5 - COMMERCIAL DISTRICT
PROPOSED USES: UNIFIED SHOPPING CENTER (PERMITTED BY RIGHT)

BULK REQUIREMENTS	REQUIRED C-5 DISTRICT	PROPOSED LOT #2
MINIMUM LOT AREA	15,000 AC.	25,265 AC.
MINIMUM LOT WIDTH - S.R. 0352	250 FT.	1,203.8 FT.
MINIMUM LOT WIDTH - COEBOURN BLVD. (ON BLDG. LINES)	250 FT.	912.9 FT.
MINIMUM LOT FRONTAGE - S.R. 0352 (ALONG ARTERIAL ROAD)	500 FT.	1,213.5 FT.
MINIMUM LOT FRONTAGE - COEBOURN BLVD. (ALONG 100'-WIDE SIDEWALK)	N/A	912.9 FT.
MIN. BUILDING, PARKING & BUFFER SETBACKS		
FRONT YARD (S.R. 0352)	10 FT.	10.0 FT.
FRONT YARD (COEBOURN BLVD.)	N/A	20.2 FT.
SIDE YARD (ON PROPERTY BOUNDARY)	10 FT.	29.9 FT.
REAR YARD (ON PROPERTY BOUNDARY)	10 FT.	24.4 FT.
MINIMUM BUILDING COVERAGE	20%	14.9% (3,761 AC.)
MINIMUM BUILDING HEIGHT	45 FT.	45.0 FT.
MINIMUM PARKING LOT LANDSCAPE AREA	50	20.3% (5,679 SQ. FT.)

* REFER TO LANDSCAPE COMPLIANCE CHART FOR BREAKDOWN ON SHEETS C14 & C15.

PARKING REQUIREMENTS

ZONING DATA: PER SECTION 126.05 OF THE BOROUGH OF BROOKHAVEN ZONING ORDINANCE
UNIFIED SHOPPING CENTER - 4 SPACES PER 1,000 SF. OF GROSS FLOOR AREA (GFA)
PROPOSED GFA = 162,313 SF. (INCLUDES POTENTIAL GIANT EXPANSION AND SECOND FLOOR AREA)
REQUIRED = 162,313 SF. * 4 SPACES / 1,000 SF. = 650 SPACES (INCLUDING 14 ADA SPACES)
PROPOSED = 832 SPACES (INCLUDING 33 ADA SPACES)

DESCRIPTION	PROPOSED LOT NO.	LAND AREA (ACRES)	USE	BUILDING AREA	PARKING SPACES
CWA RETAINED LAND	1	18.736 AC.	TO BE DETERMINED	894 SF.	
SHOPPING CENTER	2	25.265 AC.	UNIFIED SHOPPING CENTER	163,850 SF.	835 SPACES
OPEN SPACE AREA	3	5.235 AC.	OPEN SPACE & PARKLAND (TO BE DEDICATED TO BOROUGH)		
RECREATION AREA	4	5.378 AC.	BASEBALL FIELD & PARKING (TO BE DEDICATED TO BOROUGH)	272 SF.	49 SPACES
TOTAL AREA		54.614 AC.			

PROPOSED DEVELOPMENT BREAKDOWN

DESCRIPTION	PROPOSED LOT NO.	LAND AREA (ACRES)	USE	BUILDING AREA	PARKING SPACES
CWA RETAINED LAND	1	18.736 AC.	TO BE DETERMINED	894 SF.	
SHOPPING CENTER	2	25.265 AC.	UNIFIED SHOPPING CENTER	163,850 SF.	835 SPACES
OPEN SPACE AREA	3	5.235 AC.	OPEN SPACE & PARKLAND (TO BE DEDICATED TO BOROUGH)		
RECREATION AREA	4	5.378 AC.	BASEBALL FIELD & PARKING (TO BE DEDICATED TO BOROUGH)	272 SF.	49 SPACES
TOTAL AREA		54.614 AC.			

BUILDING AREA COMPARISON

ORIGINAL APPROVAL = 184,167 SF
CURRENT PLAN = 162,313 SF
NET CHANGE FROM ORIGINAL = -21,854 SF

DRAWING LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- GRADE PALE
- OVERHEAD WIRES
- 100 YEAR FLOOD LINE
- BUFFER SETBACK LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED PARKING LOT LANDSCAPE AREA CREDIT

SYMBOL LEGEND

- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- UTILITY FLAG
- PROPERTY CORNER (EVIDENCE)
- SDN
- PROP. CONCRETE
- PROP. 'M' STORM INLET
- PROP. 'C' STORM INLET
- PROP. SLOTTED/HEADWALL
- PROP. MANHOLE
- PROP. LIGHT POLE
- PROP. HEAVY DUTY PAVEMENT

BOHLER
SITE CIVIL AND CONSTRUCTION ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LABOR SCHEDULING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
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YOU MUST CALL BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-943-5778
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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: PY192044
DRAWN BY: RMB
CHECKED BY: JAB
DATE: 6/17/2020
CAD I.D.: PY192044_OA_LANDDEV3

CONCEPT PLANS

FOR
BROOKHAVEN ACQUISITION LP

THE SHOPS AT BROOKHAVEN

4900 - 4900 EDGMONT AVE
BOROUGH OF BROOKHAVEN
DELAWARE COUNTY, PA

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE009008
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NEW JERSEY LICENSE NO. 246059/296900

OVERALL SITE PLAN
6/17/2020

SHEET NUMBER:
OA-1

ORG. DATE: 6/15/2020

FOLIO 05-00-10401-02
ZONED C-1
COMMERCIAL DISTRICT

FOLIO 05-00-00400-04
ZONED C-5
COMMERCIAL DISTRICT

EDGEMONT
(A.K.A.)
(A.K.A.)
(VA)

Concept B
Retail without drive through
Up to 3,700 sf

Available

25' FROM CENTER LINE OF
OLD MIDDLETOWN ROAD
(VACATED) FOR ACCESS TO PECO FACILITIES

158.00

150.00

S51°48'44"W
2.00'

S38°11'08"E
82.75

1276.18'

912.37'

FF=142.90

141.00

FF=138.50

RETAIL C
(7,466 SF.)
(71 SPACES)

134.50

137.80

135.25

133.63

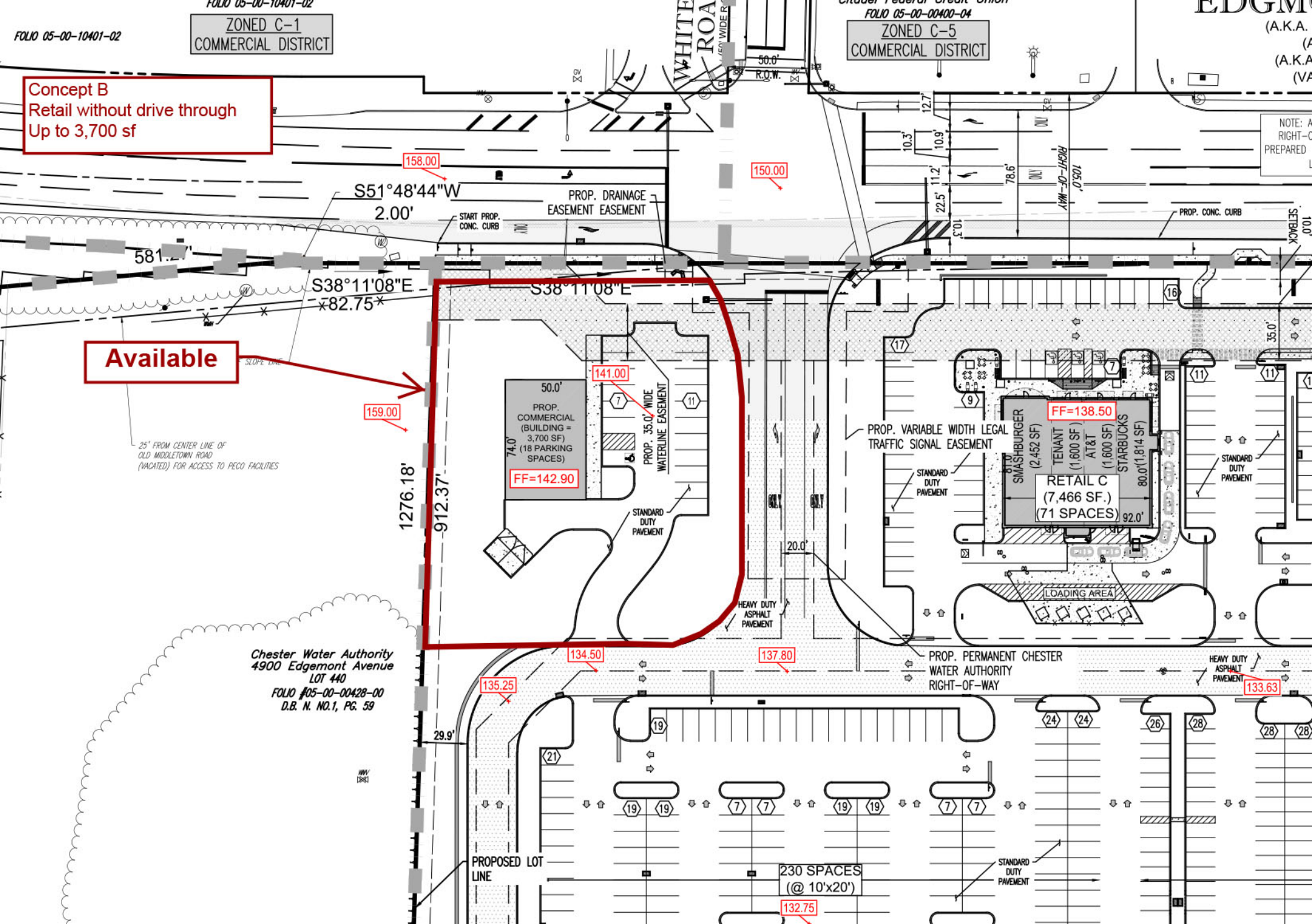
Chester Water Authority
4900 Edgmont Avenue
LOT 440
FOLIO #05-00-00428-00
D.B. N. NO.1, PG. 59

PROPOSED LOT
LINE

230 SPACES
(@ 10'x20')

132.75

FOLIO 05-00-10401-02



EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8756/-75.3945

RF5

4754 PA-352

Brookhaven, PA 19015

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2018)	12,353	108,934	213,199
Projected Population (2023)	12,296	110,993	215,302
Census Population (2010)	12,197	108,047	210,971
Census Population (2000)	12,206	112,111	214,216
Projected Annual Growth (2018 to 2023)	-57 -0.1%	2,059 0.4%	2,103 0.2%
Historical Annual Growth (2010 to 2018)	156 0.2%	887 0.1%	2,228 0.1%
Historical Annual Growth (2000 to 2010)	-9 -	-4,064 -0.4%	-3,245 -0.2%
Estimated Population Density (2018)	3,933 <i>psm</i>	3,854 <i>psm</i>	2,716 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2018)	5,421	41,319	82,170
Projected Households (2023)	5,467	42,632	84,089
Census Households (2010)	5,275	40,336	79,926
Census Households (2000)	5,175	41,440	80,619
Estimated Households with Children (2018)	1,405 25.9%	13,118 31.7%	25,106 30.6%
Estimated Average Household Size (2018)	2.28	2.50	2.49

Average Household Income

Estimated Average Household Income (2018)	\$93,359	\$87,268	\$95,848
Projected Average Household Income (2023)	\$115,767	\$106,619	\$118,019
Estimated Average Family Income (2018)	\$121,907	\$106,078	\$118,154

Median Household Income

Estimated Median Household Income (2018)	\$78,888	\$69,749	\$77,937
Projected Median Household Income (2023)	\$90,652	\$79,711	\$89,500
Estimated Median Family Income (2018)	\$100,905	\$89,055	\$98,812

Per Capita Income

Estimated Per Capita Income (2018)	\$40,989	\$33,524	\$37,262
Projected Per Capita Income (2023)	\$51,490	\$41,368	\$46,411
Estimated Per Capita Income 5 Year Growth	\$10,501 25.6%	\$7,844 23.4%	\$9,149 24.6%
Estimated Average Household Net Worth (2018)	\$940,781	\$846,729	\$952,564

Daytime Demos (2018)

Total Businesses	356	4,143	8,615
Total Employees	3,190	43,999	92,834
Company Headquarter Businesses	- -	19 0.5%	37 0.4%
Company Headquarter Employees	3 0.1%	2,078 4.7%	3,613 3.9%
Employee Population per Business	9.0	10.6	10.8
Residential Population per Business	34.7	26.3	24.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8756/-75.3945

RF5

4754 PA-352

Brookhaven, PA 19015

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	10,519	85.2%	64,860	59.5%	152,953	71.7%
Black or African American (2018)	986	8.0%	35,775	32.8%	45,001	21.1%
American Indian or Alaska Native (2018)	14	0.1%	236	0.2%	381	0.2%
Asian (2018)	540	4.4%	3,185	2.9%	7,380	3.5%
Hawaiian or Pacific Islander (2018)	-	-	39	-	55	-
Other Race (2018)	54	0.4%	2,022	1.9%	2,647	1.2%
Two or More Races (2018)	240	1.9%	2,817	2.6%	4,783	2.2%
Not Hispanic or Latino Population (2018)	11,986	97.0%	102,852	94.4%	204,192	95.8%
Hispanic or Latino Population (2018)	367	3.0%	6,082	5.6%	9,007	4.2%
Not Hispanic or Latino Population (2023)	11,841	96.3%	103,507	93.3%	204,168	94.8%
Hispanic or Latino Population (2023)	455	3.7%	7,485	6.7%	11,133	5.2%
Not Hispanic or Latino Population (2010)	11,939	97.9%	103,162	95.5%	204,007	96.7%
Hispanic or Latino Population (2010)	258	2.1%	4,885	4.5%	6,964	3.3%
Not Hispanic or Latino Population (2000)	12,052	98.7%	109,034	97.3%	210,114	98.1%
Hispanic or Latino Population (2000)	154	1.3%	3,078	2.7%	4,103	1.9%
Projected Hispanic Annual Growth (2018 to 2023)	88	4.8%	1,404	4.6%	2,127	4.7%
Historic Hispanic Annual Growth (2000 to 2018)	213	7.7%	3,004	5.4%	4,904	6.6%

Age Distribution (2018)

Age Under 5	657	5.3%	6,763	6.2%	12,393	5.8%
Age 5 to 9 Years	642	5.2%	6,714	6.2%	12,550	5.9%
Age 10 to 14 Years	658	5.3%	6,737	6.2%	12,841	6.0%
Age 15 to 19 Years	604	4.9%	7,917	7.3%	14,291	6.7%
Age 20 to 24 Years	633	5.1%	8,322	7.6%	14,414	6.8%
Age 25 to 29 Years	914	7.4%	7,428	6.8%	14,019	6.6%
Age 30 to 34 Years	829	6.7%	6,731	6.2%	13,247	6.2%
Age 35 to 39 Years	863	7.0%	6,563	6.0%	12,921	6.1%
Age 40 to 44 Years	710	5.7%	5,843	5.4%	11,801	5.5%
Age 45 to 49 Years	769	6.2%	6,506	6.0%	13,259	6.2%
Age 50 to 54 Years	871	7.1%	7,196	6.6%	14,582	6.8%
Age 55 to 59 Years	924	7.5%	7,726	7.1%	15,940	7.5%
Age 60 to 64 Years	921	7.5%	7,362	6.8%	14,976	7.0%
Age 65 to 74 Years	1,388	11.2%	9,870	9.1%	20,034	9.4%
Age 75 to 84 Years	683	5.5%	4,772	4.4%	10,114	4.7%
Age 85 Years or Over	286	2.3%	2,484	2.3%	5,818	2.7%
Median Age	41.7		37.6		39.5	

Gender Age Distribution (2018)

Female Population	6,469	52.4%	56,868	52.2%	110,918	52.0%
Age 0 to 19 Years	1,249	19.3%	13,795	24.3%	25,499	23.0%
Age 20 to 64 Years	3,846	59.5%	32,950	57.9%	64,148	57.8%
Age 65 Years or Over	1,374	21.2%	10,124	17.8%	21,271	19.2%
Female Median Age	44.2		39.5		41.4	
Male Population	5,884	47.6%	52,066	47.8%	102,281	48.0%
Age 0 to 19 Years	1,313	22.3%	14,337	27.5%	26,575	26.0%
Age 20 to 64 Years	3,589	61.0%	30,727	59.0%	61,010	59.6%
Age 65 Years or Over	983	16.7%	7,002	13.4%	14,695	14.4%
Male Median Age	39.3		35.5		37.5	

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