

# Eagle Pointe Village

325-570 SIMPSON DRIVE | CHESTER SPRINGS, PA | 19425



**4,800 SF  
FOR LEASE!**



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY OVERVIEW

Eagle Pointe Shopping Center: Your Premier Retail Destination in Chester Springs. It is just north of the Exton, this center offers the last available space of 4800 SF 2nd generation restaurant space. Join a dynamic community of successful retailers at Eagle Pointe Shopping Center. With a carefully curated mix of national chains, local boutiques, trendy eateries, and specialty stores, our center creates a vibrant shopping experience that draws shoppers from far and wide. At Eagle Pointe Shopping Center, convenience is key. We offer ample parking space for both customers and employees, ensuring a stress-free shopping experience for all visitors. This accessibility makes it effortless for shoppers to frequent your store and explore everything our center has to offer.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	31,962	68,428	121,178
TOTAL EMPLOYEES	15,653	35,481	53,746
AVERAGE HHI	\$229,123	\$205,834	\$198,398
TOTAL HOUSEHOLDS	11,240	25,449	45,124

TRAFFIC COUNTS: **Little Conestoga Rd** ±9,000 VPD | **Pottstown Pike** ±15,000 VPD



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UNIT	TENANT	AREA (SF)
A	Acme	57,473
B	Taekwondo	1,815
C	Dermani Med Spa	1,800
D	Asian Restaurant	1,800
E	Pizza	1,600
F	PA Nails	1,600
G	Uwchlan Cleaners	1,600
H	Supercuts	1,200
<b>I</b>	<b>AVAILABLE</b>	<b>4,800</b>
PAD 1	Mavis Discount Tire	5,350
PAD 2	Goddard School	6,720
PAD 3	Eagle Formal Wear	1,728
PAD 4	Starbucks	3,500
PAD 5	Liberty Union Restaurant	5,000

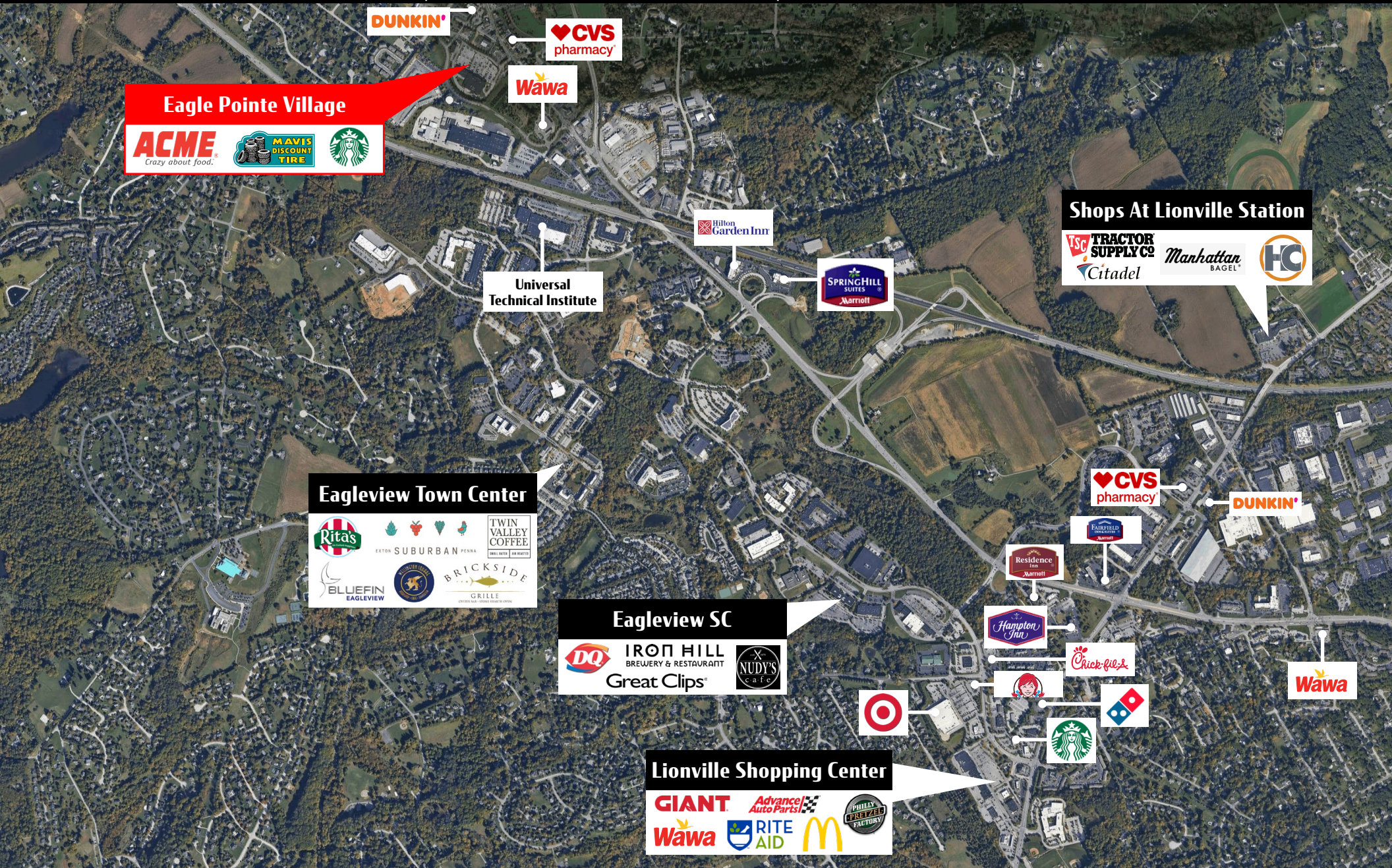




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ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Bill Hess**

BHess@bennettwilliams.com



# About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

