

FOR LEASE

London Grove Village

RETAIL | 550-571 HEPBURN ROAD, 771-1001 GAP NEWPORT PIKE | AVONDALE, PA 19311



OFFERING SUMMARY

Available SF:	1,600 - 5,000 SF
Year Built:	2007
Building Size:	304,949 SF

PROPERTY OVERVIEW

London Grove Village is a 304,949 SF shopping center that hosts anchor Tenants Lowe's, Acme and Goodwill. The center is also home to other large national brands and franchises. Outstanding PAD site rental opportunities, end cap and inline space are available with these strong anchor tenants.

LOCATION OVERVIEW

This is the premier destination shopping center of Southern Chester County. The property is conveniently located between Oxford/Jennersville and Kennett Square just north of Hockessin. This allows easy access to the affluent cities of Chester County and the state of Delaware.

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CORPORATE OFFICES

234 North James Street
Newport, DE 19804
302.999.0708

LEASING INQUIRIES

Timothy "TJ" Spencer, CCIM
Director of Retail Leasing
302.999.0708
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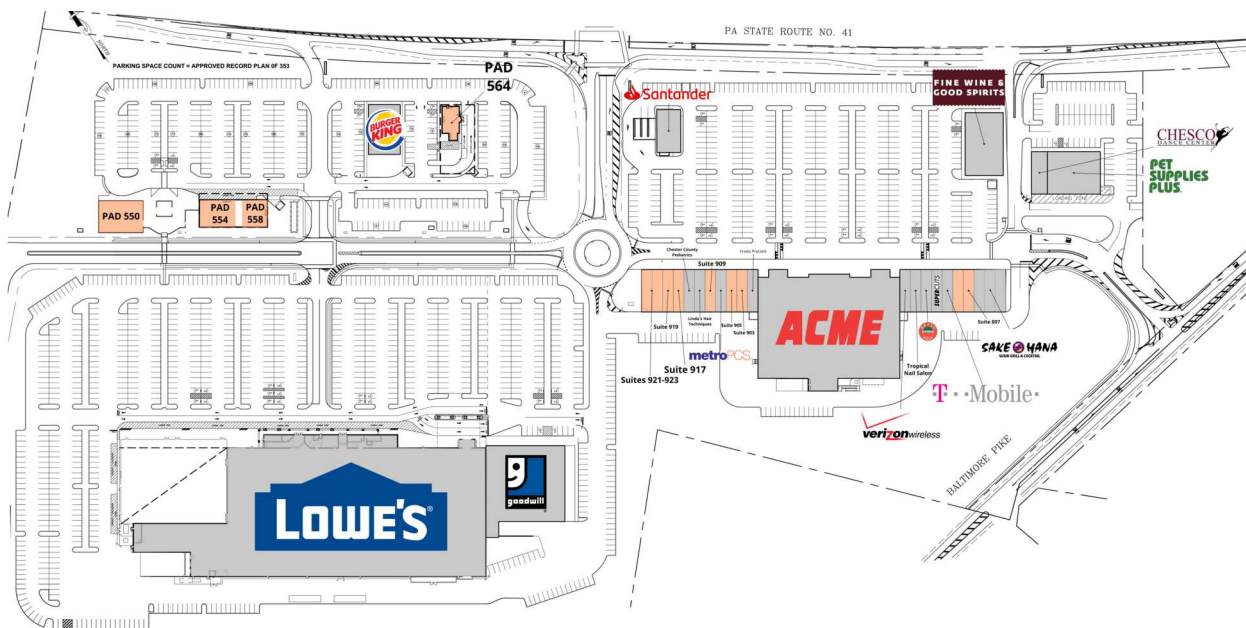
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LEASE TYPE | NNN

TOTAL SPACE | 1,600 - 5,000 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 807	Available	1,600 SF	NNN	Negotiable
Suite 809	Available	1,600 SF	NNN	Negotiable
Suite 903	Available	1,600 SF	NNN	Negotiable
Suite 905	Available	1,600 SF	NNN	Negotiable
Suite 909	Available	1,600 SF	NNN	Negotiable
Suite 917	Available	1,600 SF	NNN	Negotiable
Suite 919	Available	1,600 SF	NNN	Negotiable
Suites 921-923	Available	3,223 SF	NNN	Negotiable
Build-to-Suit PAD 550	Available	5,000 SF	NNN	Negotiable
Build-to-Suit PAD 554	Available	5,000 SF	NNN	Negotiable
Build-to-Suit PAD 558	Available	5,000 SF	NNN	Negotiable

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SUITE	TENANT	SIZE	TYPE	RATE
Build-to-Suit PAD 564	Available	3,210 SF	NNN	Negotiable

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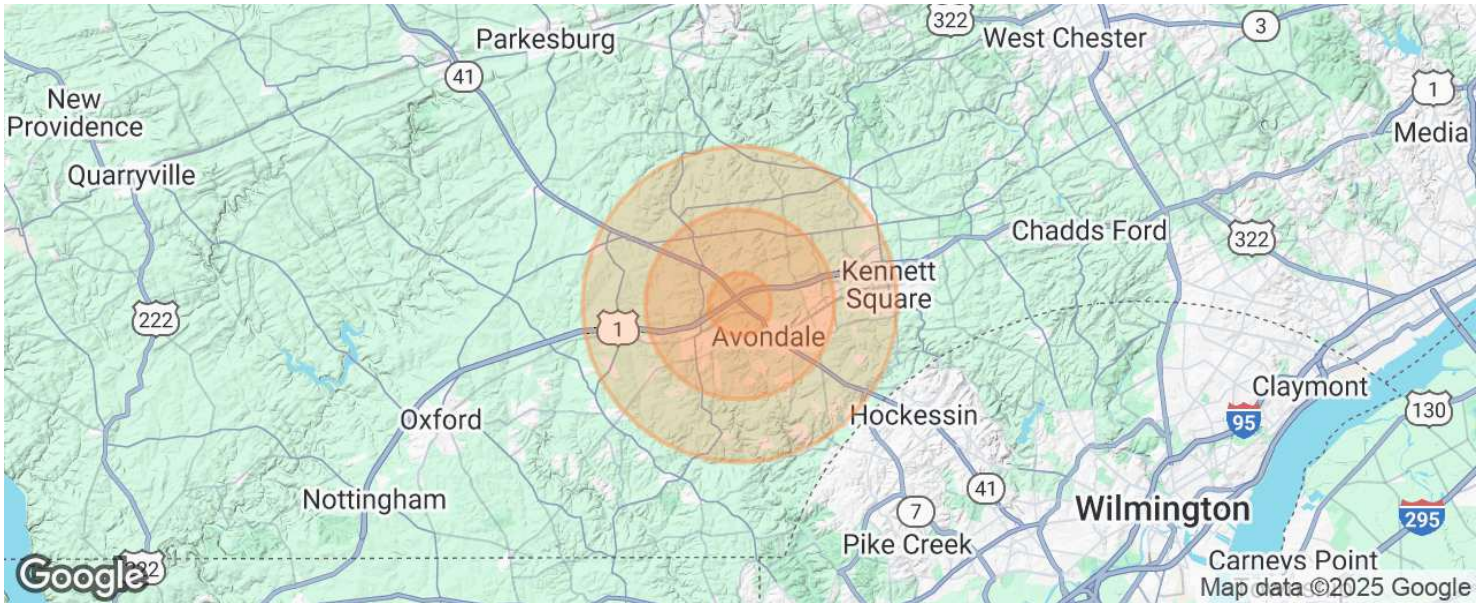
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,318	16,908	40,731
Median age	37	38	41
Median age (Male)	36	37	39
Median age (Female)	38	39	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	407	5,341	13,910
# of persons per HH	3.2	3.2	2.9
Average HH income	\$132,328	\$166,142	\$168,552
Average house value	\$369,713	\$449,080	\$495,568

* Demographic data derived from 2020 ACS - US Census

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