

FOR LEASE

Brookhaven Shopping Center

Route 352 & Dutton Mill Road, Brookhaven, PA

CBRE



PRIME PAD BUILDING OPPORTUNITY ON ROUTE 352

Join: Lowe's, ShopRite & PetSmart

AVAILABLE
5,005 SF Pad Building



Highly visible pad building
located at the intersection
of Route 352 & Dutton
Mill Road

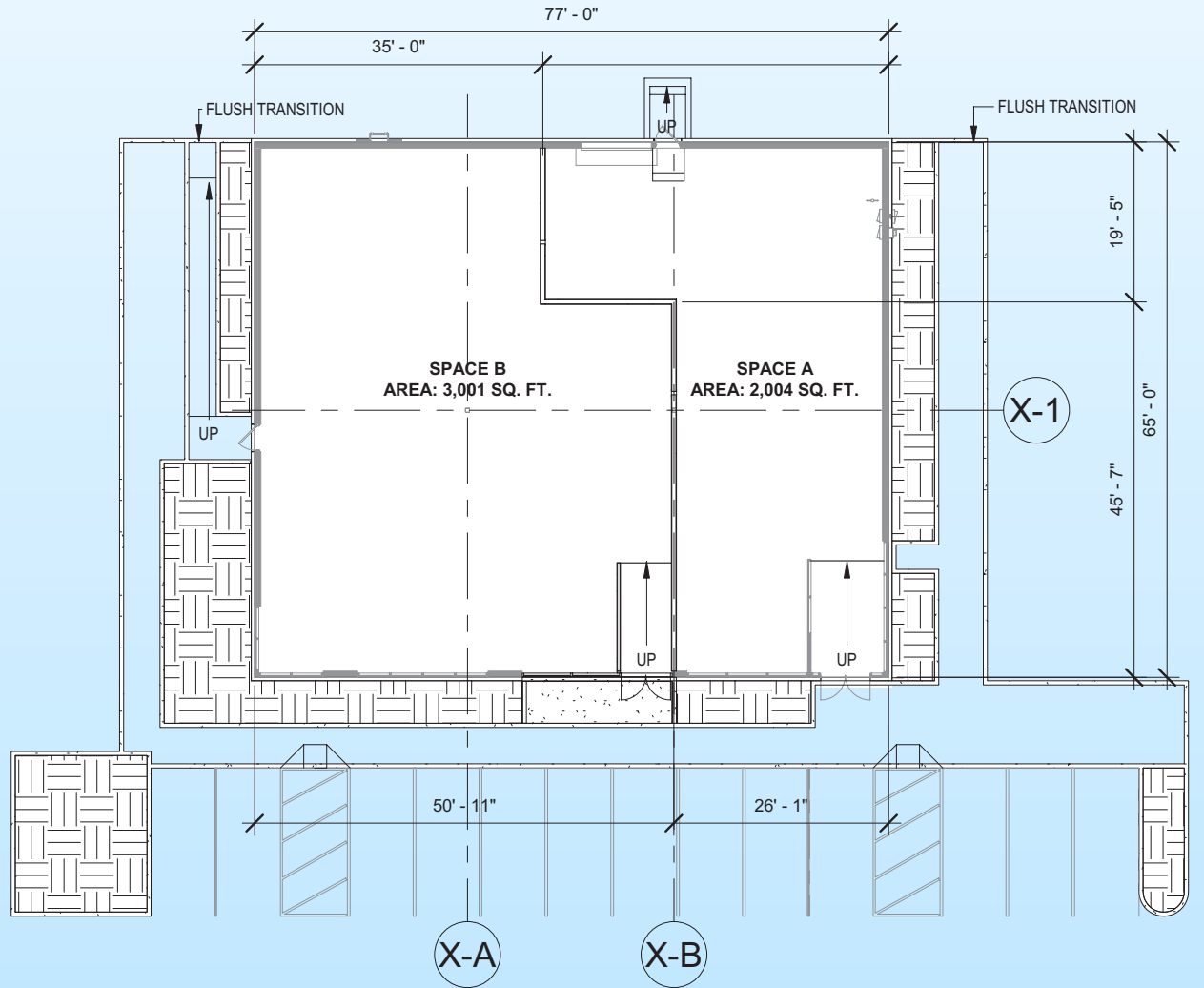
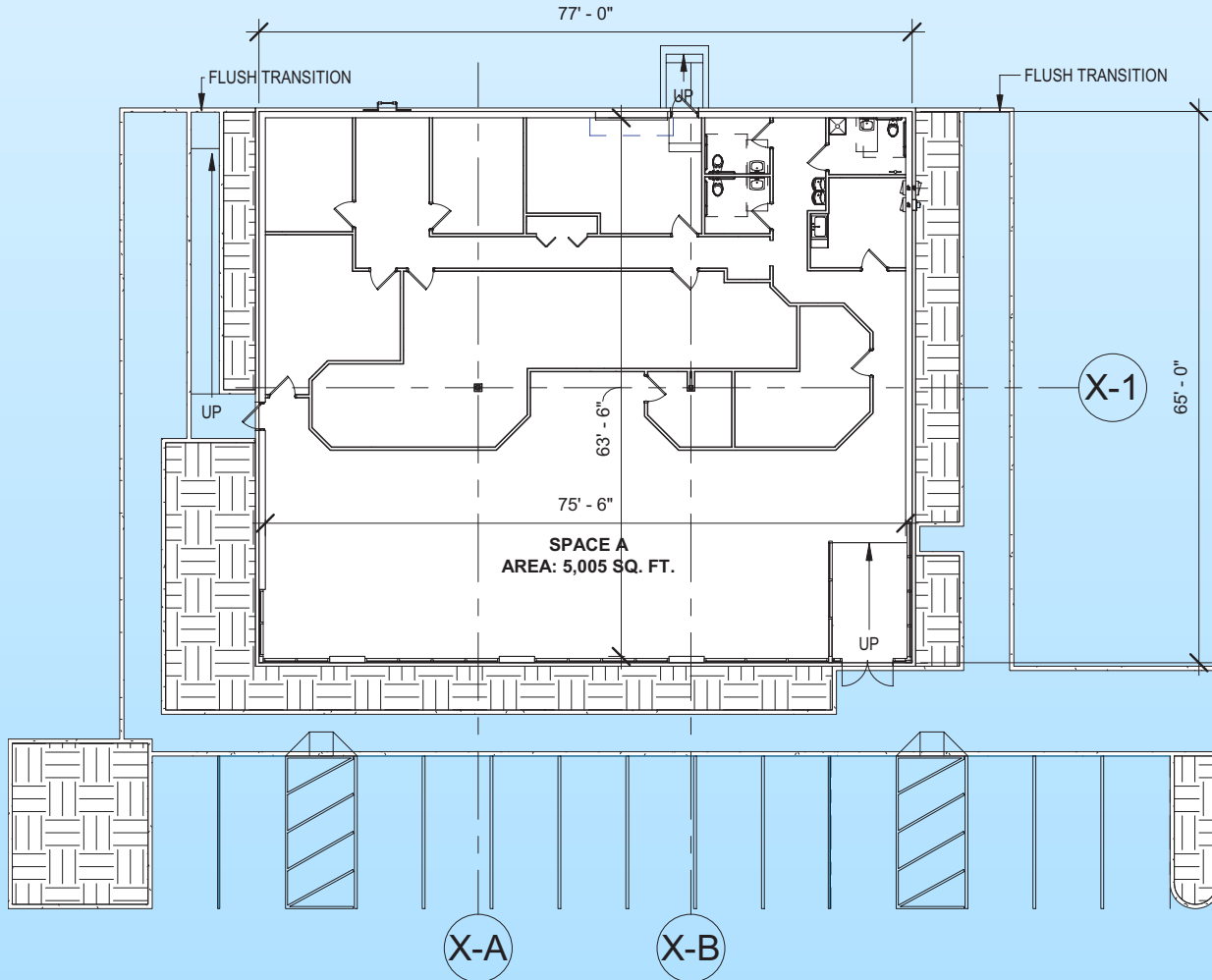
Traffic count in excess
of 22,000+ on
Route 352

Access points from
Route 352, Dutton Mill
Road, Whiteley Road and
Hilltop Drive

FLOOR PLANS

Brookhaven Shopping Center

Existing Conditions



Conceptual Two-Tenant Scenario

TRADE AREA DEMOGRAPHICS



Businesses
7,593



Employees
98,212



Population
222,351



Daytime Population
211,802



Avg HH Income
\$106,949



Median HH Income
\$77,149



Unemployment Rate
7.7%



White Collar
68.7%



Services
13.9%

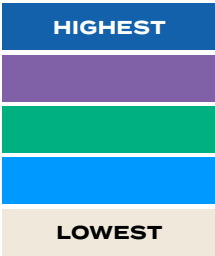


Blue Collar
17.4%

All based on 2021, 15 Minute Drive Time data

BROOKHAVEN, PA TRADE AREA*

MARKET PENETRATION

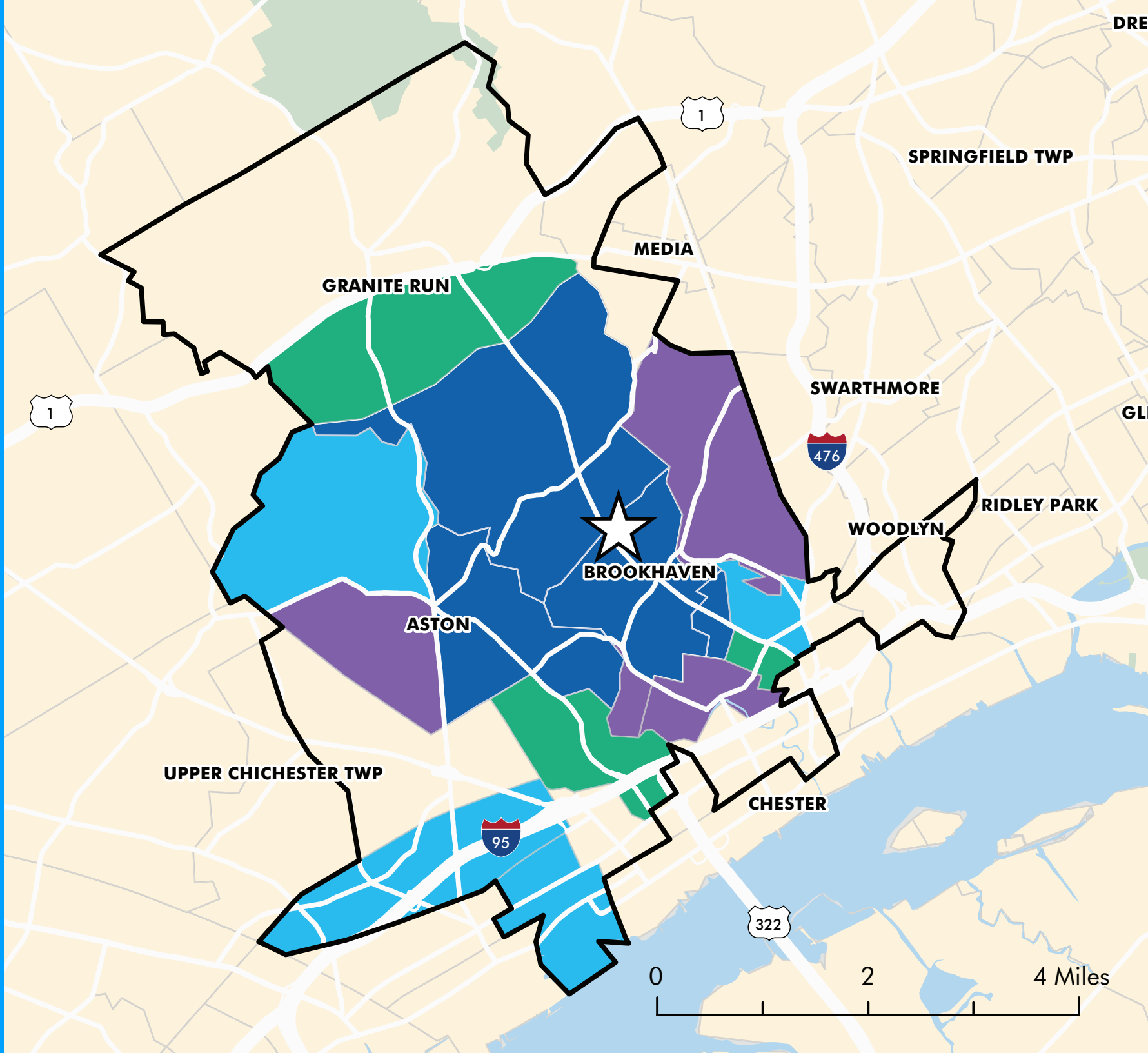


CUSTOMER TRADE AREA

 Includes >65% of all customer home locations

TRADE AREA DEMOGRAPHICS

| | |
|---------------------|----------|
| Total Population: | 95,604 |
| Average HH Income: | \$94,919 |
| Daytime Population: | 91,423 |



* As determined by geo-fencing via customer mass mobile data.

LOCATION

Brookhaven Shopping Center



PAD BUILDING
AVAILABLE
5,005 SF



Edgmont Ave
22,447 ADT

Dutton Mill Rd
11,161 ADT

Hilltop Dr

SITE PLAN

Brookhaven Shopping Center

| Tenant | SF |
|--------------------------|---------|
| Lowe's | 107,305 |
| PetSmart | 18,111 |
| ShopRite | 62,275 |
| Citizens Bank | 3,300 |
| Freddy's | 3,386 |
| Super Beverage Warehouse | 12,925 |
| Available | 5,005 |



FOR LEASE

Brookhaven Shopping Center

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