



# CAMBRIDGE SQUARE

SUBLEASE OPPORTUNITY

4811 Edgemont Ave | Brookhaven, PA



ALDI  
NOW OPEN

±4,000 - 9,000 SF  
IN-LINE SPACE  
AVAILABLE

±4,000 - 9,000 SF  
END CAP SPACE  
AVAILABLE



# CAMBRIDGE SQUARE

4811 EDMONT AVE | BROOKHAVEN, PA

± 18,000<sup>SF</sup> END CAP NEXT TO NEW ALDI FOR LEASE

## CONTACT



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## JOIN THESE AREA TENANTS



## PROPERTY DETAILS

- Join Aldi, Citadel, and Dollar Tree in Cambridge Square Shopping Center
- Well positioned end cap between Aldi and Wawa, across from the new Shoppes at Brookhaven, and just south of Plaza 352 Mall Shopping Center
- Strong visibility along thriving retail corridor packed with new construction (23,000 AADT)
- Full access to center at three locations, including at traffic light shared with The Shoppes at Brookhaven

## DEMOGRAPHICS

- EST. POPULATION**  
1 mi 11,726 | 3 mi 108,953 | 5 mi 214,984 | 7 mi 369,853
- EST. TOTAL EMPLOYEES**  
1 mi 2,662 | 3 mi 40,373 | 5 mi 86,626 | 7 mi 131,428
- EST. AVG HH INCOME**  
1 mi \$88,296 | 3 mi \$81,586 | 5 mi \$88,936 | 7 mi \$89,517

The information contained herein has been obtained from sources deemed reliable. MSC Retail cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC Retail are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**  
RETAIL

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## MARKET AERIAL

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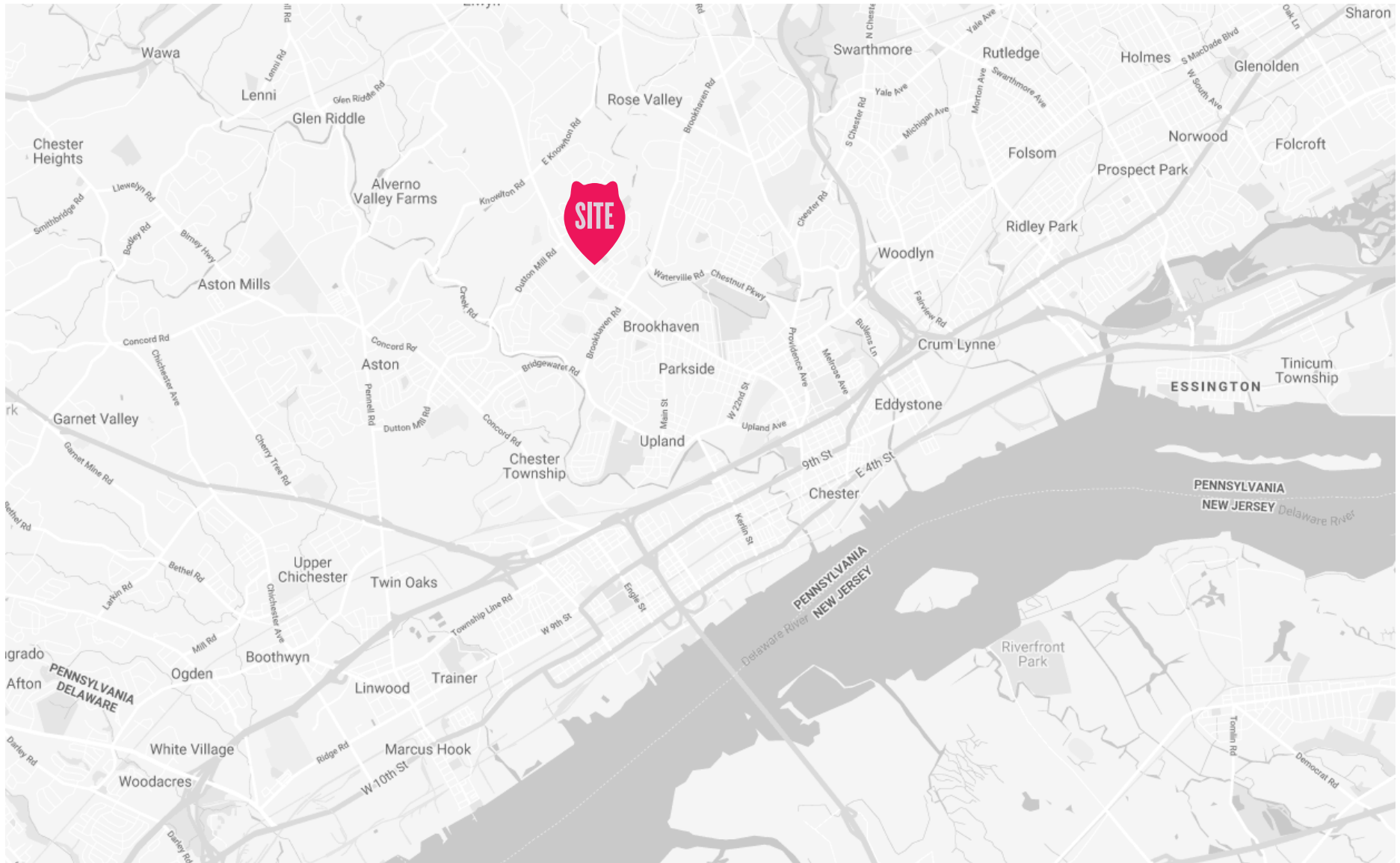
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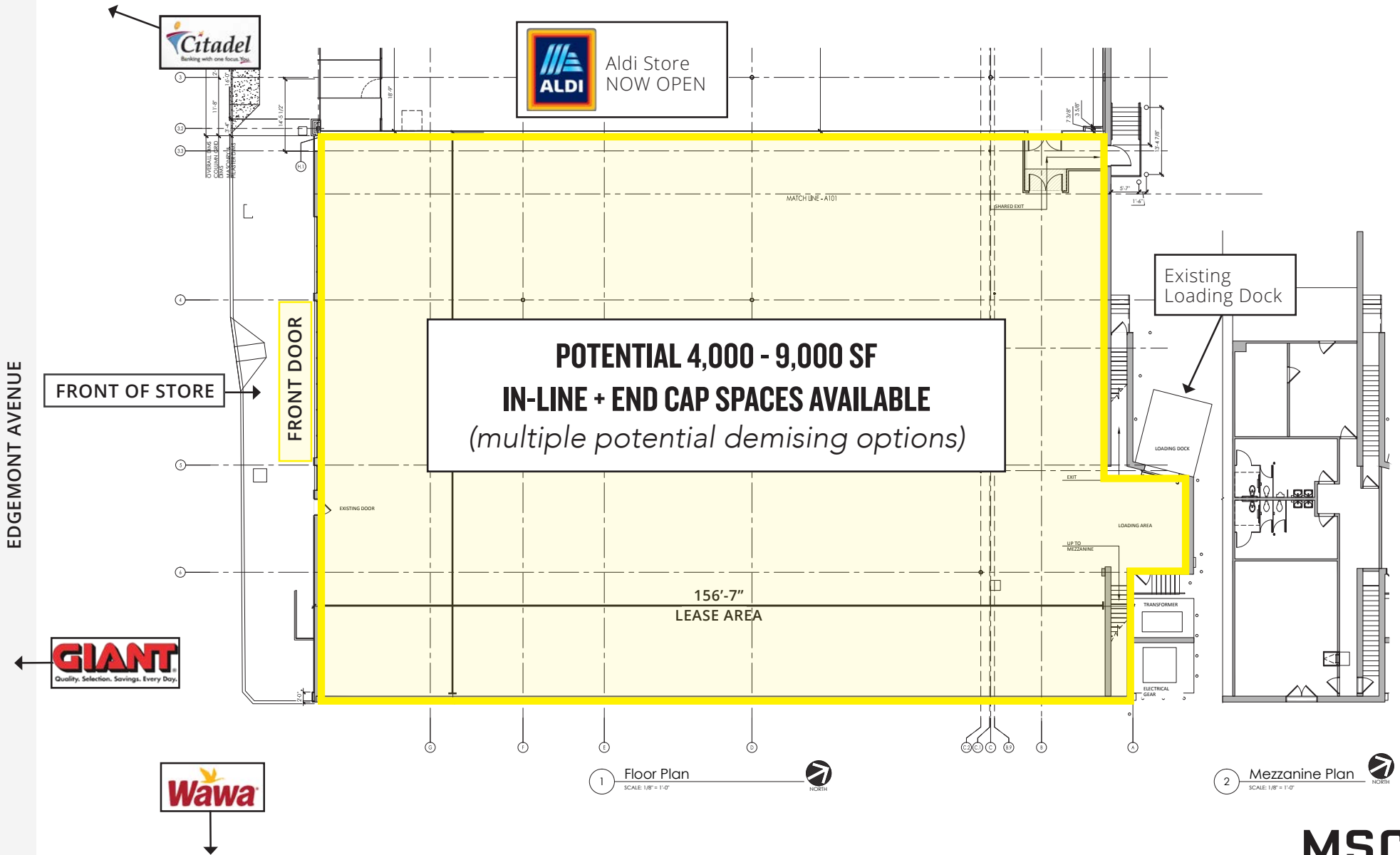
## SITE PLAN

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## ZOOMED AERIAL

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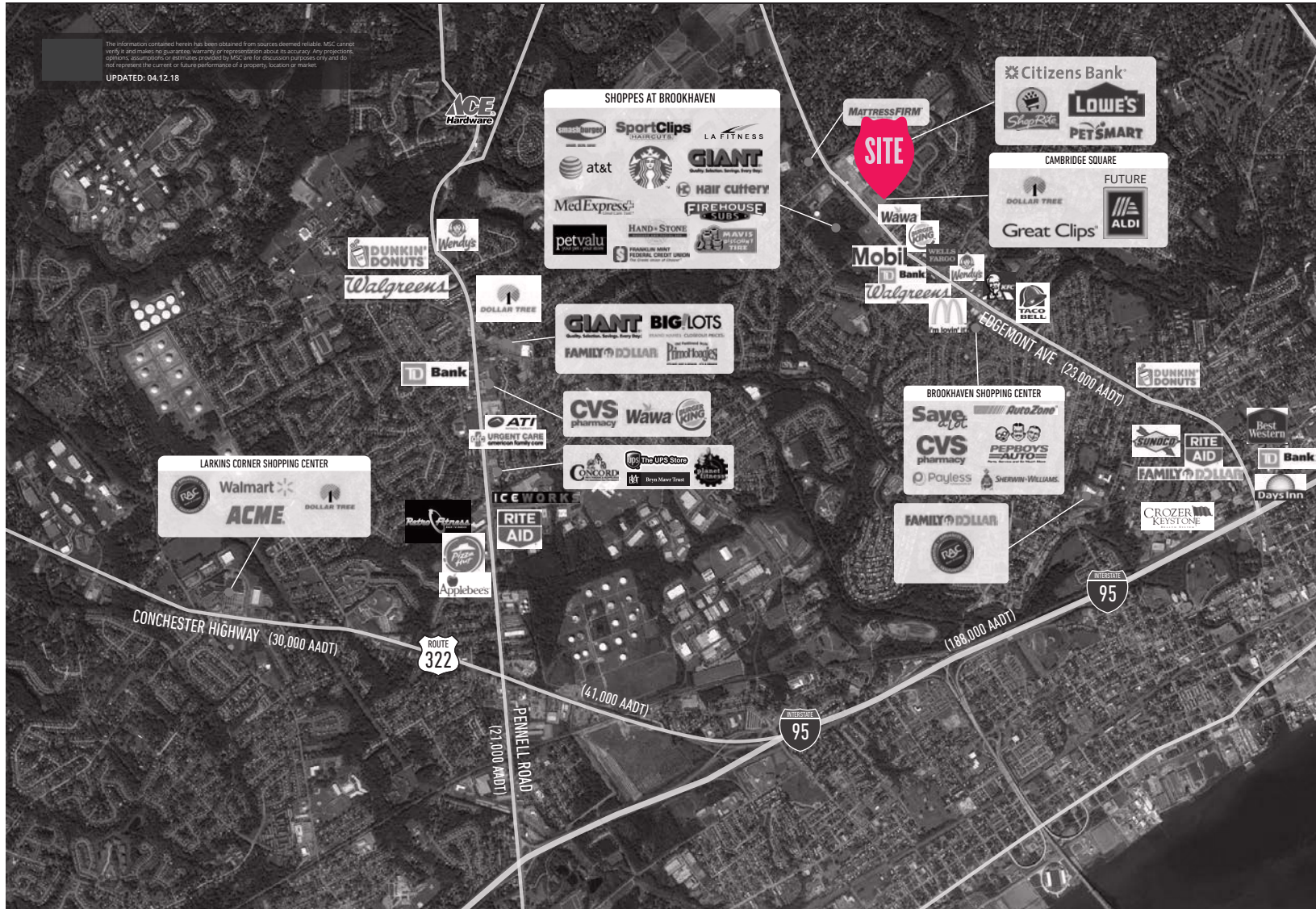
AERIAL

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