

NEW
OWNERSHIP

the shoppes at english village

A RETAIL REVOLUTION IN A VIBRANT SUBURBAN MARKET

1460 Bethlehem Pike
North Wales, PA 19454



THE
SHOPPES AT *S* ENGLISH VILLAGE

CBRE

nuveen

a shopping oasis



Located in **North Wales** - a highly affluent community in Montgomery County consistently ranked as one of the **top places to live** in Pennsylvania. (\$164K Avg HHI)

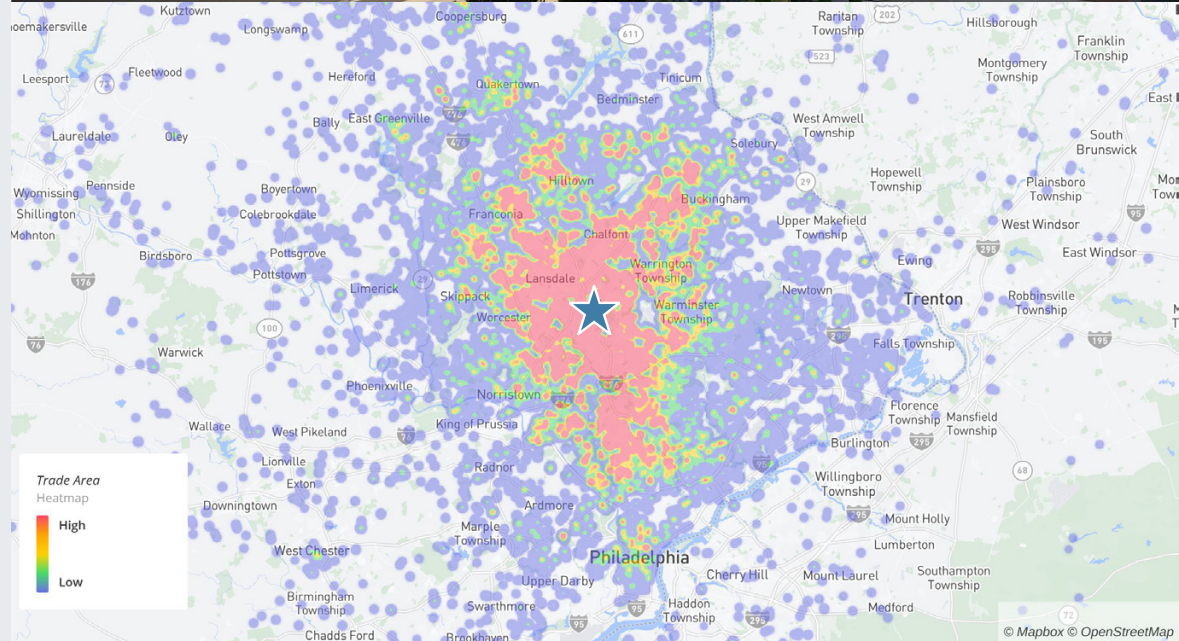
93,000+ Employees within 5 miles.

6,500+ Businesses within 5 miles.

Dynamic mix of **national** and **local retail** and **dining tenants**.

Great traffic counts and exposure - conveniently located near the intersection of Route 309 (55,134 VPD) and Route 63/Welsh Road (11,949 VPD)*

*Source: INRIX Analytics



MUCH MORE THAN A MALL

FAMILY CENTRIC

Grocery-anchored center located in high density area

OVER 67K VEHICLES

Pass through the nearby intersection daily

JUST OPENED

CHOPT



TRADER JOE'S

ATHLETA

SEPHORA

J.CREW

TURNING POINT
breakfast, brunch & lunch

TALBOTS

Hallmark

LENSCRAFTERS

JULES
TWIN CAUST

Massage Envy

nuveen

the heart of a vibrant economy



It's time to thrive in an economy marked by substantial growth and potential. Home to over 123,000 households within 7 miles of **The Shoppes at English Village**, this area has experienced a significant population surge, indicating not just an increase in numbers, but also a flourishing community with 200+ new residential construction plans.

WITHIN A 7 MILE RADIUS

323K+
Residents

\$164K+
Average household income

341K+
Average daytime population

\$140K
Average annual household spending

123K+
Current year estimate of households

PLYMOUTH MEETING MALL

WHOLE FOODS MARKET ORVIS J.CREW
REDSTONE IDEAL IMAGE

THE SHOPS AT VALLEY SQUARE

ULTA MASSAGE ENVY DSW
BANANA REPUBLIC

MONTGOMERY SQUARE

TARGET BARNES & NOBLE BOOKSELLERS
DICK'S SPORTING GOODS

WILLOW GROVE PARK MALL

bløomingdales SEPHORA
LOFT NORSTROM rack macys

AIRPORT SQUARE

OLD NAVY Marshalls ULTA
GOLF GALAXY BEST BUY
TJ-maxx

SPRING HOUSE VILLAGE

WHOLE FOODS MARKET

MONTGOMERY MALL

macys Wegmans
ANN TAYLOR

site plan aerial



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GATHER, RELAX, & ENJOY



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