



Wegmans

GAMBHIR M.D.
cosmetic medicine
SIGNED LEASE

NEGOTIATING LEASE

crumbl
cookies

CAVA MOD
FINE WINE & GOOD SPIRITS

NEGOTIATING LOI

AVAILABLE 1,344 SF

sleep number
Removery

AVAILABLE ±7,991 SF

AVAILABLE 2,252 SF

8,286 ADT

±58 PARKING SPACES

← **1**
41,166 ADT

202

FOR LEASE

36,720 ADT

BRANDYWINE MILLS SHOPPING CENTER

UP TO 7,991 SF OR PAD SITE AVAILABLE
ROUTE 202 & ROUTE 1 | GLEN MILLS, PA

CBRE



**BRANDYWINE
MILLS
SHOPPING
CENTER**

REGIONAL ACCESS

Great access to US Routes 1 and 202 which are the primary east/west and north/south connector roads in the region.

HIGH VISIBILITY

Over 78,000 cars pass the site each day; 41,166 ADT on Route 1 and 36,720 ADT on Route 202.

**MULTIPLE
ACCESS POINTS**

Six access points to the site including two fully signalized intersections off and onto US Route 202 and Route 1.

DEMOGRAPHICS

KEY FACTS

291,673

Population



Average HHLD Size

42.5

Median Age

\$135,439

Average HHLD Income

EDUCATION

6%

No High School Diploma



22%

High School Graduate



20%

Some College



52%

Post Bachelor's Degree

BUSINESS



11,317

Total Businesses



140,247

Total Employees

EMPLOYMENT



White Collar

22%



Blue Collar

15%



Services

12%

3.1%

Unemployment Rate

INCOME



\$96,607

Median HHLD Income



\$401,094

Median Net Worth

PROPERTY FEATURES

- Up to 7,991 or Pad Site available
- Wegmans anchored, providing exceptional trade area boundaries and weekly trip generation
- Enhanced co-tenancy with national QSR concepts, medical, boutique fitness, and service retail
- The development combines significant foot traffic with best in class retail brands
- Visibility and signalized access from both Route 1 and Route 202 via the existing Loop Road
- Well-positioned to capitalize on the surrounding medical facilities and strong daytime population
- Pylon and monument signage available along Route 202 and Route 1

LOCATION
ROUTE 202 & ROUTE 1
GLEN MILLS, PA



STATE FARM
 INSURANCE

Crossroads Center
 randstad
 EVERGREEN CLEANERS
 BLUEFIN
 Nail Doctor
 KUMON

Main Line Health Center

TEAMI
 GLEN MILLS

BRANDYWINE VALLEY SUITES
 Hotel

HOME2
 SUITES BY HILTON
 U/C

SUBARU
 DEALERSHIP

AVAILABLE
 2,500 SF

Barre
 Balanced
 Orangetheory
 FITNESS

NovaCare
 REHABILITATION

sleep number
 Removery

AVAILABLE
 2,252 SF

NEMOURS
 CHILDREN'S HEALTH
 studio882
 FURNITURE+DESIGN

AVAILABLE
 ±7,991 SF

± 250,000 square foot office building.
 Tenants include Axalta and Applied Card Systems

AVAILABLE
 1,344 SF

NEGOTIATING LEASE

NEGOTIATING LOI

crumbl cookies
 STARBUCKS
 CAVA
 CHIPOTLE MEXICAN BELL

GAMBHIR M.D.
 cosmetic medicine
 SIGNED LEASE

FRANKLIN MINT UNION
 FEDERAL CREDIT UNION
 The Credit Union of Choice!
 FINE WINE & GOOD SPIRITS

MOD
 SMILE CULTURE
 DENTAL

Wegmans

Baltimore Pike 41,166 ADT

Wilmington Pike

202

39,720 ADT

Dickinson Drive

Hillman Drive

Applied Card Way

8,286 ADT

Corporate Center Way

SITE PLAN BRANDYWINE MILLS

SPACE	TENANT	SF
PROPOSED PAD BUILDING		
E-1	Negotiating LOI	2,000
E-2	AVAILABLE	7,991
EXISTING BUILDING RETAIL		
EX. A	Sleep Number	2,921
EX. A-1	AVAILABLE	2,252
EX. B	The Removery	1,223
EX. C	AT&T	1,508
EX. D	AVAILABLE	1,344
EX. E	Negotiating Lease	1,765
RETAIL B		
B-1	CAVA	2,809
B-2	Gambhir Cosmetics (signed lease)	1,605
B-3	FMFCU	2,006
B-4/6	Wine & Spirits	12,865
RETAIL C		
C-1	Starbucks	1,824
C-2	Crumbl Cookies	1,323
C-3	Chipotle	2,503
RETAIL D		
D-1	Nemour's	15,000
D-2	Studio 882	12,500
D-3	Novacare	1,800
D-4	AVAILABLE	2,500
D-5	Barre Balanced	2400
D-6	Orange Theory	3,481
RETAIL F		
F-1	Mod Pizza	2,555
F-2	Smile Culture Dental	3,511



[CLICK FOR FULL PROPOSED PLAN](#)

TRADE AREA* CONCORDVILLE, PA

Market penetration extends well
beyond traditional market assumptions

TOTAL POPULATION
291,673

AVERAGE HHLD INCOME
\$135,439

DAYTIME POPULATION
140,247

ANNUAL HHLD SPENDING



\$3,202

Apparel & Services



\$5,489

Eating Out



\$7,549

Groceries



\$8,834

Health Care



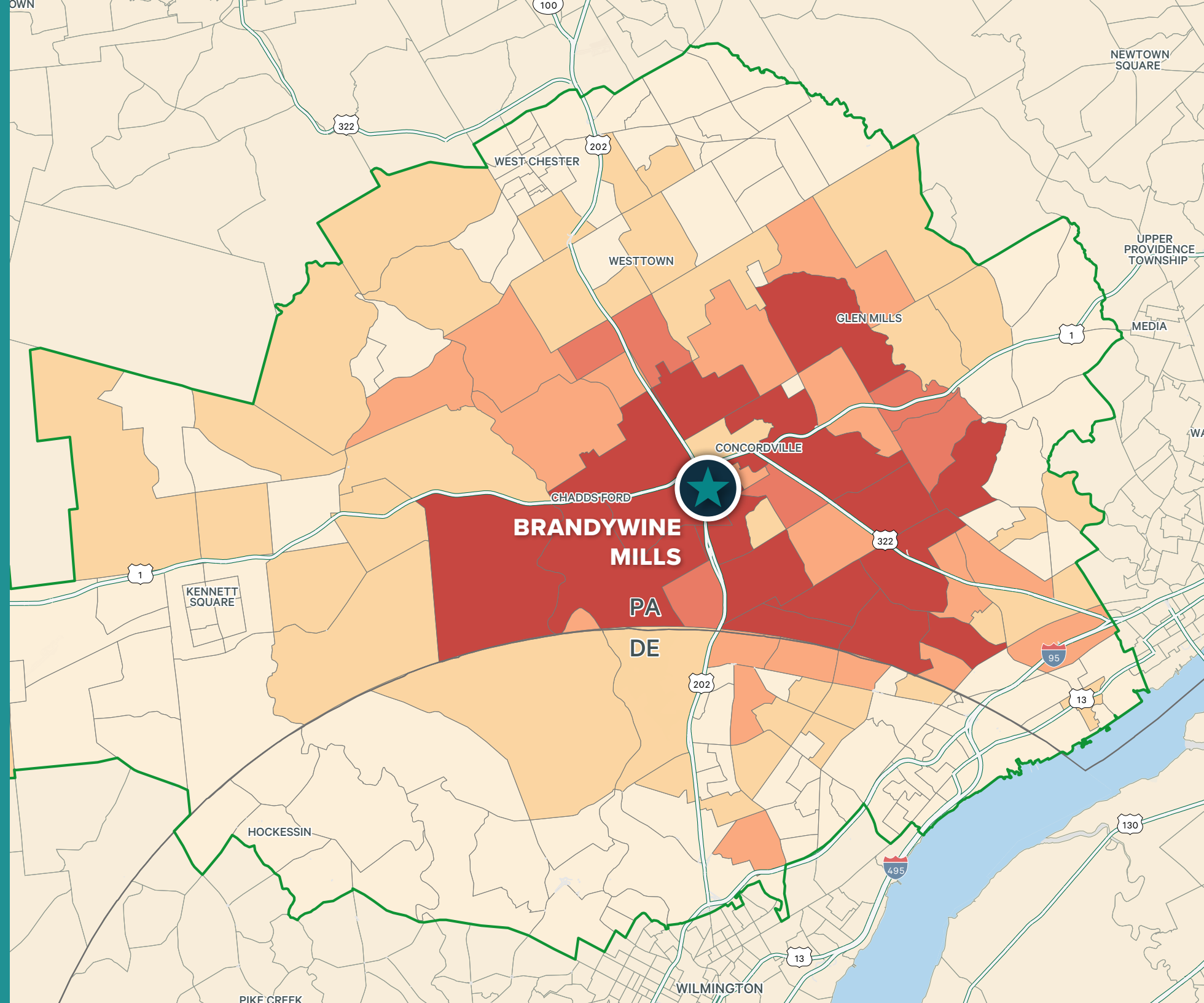
\$1,354

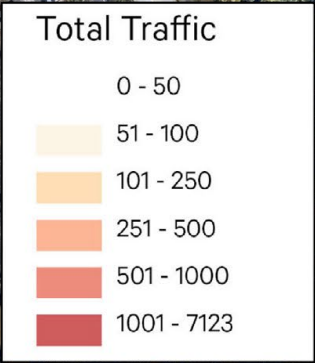
Personal Care



45,309

Exercises at Club
1+ times/week

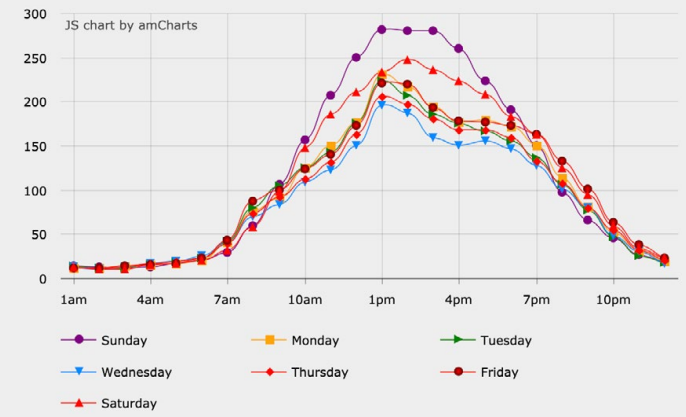




ACTIVITY ROUTE 202 & ROUTE 1 GLEN MILLS, PA

- 83% of customers within the designated Trade Area visited Brandywine Mills more than once in the past 12 months
- 70% of customers visit the site including Wegmans, existing medical, and boutique fitness to balance the weekly trip generation
- 30% of customers visit the site on a weekend
- Peak customer foot traffic occurs between the hours of 12 noon and 4pm on an aggregated basis per week
- Population growth is 0.52% annually
- Household retail spending in the trade area is approximately twice the national average

FOOT TRAFFIC BY HOUR & DAY





DAYTIME POPULATION/ TRAFFIC VOLUME AERIAL CONCORDVILLE, PA

SOUTHCO
1600 EMPLOYEES

APPLIED CARD SYSTEMS
200 EMPLOYEES

BENMATT INDUSTRIES
500 EMPLOYEES

MARIS GROVE SENIOR LIVING COMMUNITY
850 EMPLOYEES

LAFRANCE CORP
500 EMPLOYEES

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