

Gateway Shopping Center

12,000 SF JUNIOR ANCHOR OPPORTUNITY

TRADER JOE'S

125 E Swedesford, Wayne, PA 19087



**Regency
Centers.**

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This is how we mix it up.

An inspired selection of quality and value for a deserving market.

Gateway Shopping Center exemplifies Regency Centers' dedication to maintaining premier properties, meeting the high standards and quality that define our portfolio.

Our Fresh Look® philosophy combines unique placemaking designs with the right merchandising mix. Curated to the community, our Gateway Shopping Center merchandisers include Trader Joe's, TJ Maxx, Panera Bread, Massage Envy, Staples, and Five Below.

TJ-maxx

TRADER JOE'S



ME
Massage Envy.

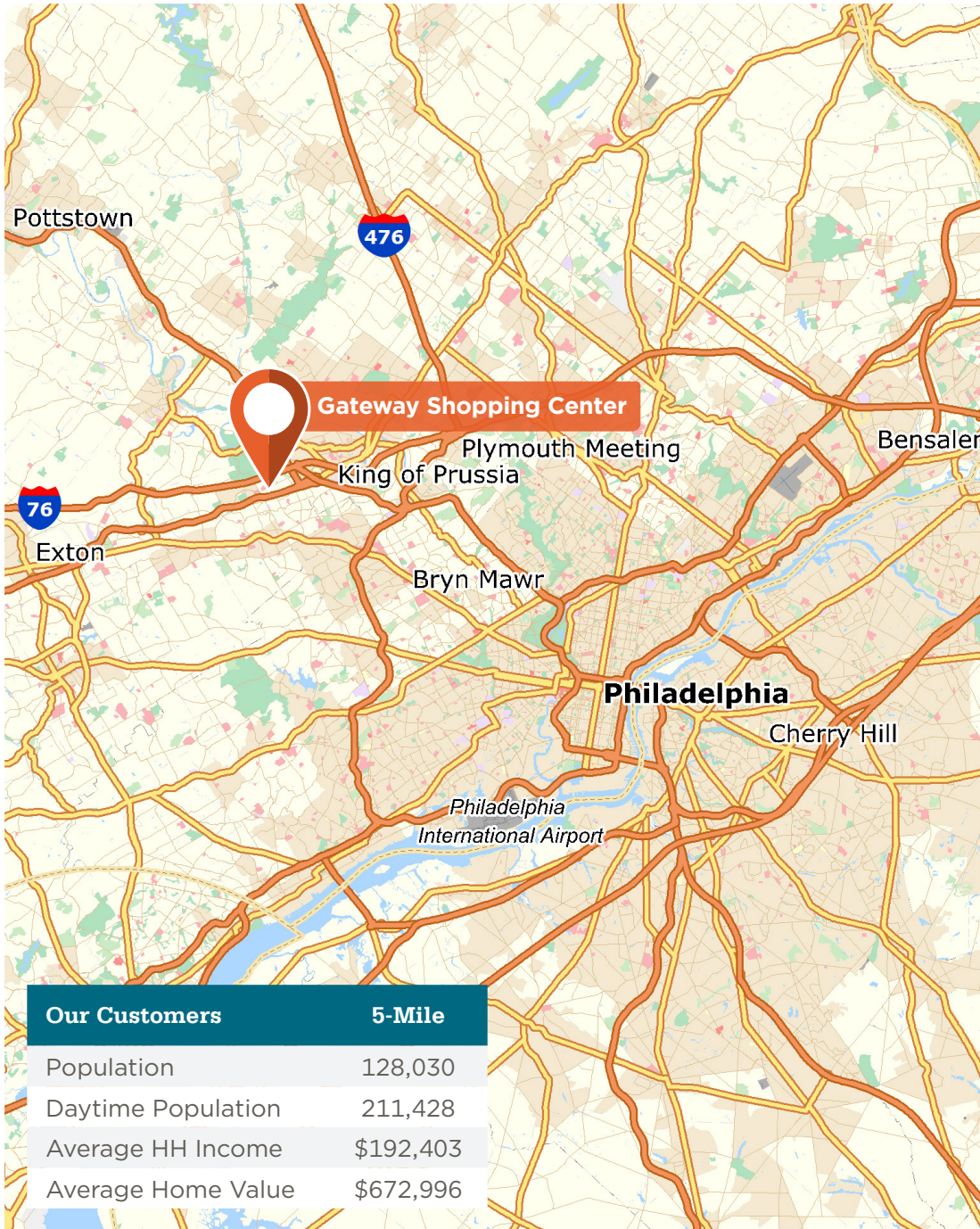
 **Staples**

**five
BELOW**



Fresh Look® Philosophy

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The Location

Embedded in Philadelphia’s Main Line

Gateway Shopping Center is a premier retail destination located near King of Prussia, the center combines high visibility, exceptional traffic, and a thriving customer base seeking upscale shopping experiences.

Key Highlights:

- **Traffic & Visitors:** 3.9 million visits annually from 776,000 unique visitors, with 42% from ultra-wealthy families and 12% from wealthy suburban households.
- **12,000 SF Junior Anchor Opportunity:** A prime space available for retailers looking to capitalize on the high foot traffic and affluent customer base.
- **Top Anchor:** Anchored by the #2 Trader Joe’s in the state, drawing consistent foot traffic and cross-shopping opportunities.
- **Prime Accessibility:** Excellent visibility on US-202 with 88,917 vehicles daily and easy access from surrounding affluent neighborhoods.

Gateway Shopping Center provides a unique opportunity to connect with an established, affluent audience.

Source: 2025 Placer.ai



The Location






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The Market

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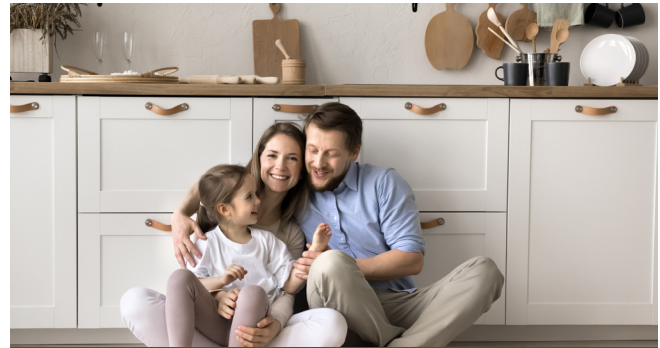


	3-Mile Radius	5-Mile Radius	10-Minute Drive	True Trade Area
 Population	51K	128K	54K	182K
 Total Daytime Population	97K	211K	103K	191K
 Average Household Income	\$204K	\$192K	\$192K	\$163K
 Median Home Value	\$710K	\$673K	\$674K	\$535K
 Bachelor's Degree & Above	80%	72%	78%	62%



Ultra Wealthy Families

42.2% of Gateway customers are ultra wealthy consumers, presenting an opportunity for retailers to showcase their luxury offerings to a highly receptive audience.



Wealthy Suburban Families

11.8% of Gateway customers affluent families, making it an ideal choice for family-centric retailers and community-driven services.

Demographic Snapshot

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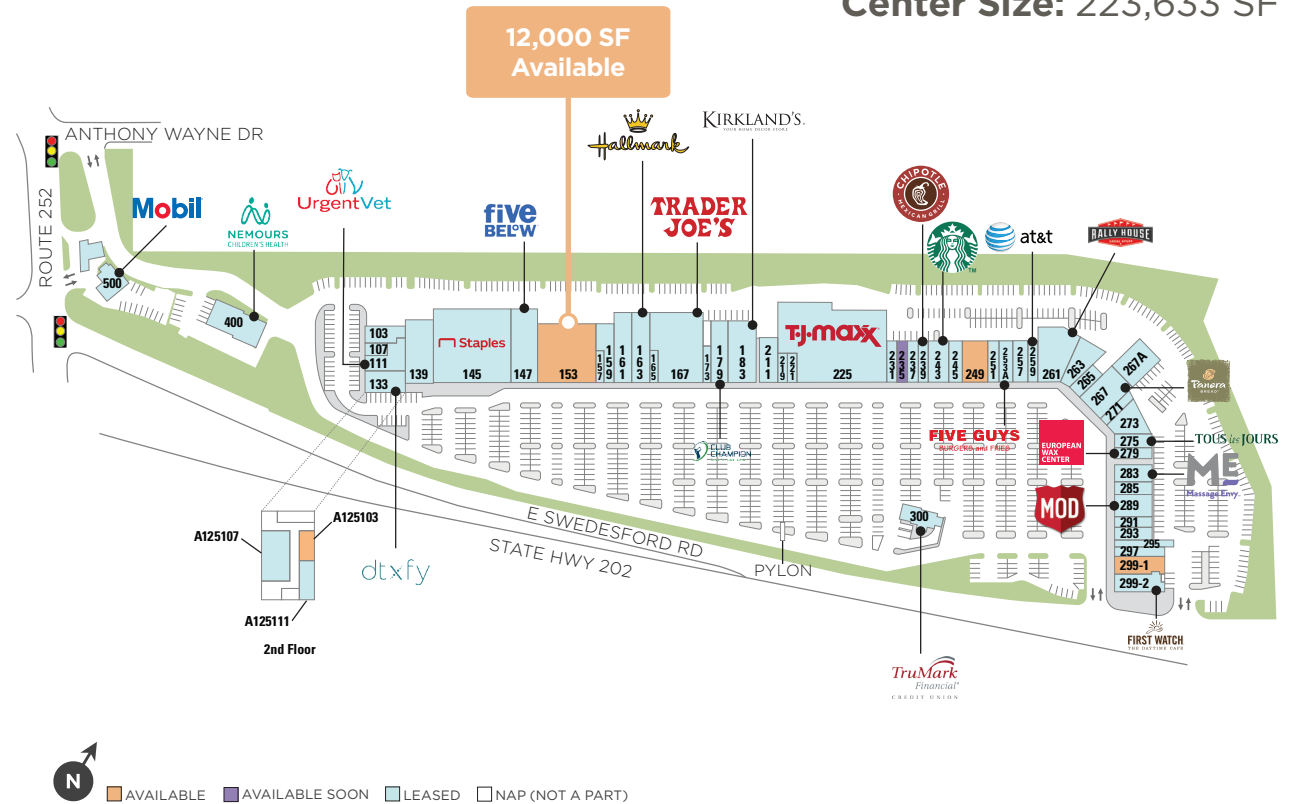
AVAILABLE	SF
0249 AVAILABLE	4,245
0299-1 AVAILABLE	3,333
A125103 AVAILABLE	1,417
0153 JUNIOR ANCHOR OPPORTUNITY AVAILABLE	12,000

AVAILABLE SOON	SF
0235 AVAILABLE SOON	1,360

LEASED	SF
0103 THE HAPPY MIXER GLUTEN BAKERY	2,100
0107 ANN'S TAILORING	600
0111 URGENTVET	3,200
0133 DTXFY	3,000
0139 HOME FURNISHING CONSIGNMENT	6,900
0145 STAPLES	24,000
0147 FIVE BELOW	6,688
0157 UBREAKIFIX BY ASURION	750
0159 SALADWORKS	2,800
0161 PA LIQUOR CONTROL BOARD	6,762
0163 HALLMARK	5,400
0165 SOLUTIONS 4 HEALTH	750
0167 TRADER JOE'S	11,310
0173 RAZRBAR	825
0179 CLUB CHAMPION	3,500
0183 KIRKLAND'S HOME	8,040
0211 MATTRESS FIRM	3,664
0219 GREAT CLIPS	557
0221 BB.Q CHICKEN	612
0225 TJ MAXX	28,000
0231 KABAB CAFE	1,360
0237 LOOK LAB MED SPA	1,600
0239 CHIPOTLE MEXICAN GRILL	2,013
0243 STARBUCKS	2,600
0245 NOTHING BUNDT CAKES	1,755
0251 TROPICAL SMOOTHIE CAFE	1,600
0253A FIVE GUYS BURGERS & FRIES	2,310
0257 C2 EDUCATION CENTER	1,800
0259 AT&T	1,520
0261 RALLY HOUSE	8,026
0263 GREENE STREET CONSIGNMENT SHOP	3,100
0265 HAKATA	2,150
0267 PANERA BREAD	5,000
0267A MAIN LINE CROSSFIT	4,970
0271 T-MOBILE	1,489
0273 PING PONG	3,300
0275 TOUS LES JOURS	2,400

LEASED	SF
0279 EUROPEAN WAX CENTER	1,600
0283 MASSAGE ENVY	3,307
0285 SATORI LASER	1,613
0289 MOD SUPER FAST PIZZA	3,200
0291 GATEWAY NAILS	1,600
0293 AMAZING LASH STUDIO	1,600
0295 THE UPS STORE	1,350
0297 CRUMBL COOKIES	1,750
0299-2 FIRST WATCH	3,450
0300 TRUMARK FINANCIAL CREDIT UNION	1,800
0400 NEMOURS CHILDREN'S HEALTH	5,211
A125107 THE NACKORD KARATE SYSTEM	3,167
A125111 DEVON PEDIATRIC DENTISTRY	2,433

Center Size: 223,633 SF



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Leasing Plan

About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 24 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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David Sherin
Senior Leasing Agent
610 747 1212
DavidSherin@RegencyCenters.com

