

Marple Crossroads Shopping Center

30,000-36,000 SF
Route 1 & Route 476
Springfield, PA 19064



Join:   



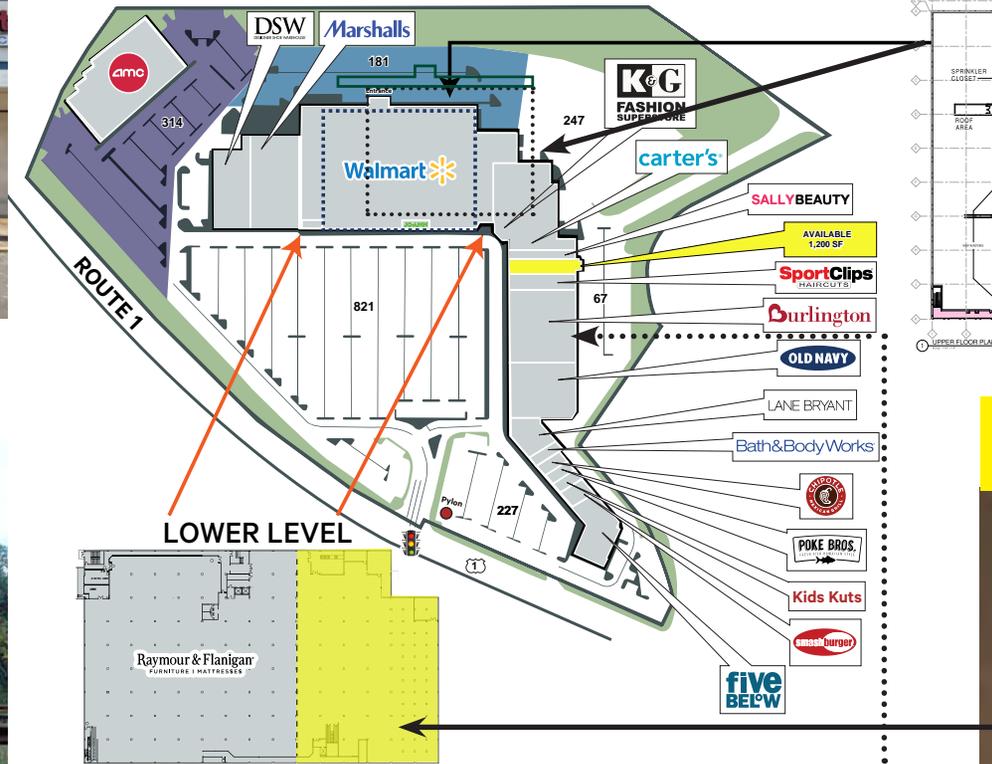
Property Information

- + Strategically located on Route 1 at the Springfield/Lima Exit on Route 476
- + 30,601 Former JoAnn Fabrics box available
- + The most dominant power center in Delaware County
- + 30,000-36,000 SF Available

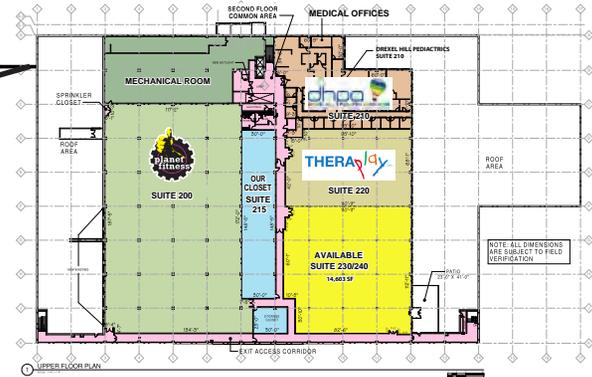
Site Plan



View From Route 476



Second Level Demising Plan

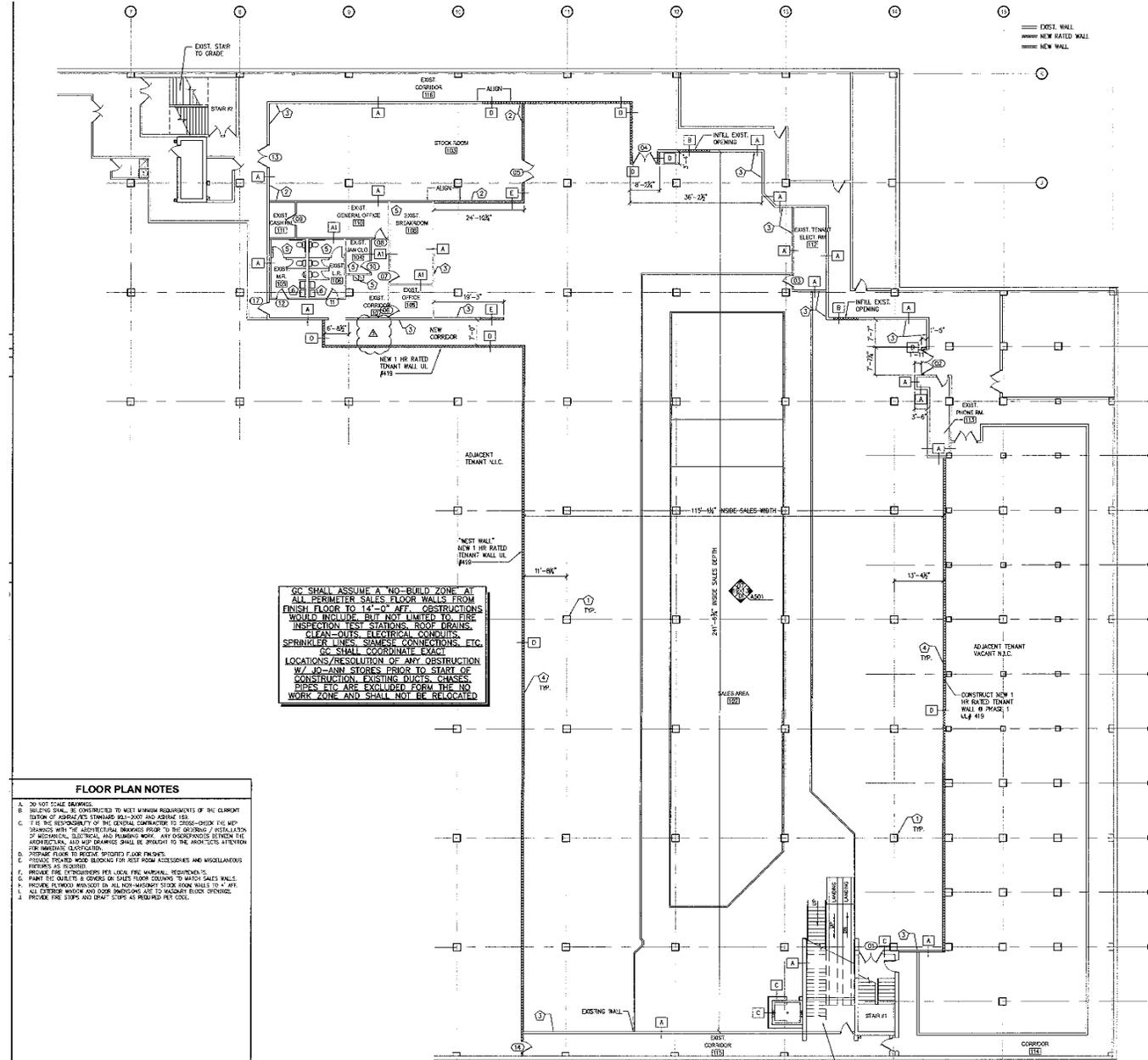


Available for Lease
30,601 SF

2025 DEMOGRAPHICS	1 Mile	2 Mile	3 Miles	5 Miles
Population	6,056	32,586	87,875	304,728
Average Household Income	\$186,157	\$174,367	\$160,658	\$136,233
Median Household Income	\$139,687	\$127,531	\$117,892	\$100,520
Daytime Population	6,349	42,290	88,308	267,829



Floor Plan



GC SHALL ASSUME A NO-BUILD ZONE AT ALL PERIMETER SALES FLOOR WALLS FROM FINISH FLOOR TO 14'-0" AFF. OBSTRUCTIONS WOULD INCLUDE BUT NOT LIMITED TO FIRE INSPECTION TEST STATIONS, ROOF DRAIN CLEAN-OUTS, ELECTRICAL CONDUITS, SPRINKLER LINES, SEAMLESS CONNECTIONS, ETC. GC SHALL COORDINATE EXIST. LOCATIONS/RESOLUTION OF ANY OBSTRUCTION W/ JO-BANN STORES PRIOR TO START OF CONSTRUCTION. EXISTING DUCTS, CONDUITS, PIPES, ETC ARE EXCLUDED FROM THE NO WORK ZONE AND SHALL NOT BE RELOCATED.

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWING.
2. BUILDING SHALL BE CONSTRUCTED TO MEET MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF IBC AND ALL APPLICABLE LOCAL ORDINANCES.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK-OVER THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE BEGINNING OF CONSTRUCTION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BRINGED TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CORRECTION.
4. PROVIDE FLOOR TO RECEIVE SPECIFIED FLOOR FINISHES.
5. PROVIDE FLOOR TO RECEIVE SPECIFIED FLOOR FINISHES AND MISCELLANEOUS PARTITIONS AS NOTED.
6. PROVIDE THE 1" THICKNESS PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
7. PAINT THE QUALITY & COLOR OF CEILING FLOOR COLUMNS TO MATCH SALES WALLS.
8. PROVIDE FLOORWOOD FINISHES TO ALL NON-MANIPULATED STORE ROOM WALLS TO 4' AFF.
9. ALL EXTERIOR WINDOW AND DOOR OPENINGS ARE TO MATCH EXIST. BLOCK SPACING.
10. PROVIDE THE STOPS AND DRIFT STOPS AS REQUIRED PER CODE.

Marple Crossroads Shopping Center | 30,000-36,000 SF Available
Route 1 & Route 476 | Springfield, PA 19064

For Lease

Prime Retail Space Available

30,601 SF Available for Lease



Marple Crossroads Shopping Center | 30,000-36,000 SF Available

Route 1 & Route 476 | Springfield, PA 19064

For Lease

Contact Us

John Krause

Senior Vice President

+1 484 567 2830

john.krause@cbre.com

Licensed: PA

Licensed Salesperson: NJ

Jeffrey Cohen

Executive Vice President

+1 484 567 2368

jeffrey.cohen@cbre.com

Licensed: PA, DE, MD

Licensed Salesperson: NJ

Georgia Powell

Associate

+1 267-879-7726

georgia.powell@cbre.com

Licensed: PA,

Licensed Salesperson: DE

CBRE, Inc.

555 E. Lancaster Ave.

Suite 120

Radnor, PA 19087

T +1 610 834 8000

F +1 610 834 1793

Licensed Real Estate Broker



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



www.cbre.us/retail