

EST. 1919

Ellis Preserve

at NEWTOWN SQUARE
PENNSYLVANIA



FINAL PHASE NOW LEASING

ELLIS PRESERVE IS A 218 ACRE MASTER PLANNED,
WALKABLE, MIXED USE COMMUNITY ON
PHILADELPHIA'S WESTERN MAIN LINE

DEVELOPED BY:

EQUUS
CAPITAL PARTNERS, LTD.

LEASED BY:

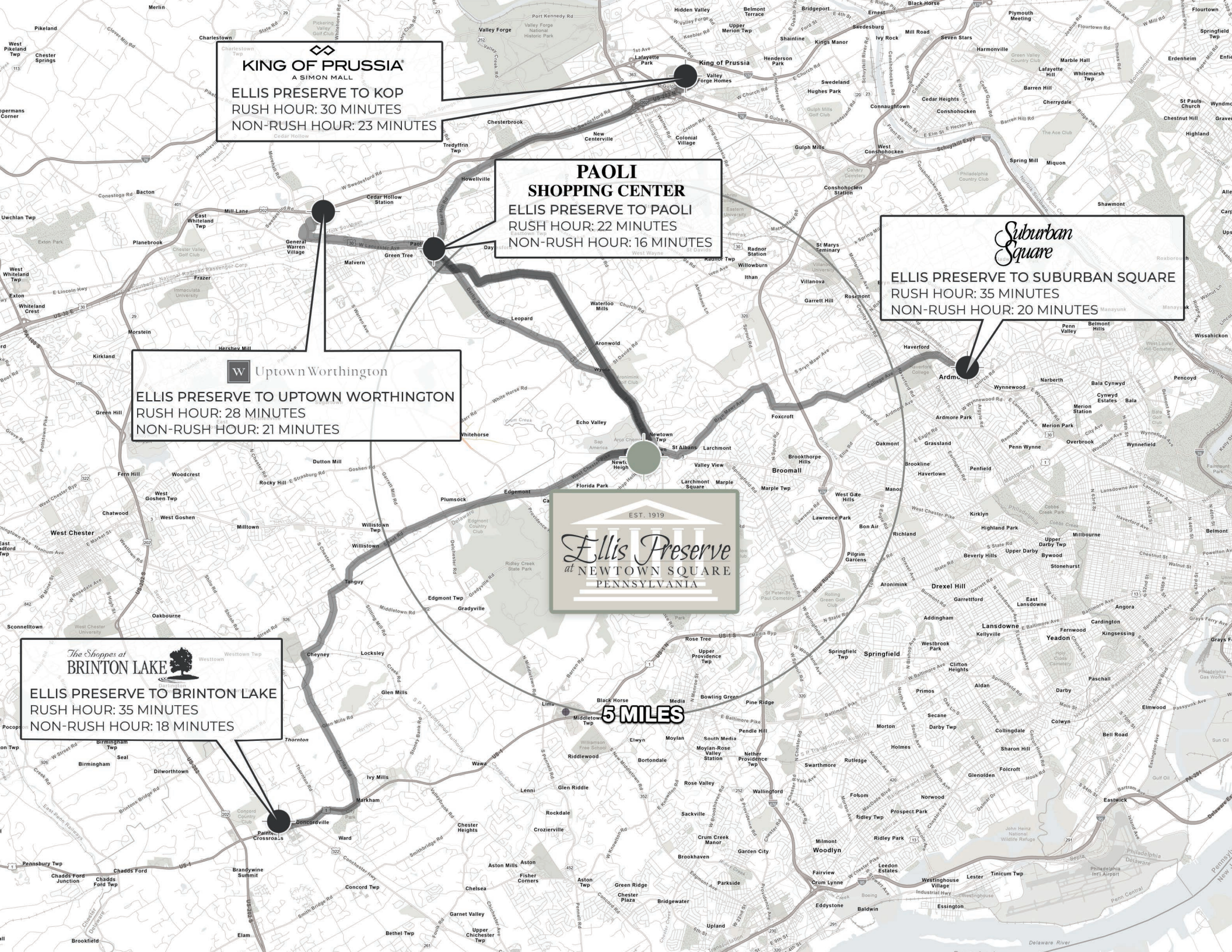
METRO
COMMERCIAL

CAMPUS OVERVIEW

- 01 RESIDENTIAL: 657 UNITS**
 452 LUXURY APARTMENTS
 127 TOWNHOMES
 76 CARRIAGE HOMES
- 02 OFFICE: 2M SF CLASS A**
 10,000 EMPLOYEES
 CAMPUS FITNESS CENTER 3,000 MEMBER BASE
- 03 HOTEL: 278 ROOMS**
 HILTON GARDEN INN: 138 ROOMS
 AC MARRIOTT: 140 KEYS
 2 WEDDING AND CONFERENCE VENUES
- 04 RETAIL: 182K SF**
 PHASE I: 103,874 SF
 PHASE II: 78K SF
 ON CAMPUS WALKABLE POPULATION: ±11,000 PEOPLE







AN UNDERSERVED MARKET: DEMAND VS. SUPPLY = GAP

APPAREL / ACCESSORIES / HOME FURNISHINGS / RESTAURANTS

TOTAL RETAIL TRADE AND FOOD/DRINK

3 MILES

\$498 M

5 MILES

\$875 M

TOTAL RETAIL TRADE

3 MILES

\$453 M

5 MILES

\$799 M

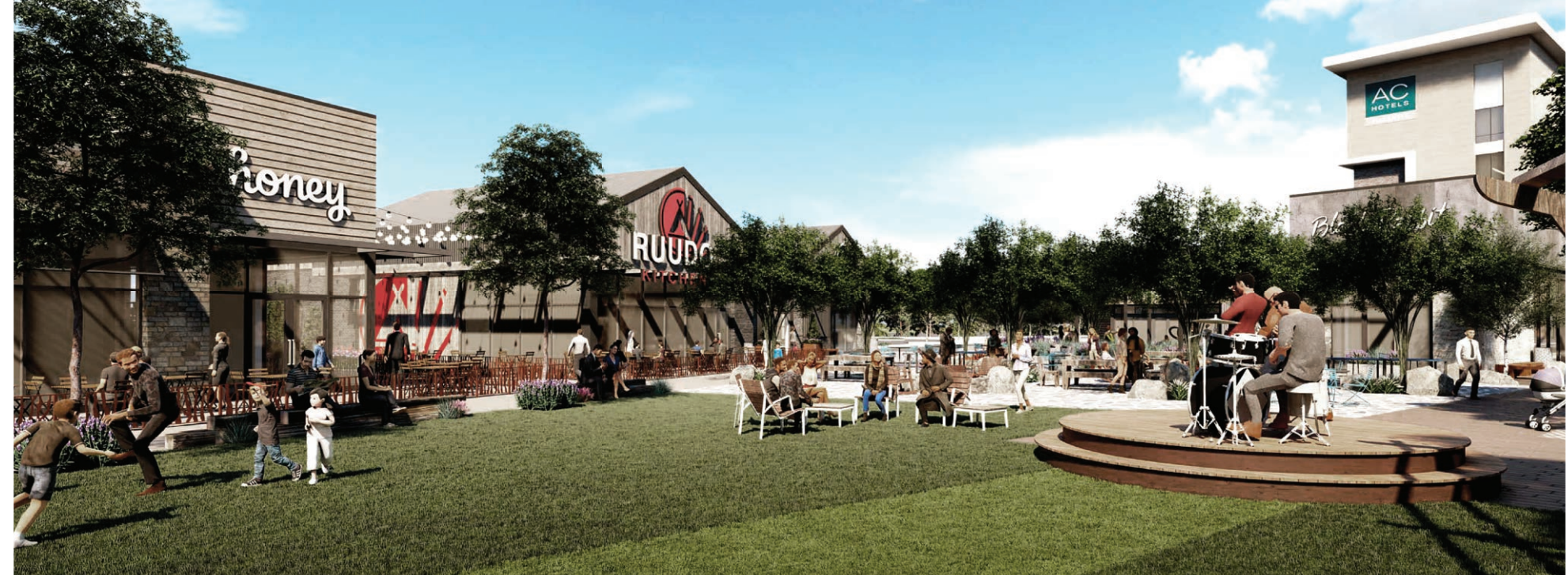
TOTAL FOOD/DRINK

3 MILES

\$45 M

5 MILES

\$76 M



JOIN:

- WHOLE FOODS
- ULTA BEAUTY
- FINE WINE & GOOD SPIRITS
- HILTON GARDEN INN
- FIREPOINT GRILL

PHASE 1 COMPLETED IN 2018



PHASE 1

3

WEST CHESTER PIKE

ROUTE 3 - 36,361 VPD

		ELLIS PRESERVE NEWTOWN SQUARE, PA	Village at Newtown, Newtown, PA	Uptown Worthington Malvern, PA	Providence Town Center Collegeville, PA	Brinton Lakes Glen Mills, PA	Paoli Shopping Center Paoli, PA
Population	3 Mile	39,613	42,361	33,481	45,926	30,070	36,944
	5 Mile	140,931	103,373	81,004	127,468	88,092	88,125
Avg HH Income	3 Mile	\$173,424	\$160,889	\$167,456	\$147,958	\$172,059	\$177,343
	5 Mile	\$163,453	\$167,405	\$172,233	\$128,120	\$160,942	\$179,747
HH's Over \$100K	3 Mile	8,402	10,047	7,165	9,261	6,295	8,947
	5 Mile	29,372	24,372	18,686	23,323	17,991	20,831
Daytime Population	3 Mile	40,754	43,764	48,753	46,375	32,630	49,903
	5 Mile	150,302	102,771	101,435	124,489	90,321	115,229

* DEMOGRAPHIC COMPARISONS ESRI 2020

ELLIS PRESERVE IS THE DOMINANT CENTER IN THE BELOW FEATURED CATEGORIES:



±40,754

DAYTIME POPULATION
WITHIN 3 MILES



\$173,424

HOUSEHOLD INCOME
WITHIN 3 MILES



29,372

HH'S WITH \$100,000+
INCOME WITHIN 5 MILES



140,931

POPULATION
WITHIN 5 MILES

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