**BRANDYWINE SQUARE**
US ROUTE 30 & QUARRY ROAD, DOWNINGTOWN, PA 19335

±3,100 – 16,000 SF AVAILABLE

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**property highlights.**

- 612,000 SF power center features a powerful tenant roster including Wegmans, BJ’s, Dick’s Sporting Goods, DSW and Regal Cinemas.
- Rare small shop space available in redeveloped pad – join Melt Shop, MOD Pizza, and Five Guys opening Fall 2019.
- Property has full interchange access from adjacent heavily trafficked Rt. 30 bypass
- Ideally positioned to take advantage of surrounding affluent residential communities, while catering to larger population radius with regionally dominant tenants.

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**stats.**

<table>
<thead>
<tr>
<th>2018 DEMOGRAPHICS*</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Est. Population</td>
<td>3,971</td>
<td>39,872</td>
<td>97,663</td>
</tr>
<tr>
<td>Est. Households</td>
<td>1,712</td>
<td>15,372</td>
<td>36,325</td>
</tr>
<tr>
<td>Est. Avg. HH Income</td>
<td>$121,237</td>
<td>$128,690</td>
<td>$135,786</td>
</tr>
</tbody>
</table>

QUARRY ROAD TRAFFIC COUNT: 16,938 VPD *ESRI 2018

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**get in touch.**

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DOWNINGTOWN, PA
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