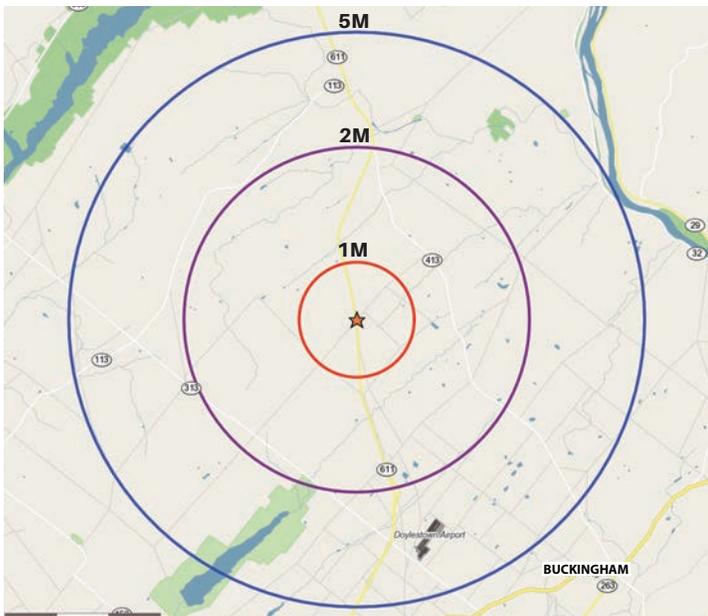


PLUMSTEAD SQUARE

Rt. 611 & Stump Road | Plumsteadville, PA



PROPERTY HIGHLIGHTS

- ✓ Neighborhood grocery-anchored community center with excellent visibility and parking
- ✓ Tenant's include Giant Food, Dollar General, Fine Wine & Good Spirits, McDonalds, Univest Bank, Capri Pizza & Restaurant, China Wok, and Plumstead Cleaners
- ✓ Located on Rt. 611 (Easton Rd.), the major north/south commercial corridor through Plumsteadville



DEMOGRAPHICS

2021 Estimated Population:

1 MILE - 3,201 **3 MILES** - 13,562 **5 MILES** - 40,030

2026 Population Projections:

1 MILE - 3,351 **3 MILES** - 14,118 **5 MILES** - 41,070

2021 Estimated Average Household Income:

1 MILE - \$160,723 **3 MILES** - \$160,393 **5 MILES** - \$155,988



AVERAGE DAILY TRAFFIC COUNTS

Route 611 - 15,000

Stump Road - 3,800

200 Old Forge Lane, Suite 201
Kennett Square, PA 19348
610.388.6600 **tel** | 610.388.6605 **fax**

Visit watersretailgroup.com for leasing opportunities.



PLUMSTEAD SQUARE

Rt. 611 & Stump Road | Plumsteadville, PA



SUITE	TENANT	SQ. FEET
A-C	Capri Pizza & Restaurant	5,352
D	Dollar General	8,213
E	AVAILABLE	1,703
F	China Wok	1,703
G	Plumstead Cleaners	1,703
H-I	Wine & Spirits Shoppe	4,368

SUITE	TENANT	SQ. FEET
J-K	Worthwhile Wear	8,500
L	Giant Food	39,998
M	AVAILABLE	Future Pad
N	McDonald's	1,840
O	AVAILABLE FORMER BANK PAD W/ DRIVE-THRU	3,070

TOTAL 76,412



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WATERS RETAIL GROUP AT A GLANCE

- Inception:** 1985
- Headquarters:** Kennett Square, PA
- Portfolio:** 2.8 million square feet in 3 states
- Retail Sales:** \$800 million annually
- Properties Leased & Managed:** 30
- Financing:** \$750 million in construction, permanent, and refinancing loans closed
- Tenants Served:** 385 national, regional, and local tenants
- Centers Developed:** 29 (3.6 million square feet)

ADVANCE WITH CONFIDENCE

We are Waters Retail Group, a leading Mid-Atlantic real estate services firm offering customized landlord representation, tenant representation, development, brokerage services, and construction management solutions that empower our clients to advance.

Our seasoned team of expert development professionals, former supermarket executives, skilled leasing agents, property and construction managers, and financing and equity partners have the skills and experience to handle all your commercial real estate needs. We take a hands-on approach, treating every property as if it were our own. As a result, we turn our clients' toughest retail challenges into success stories.



SERVICES THAT ENHANCE AND ADVANCE

No two properties are alike. That's exactly why Waters Retail Group offers a full suite of services to maximize the value of your assets. We use an integrated strategy that starts with local consumer shopping trends and market insight. We assess curb appeal, tenant mix, tenant placement, and cultivate relationships with municipalities. Finally, the Waters Retail Group team looks at lowering vendor care costs to increase cash flow.

To date, we have successfully leased and managed more than 4,000,000 square feet of retail space spanning from Pennsylvania to Virginia. Centers under our attention and care contain more than 385 national, regional and local tenants, and achieve more than \$800,000,000 in annual retail sales.

With a historical occupancy rate of over 98%, Waters Retail Group finds tenants with staying power

BENEFITS WITH YOUR INVESTMENT

- ✓ A dedicated, skilled and experienced team of real estate professionals
- ✓ In-depth market knowledge and competitive insight for sound decision making
- ✓ Targeted marketing campaigns that result in the right tenant mix
- ✓ Quality lease negotiations that protect your investment
- ✓ Long-term tenant and broker relationships

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