

# ARDMORE FARMERS MARKET REDEVELOPMENT



SUBURBAN  
EST. 1928  
SQUARE

MSC +  KIMCO<sup>TM</sup>  
REALTY





# SUBURBAN SQUARE

*'The Main Line' - Ardmore, PA*

In the heart of suburban Philadelphia's famed "Main Line," Suburban Square is **one of the country's preeminent mixed-use lifestyle centers**, offering a first-class shopping and dining experience amidst incomparable demographics of affluence and density.



Originally developed in 1928, the layout, architecture and feel of the Suburban Square experience is a **truly authentic, walkable urban environment** in the heart of the most sought after suburb in the Philadelphia MSA.



A true Transit Oriented Development (TOD), adjacent to Amtrak and SEPTA's Ardmore Station, **the location provides unmatched traffic** and access for local residents, employees, commuters and shoppers throughout the region.



**Easy access to ample parking** throughout the site; street parking, multiple surface lots and a new parking deck provides for all types and durations of visits.



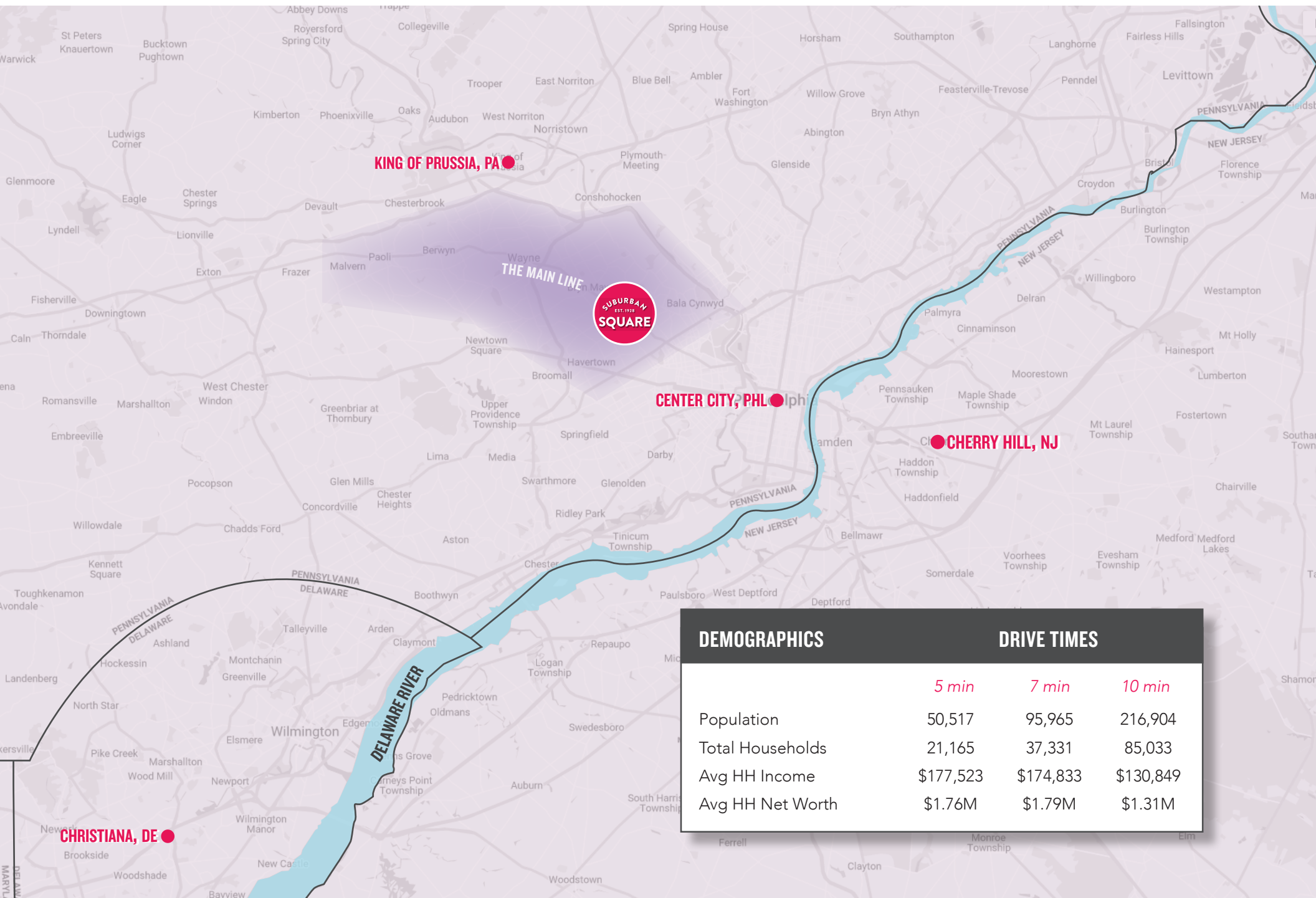
An **essential landing spot for any national or international tenant** entering or expanding within the Mid-Atlantic region. A powerful lineup of apparel, soft/hard goods, food and beverage and fitness promotes cross-shopping in a close, tight knit atmosphere.



AN URBAN EXPERIENCE IN THE SUBURBS

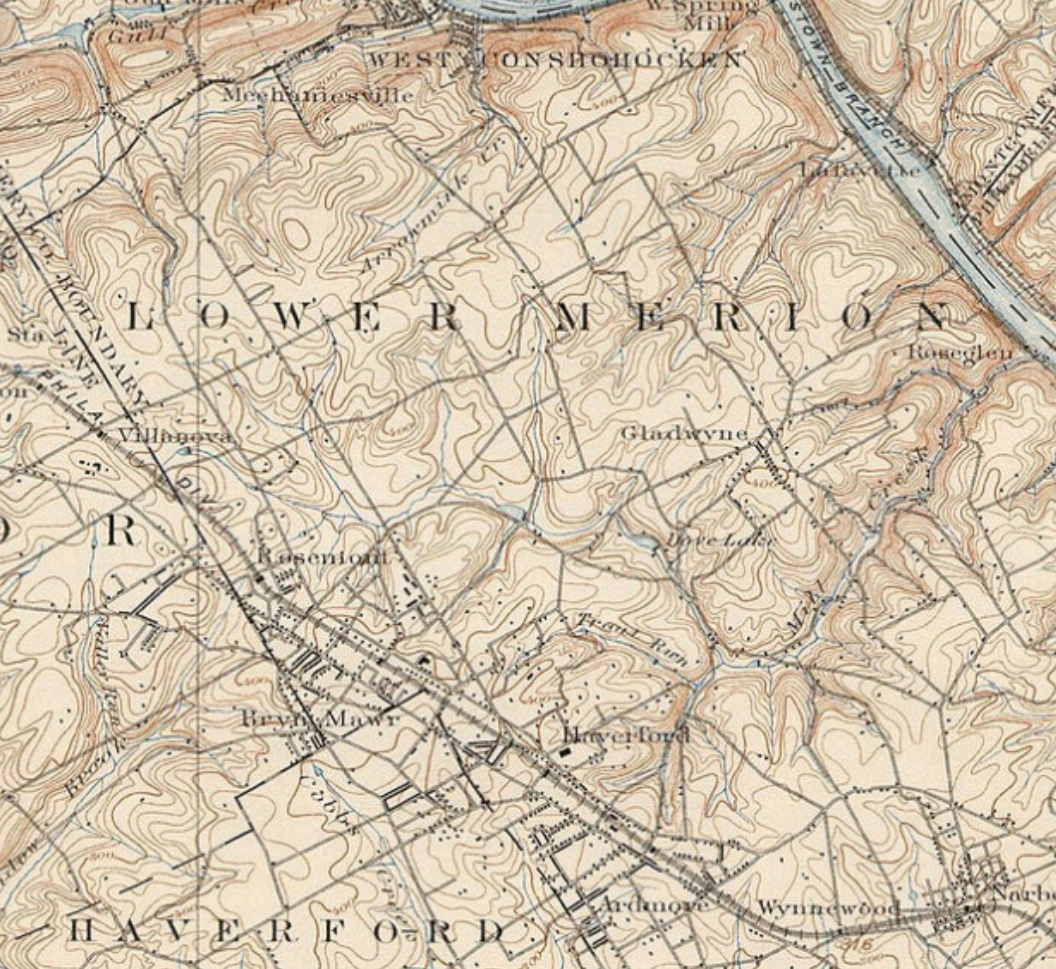


# IN THE HEART OF PHILADELPHIA'S FAMED 'MAIN LINE' - ARDMORE, PA



DEMOGRAPHICS	DRIVE TIMES		
	5 min	7 min	10 min
Population	50,517	95,965	216,904
Total Households	21,165	37,331	85,033
Avg HH Income	\$177,523	\$174,833	\$130,849
Avg HH Net Worth	\$1.76M	\$1.79M	\$1.31M





# THE MAIN LINE

*Originally named for a Pennsylvania Railroad train line that ran from Philadelphia through the northwestern inner-ring suburbs, The Main Line is a series of dense, ultra affluent communities spanning Merion Station to Paoli. These bedroom communities of Philadelphia boast the region's best schools, shopping and dining, strung together through its accessible and heavily trafficked artery, Lancaster Avenue (Route 30).*





# LEASING PLAN & FARMERS MARKET OVERVIEW

- The **Ardmore Farmers Market at Suburban Square** is a vibrant, year-round culinary destination that has been a beloved Main Line institution since 1980.
- Now preparing for an exciting redevelopment, this is a rare opportunity to become part of one of the region's most iconic and enduring retail destinations.
- Spanning approximately 14,500 SF, the market is a 7-day-a-week traffic driver that offers a curated mix of fresh produce, meats, seafood, baked goods, and specialty vendors, all set within a dynamic and inviting environment.
- Ideally positioned across from the top-performing Trader Joe's in PA and adjacent to Coulter Place (with over 130 luxury residential units), the Farmers Market serves as a key community anchor and the heart of Suburban Square.





# ARDMORE FARMERS MARKET REDEVELOPMENT PLAN

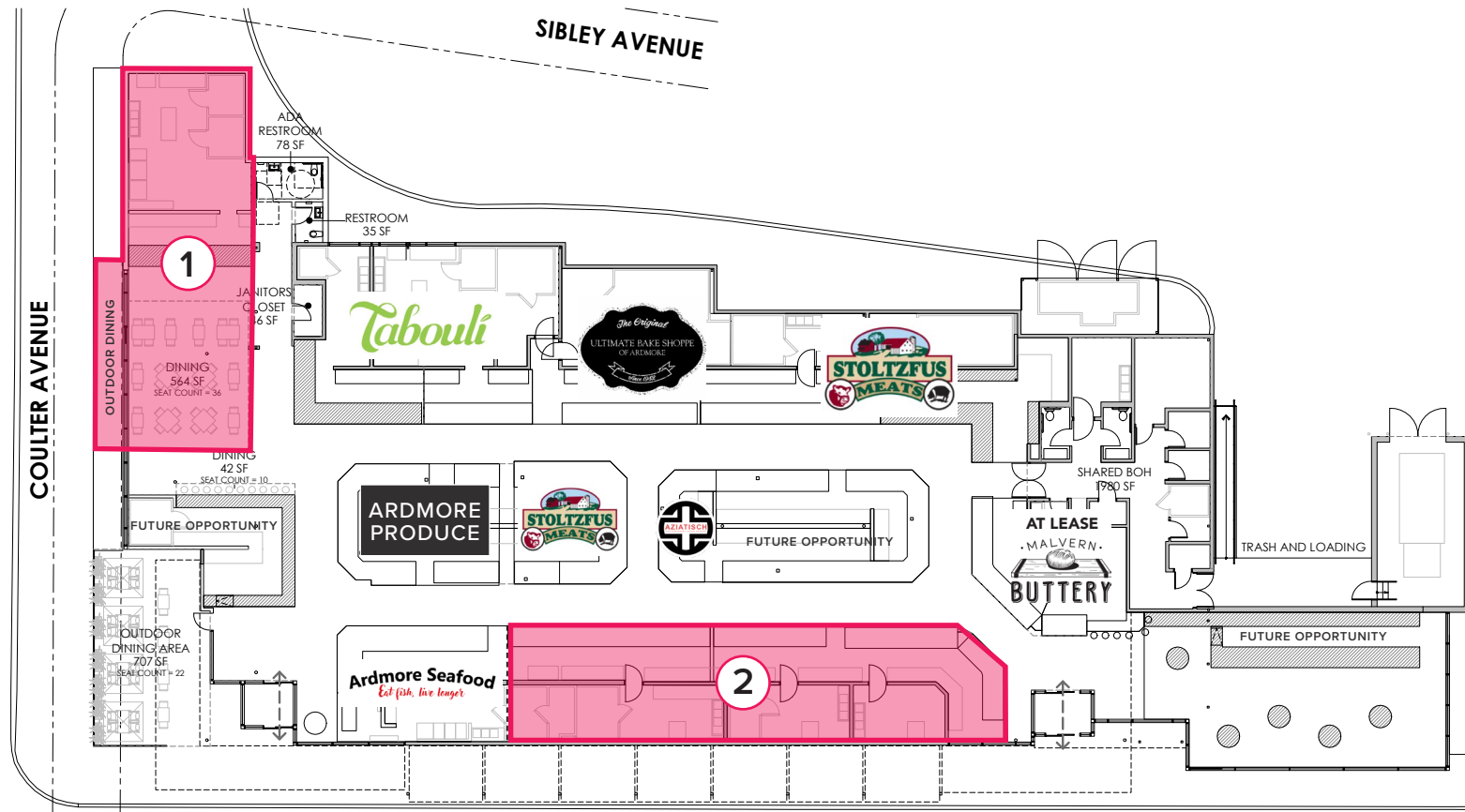
## AVAILABILITIES

### OPPORTUNITY 1 - 728 SF

- Seeking pizza and sandwich operator
- Dedicated indoor and outdoor seating

### OPPORTUNITY 2 - 1,795 SF

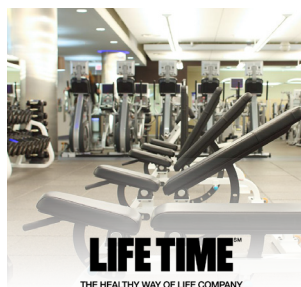
- Seeking gourmet prepared foods concept
- Opportunity for additional space





# THE BEST CHOSE THE BEST

*Suburban Square's incomparable lineup of powerful brands continues to grow...*





# SUBURBAN EST. 1928 SQUARE



## MSC

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