

ARDMORE FARMERS MARKET REDEVELOPMENT



SUBURBAN
EST. 1928
SQUARE

MSC +  KIMCOTM
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.



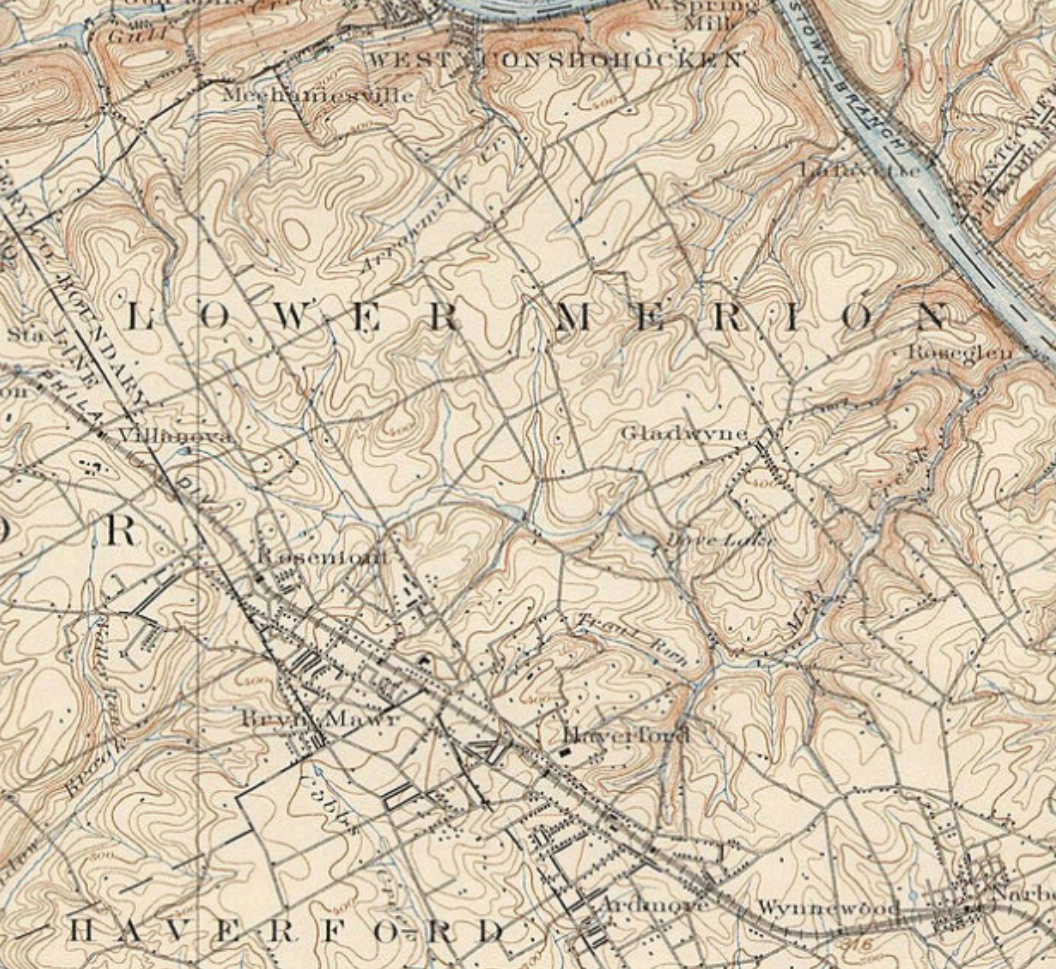
An **essential landing spot for any national or international tenant** entering or expanding within the Mid-Atlantic region. A powerful lineup of apparel, soft/hard goods, food and beverage and fitness promotes cross-shopping in a close, tight knit atmosphere.

AN URBAN EXPERIENCE IN THE SUBURBS

The map illustrates the Philadelphia region, highlighting three key areas: King of Prussia, PA (top left), Center City, PHL (center), and Cherry Hill, NJ (right). The Delaware River is shown flowing through the region, with the Pennsylvania-Delaware border marked. A red circle labeled 'SUBURBAN' is positioned near the Main Line area. A table in the bottom right corner provides demographic data and drive times for these three locations.

	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

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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).



ARDMORE FARMERS MARKET REDEVELOPMENT PLAN

AVAILABILITIES

- ① ±587 SF (DIVISIBLE)
- ② ±500 SF (DIVISIBLE)
- ③ ±368 SF
- ④ ±1,145 SF (DIVISIBLE)



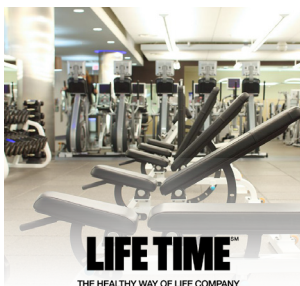
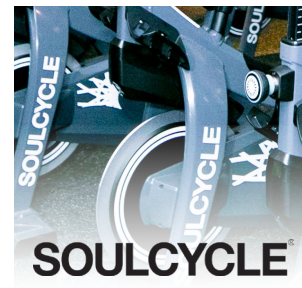
LEASING PLAN & FARMERS MARKET OVERVIEW

- 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. For the first time in years, multiple opportunities available.
- 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.



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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