

**NEWLY
SIGNED!**



Rowan VanLeeuwen

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**THE BEAUFORT
BONNET COMPANY**

VBERG
since 1916



SUBURBAN
EST. 1928

SQUARE

MSC + KIMCO
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.



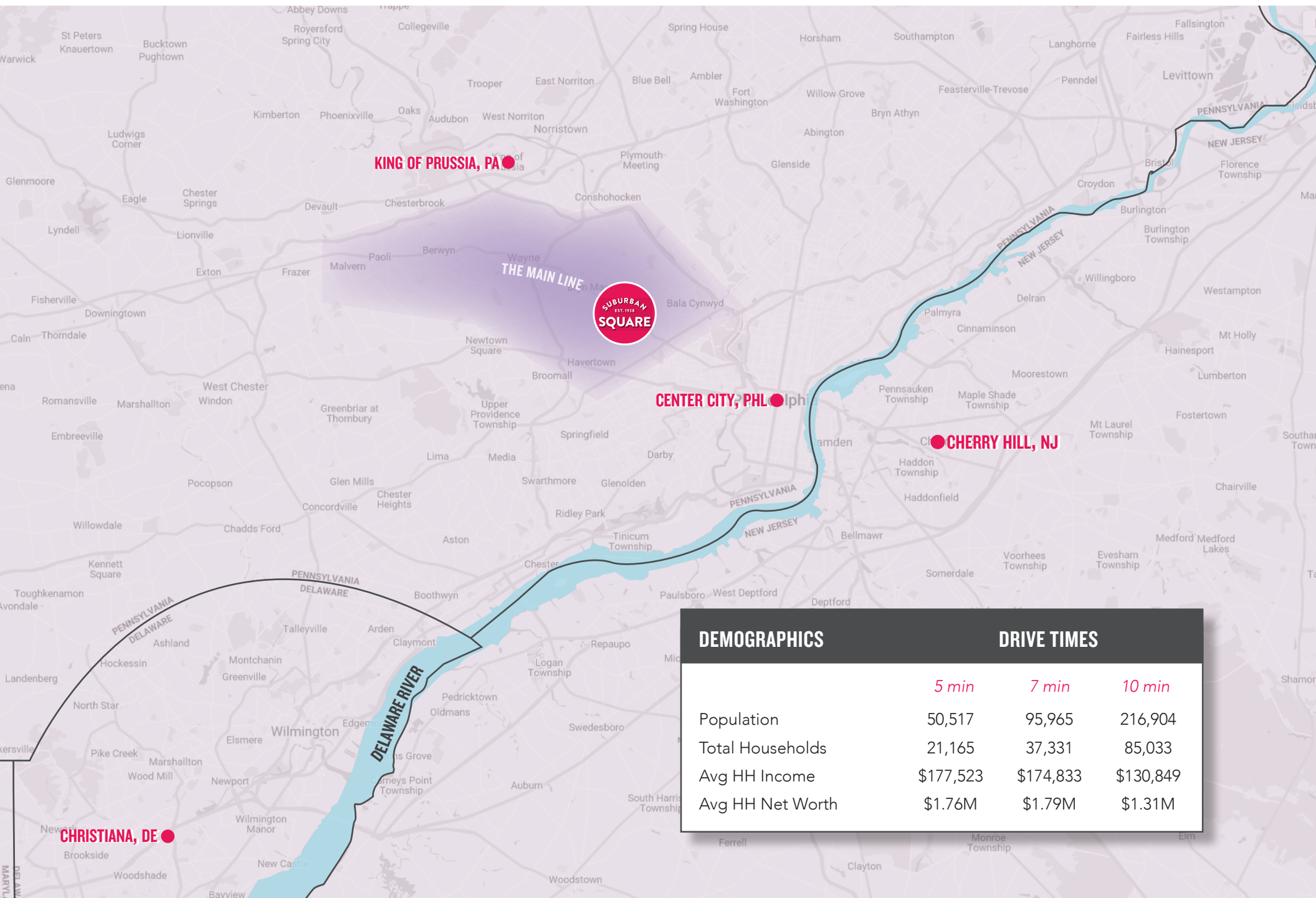
Easy access to ample parking throughout the site; street parking, multiple surface lots and a new parking deck provides for all types and durations of visits.



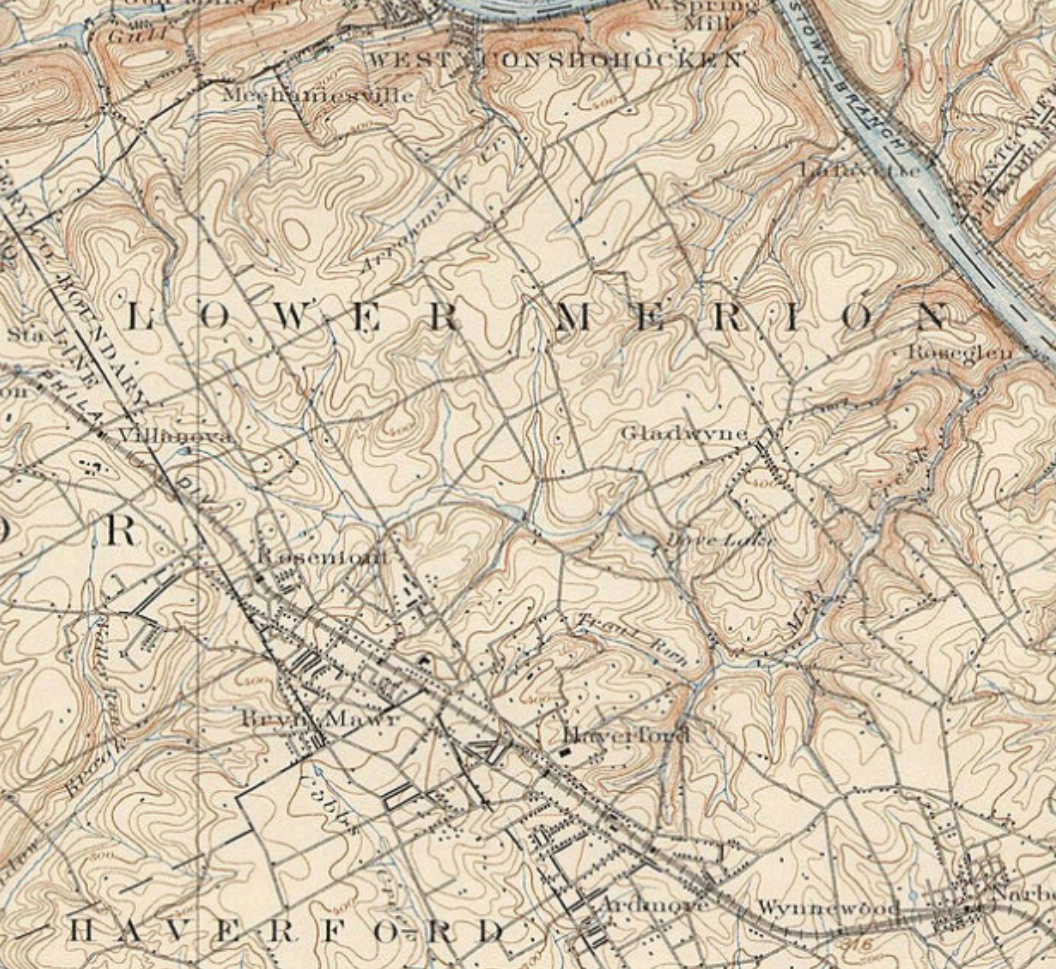
An **essential landing spot for any national or international tenant** entering or expanding within the Mid-Atlantic region. A powerful lineup of apparel, soft/hard goods, food and beverage and fitness promotes cross-shopping in a close, tight knit atmosphere.

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

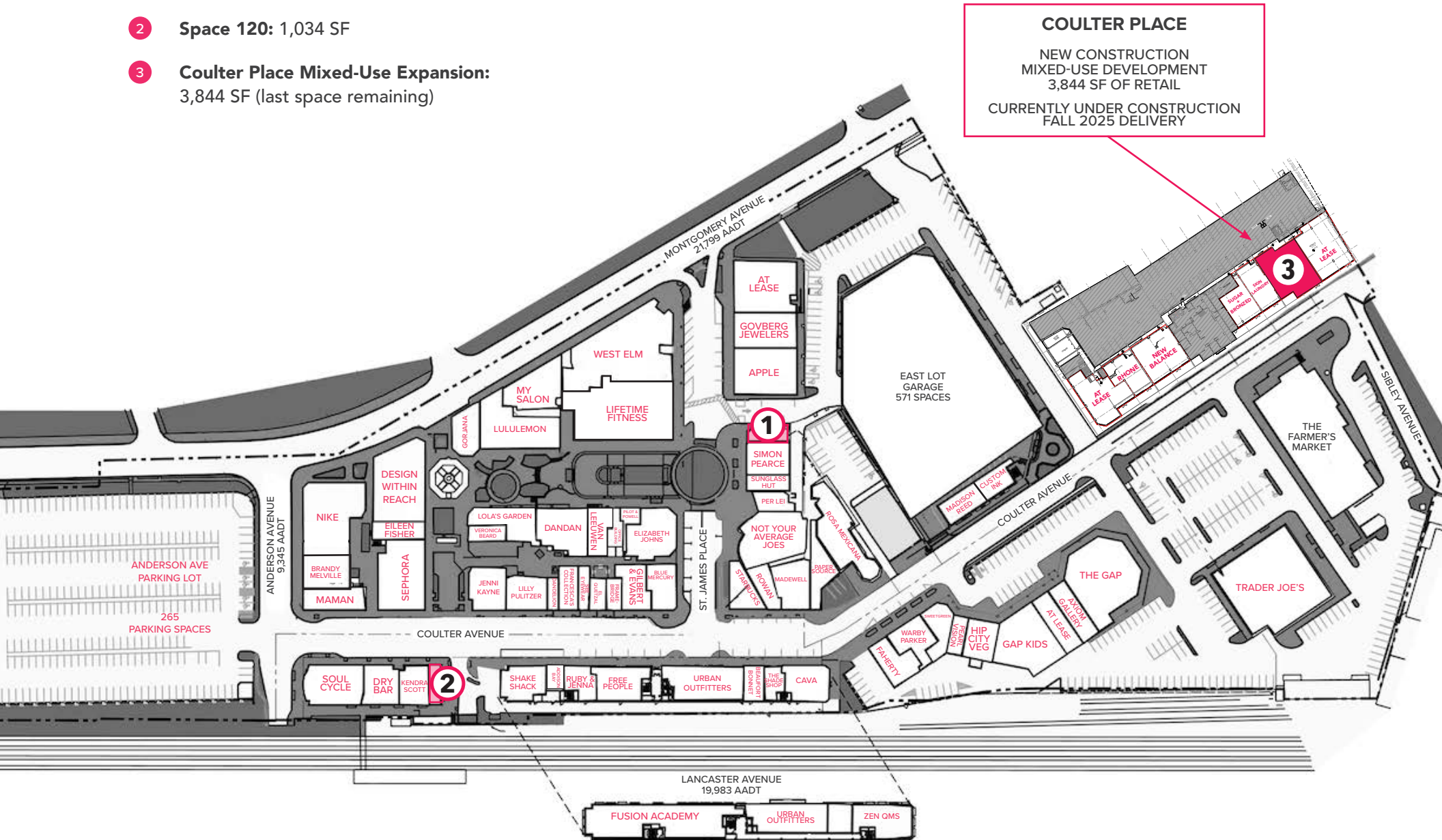
Originally named for a Pennsylvania Railroad train line that ran from Philadelphia through the northwestern inner-ring suburbs, The Main Line is a series of dense, ultra affluent communities spanning Merion Station to Paoli. These bedroom communities of Philadelphia boast the region's best schools, shopping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



LEASING PLAN

AVAILABILITIES

- 1 **Space 046:** 1,162 SF Ground floor + 1,312 SF lower level
- 2 **Space 120:** 1,034 SF
- 3 **Coulter Place Mixed-Use Expansion:** 3,844 SF (last space remaining)



COULTER PLACE

NEW MIXED-USE RETAIL DEVELOPMENT AT SUBURBAN SQUARE
CURRENTLY UNDER CONSTRUCTION. FALL 2025 DELIVERY.

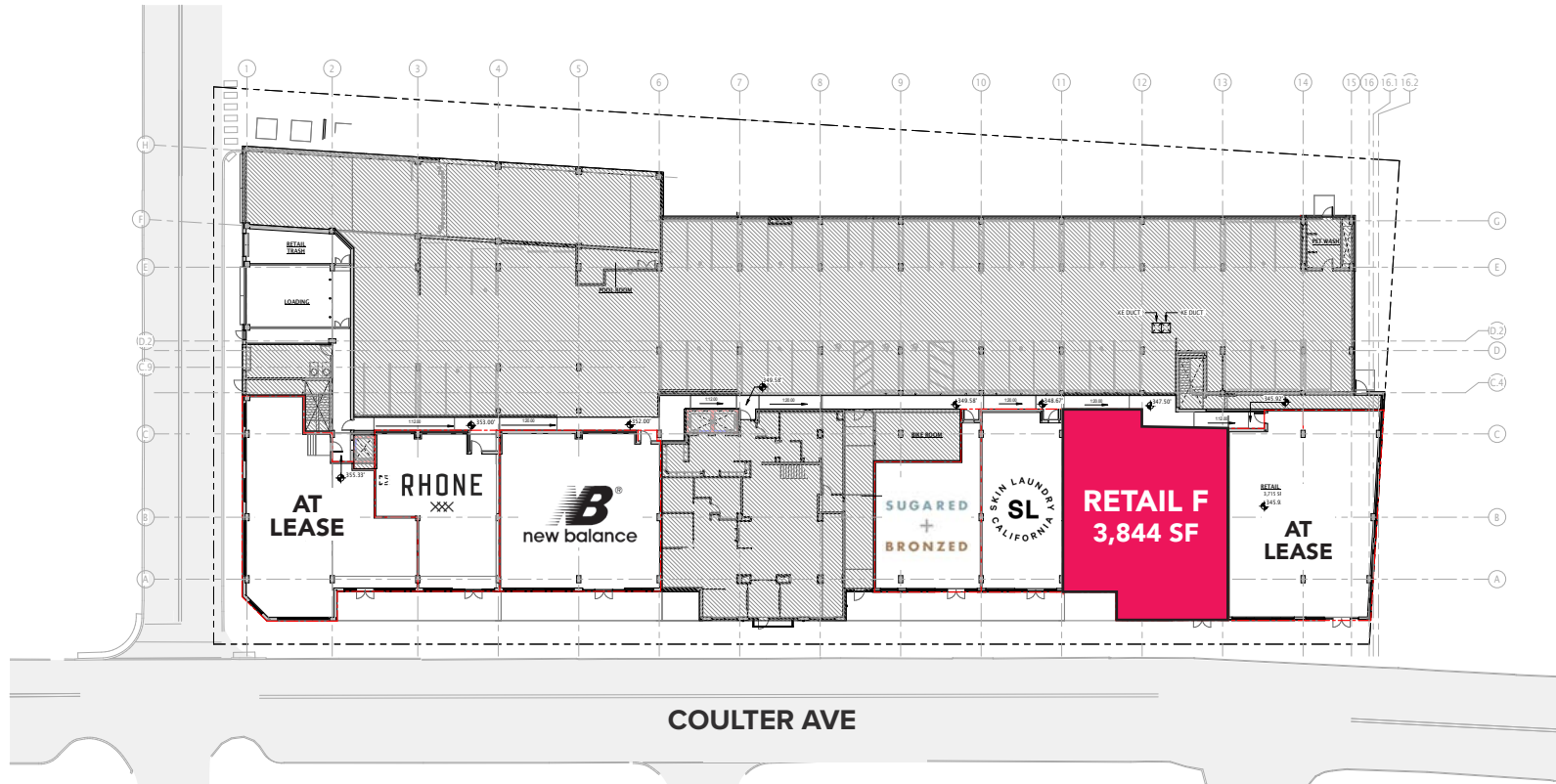


RETAIL/RESTAURANT SPACES
19,500 SF DIVISIBLE

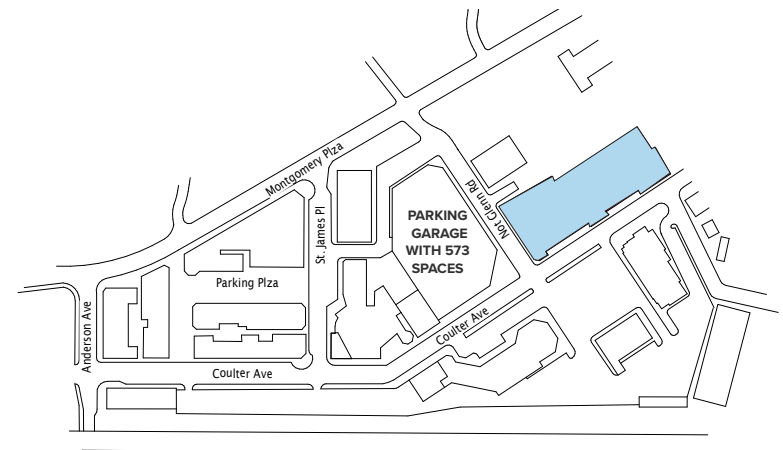
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GROUND FLOOR RETAIL PLAN

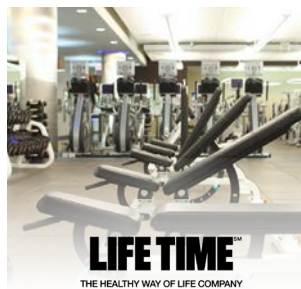


- Currently under construction for a fall 2025 delivery. Mixed-use building with 130 apartments and 19,000 SF of ground floor retail (divisible)
- Dedicated parking spaces for the retail
- Signed leases with best in class national apparel and health/wellness tenants
- Directly across the street from Trader Joe's and the Ardmore Farmers Market
- ONE SPACE REMAINING - 3,844 SF



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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