

RECENTLY SIGNED!

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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.



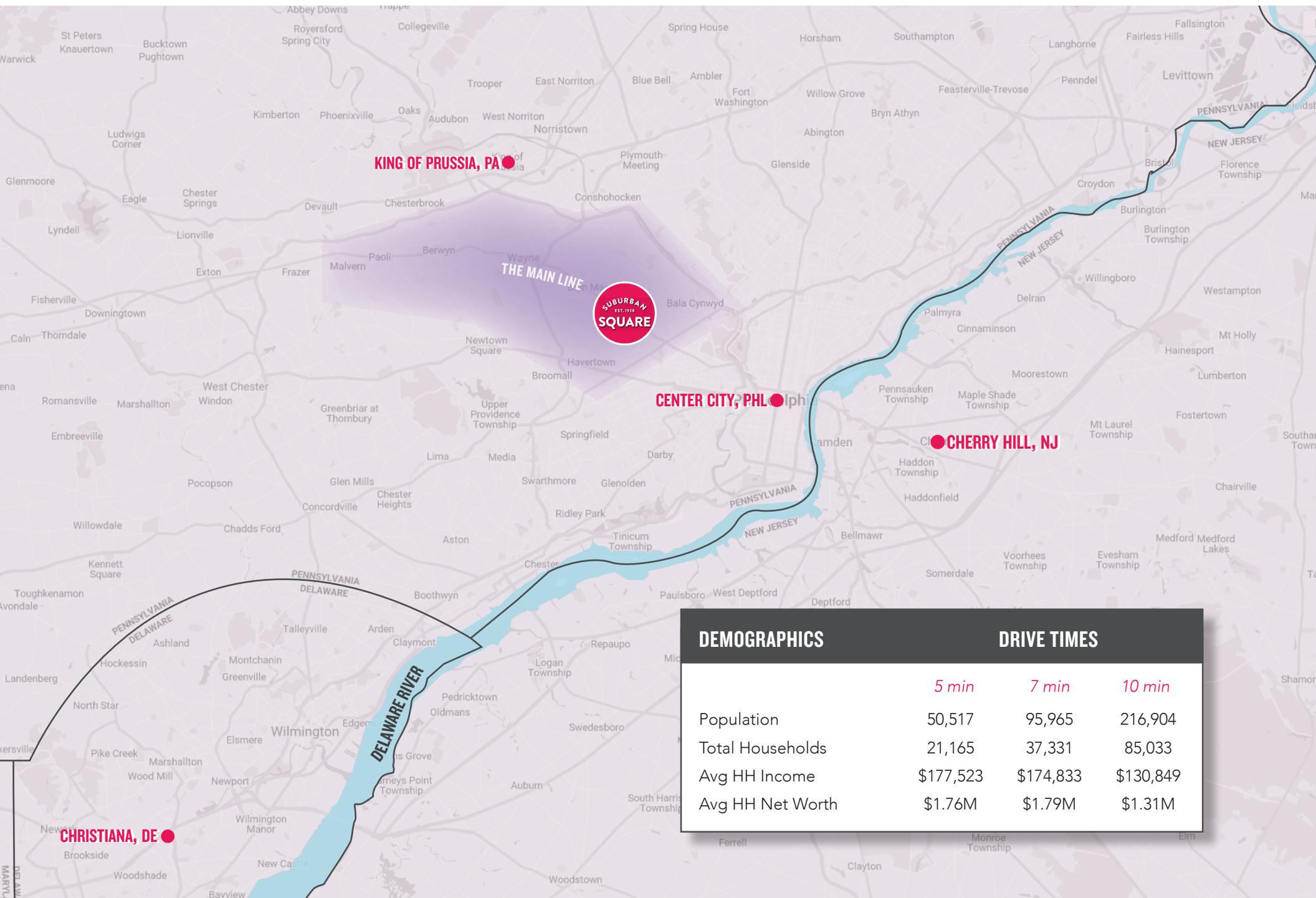
Easy access to ample parking throughout the site; street parking, multiple surface lots and a new parking deck provides for all types and durations of visits.



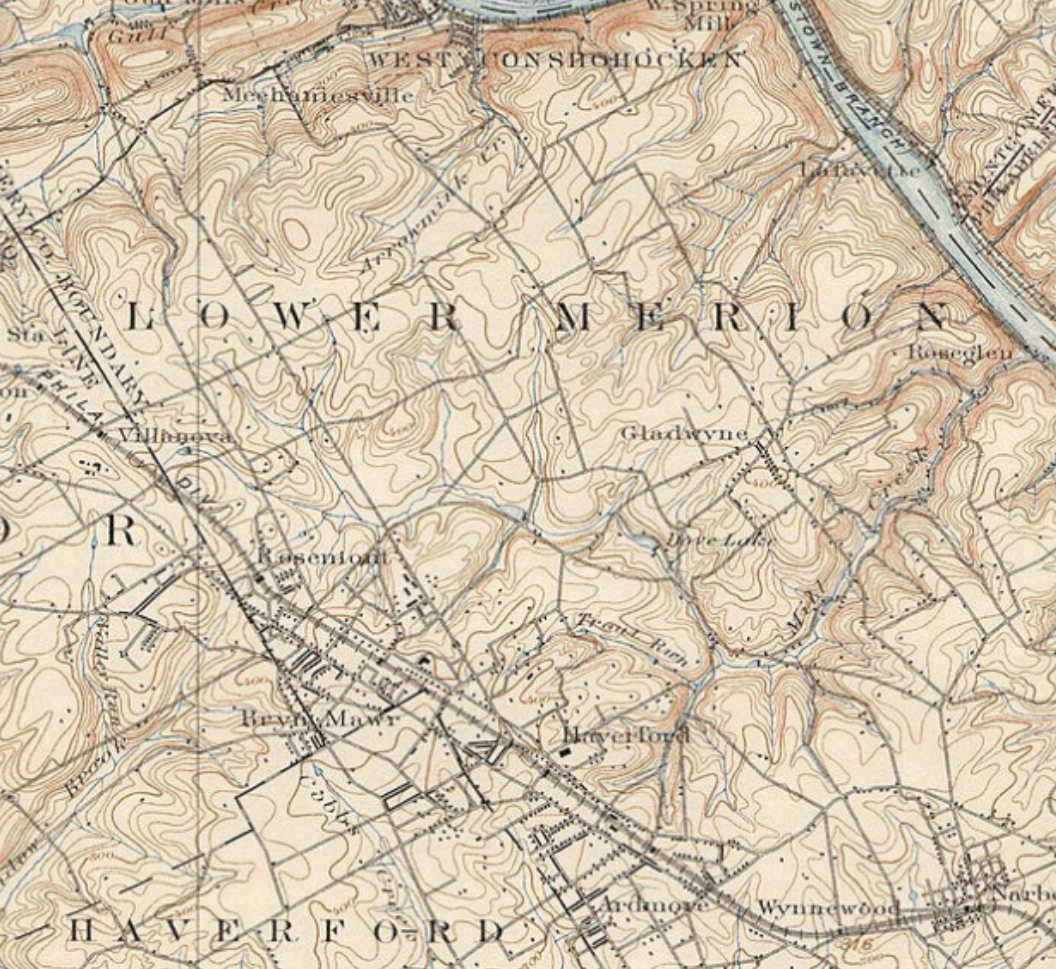
An **essential landing spot for any national or international tenant** entering or expanding within the Mid-Atlantic region. A powerful lineup of apparel, soft/hard goods, food and beverage and fitness promotes cross-shopping in a close, tight knit atmosphere.

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).

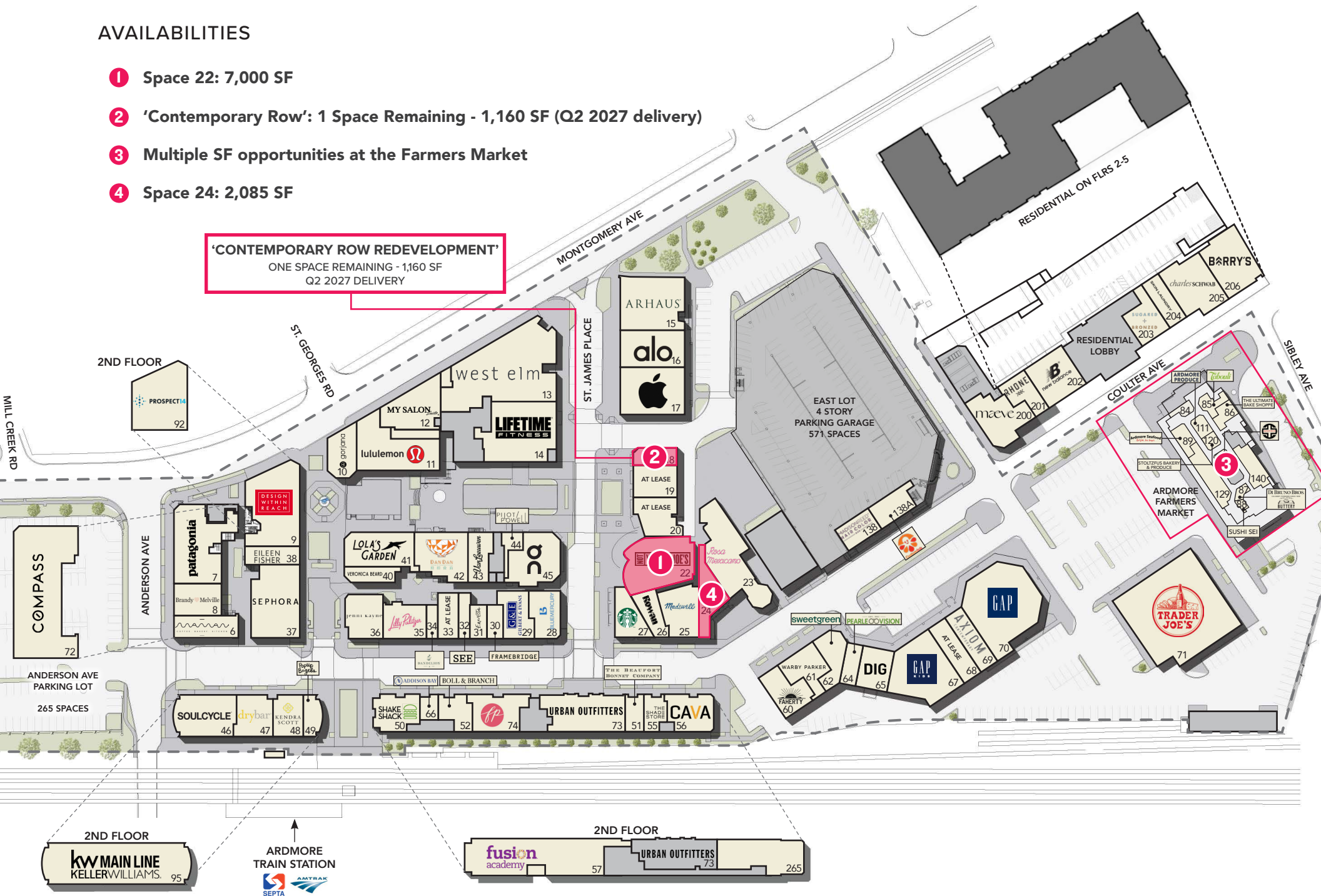


LEASING PLAN

AVAILABILITIES

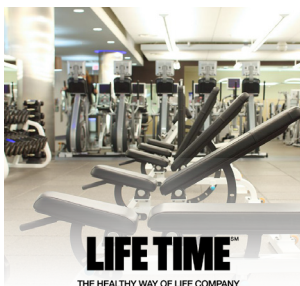
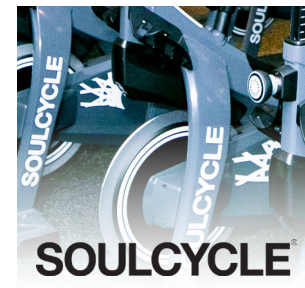
- 1 Space 22: 7,000 SF
- 2 'Contemporary Row': 1 Space Remaining - 1,160 SF (Q2 2027 delivery)
- 3 Multiple SF opportunities at the Farmers Market
- 4 Space 24: 2,085 SF

'CONTEMPORARY ROW REDEVELOPMENT'
ONE SPACE REMAINING - 1,160 SF
Q2 2027 DELIVERY



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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