EAGLE VILLAGE SHOPS

MSC









EAGLE VILLAGE SHOPS

Wayne, PA

A premier **open-air lifestyle destination,** blending **timeless charm** with a curated mix of high-end retail, dining, and specialty services.

• • •

Strategically positioned along **Lancaster Avenue** (Route 30) (24,200 VPD), one of the most highly trafficked and sought-after retail corridors in the region.

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Ideally situated on **the ultra-affluent Main Line**, surrounded by a strong customer base of prestigious and dense residential neighborhoods, corporate offices, and top educational institutions.

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Thoughtfully designed with brick-paved walkways, lush landscaping, and ample storefront parking **(314 spaces)** to create a welcoming and convenient neighborhood shopping experience.

• • •

Centrally located in the heart of Wayne providing **ideal positioning and spacing** for brands seeking multiple units along the Main Line.

JOIN THESE TENANTS

THE LITTLE HOUSE SHOP
GIFTS | HOME | STATIONERY | SINCE 1934

NIC+ZOE

pure barre
lift • tone • burn

WOOF GANG
BAKERY & GROOMING

VALLEY FORGE
FLOWERS

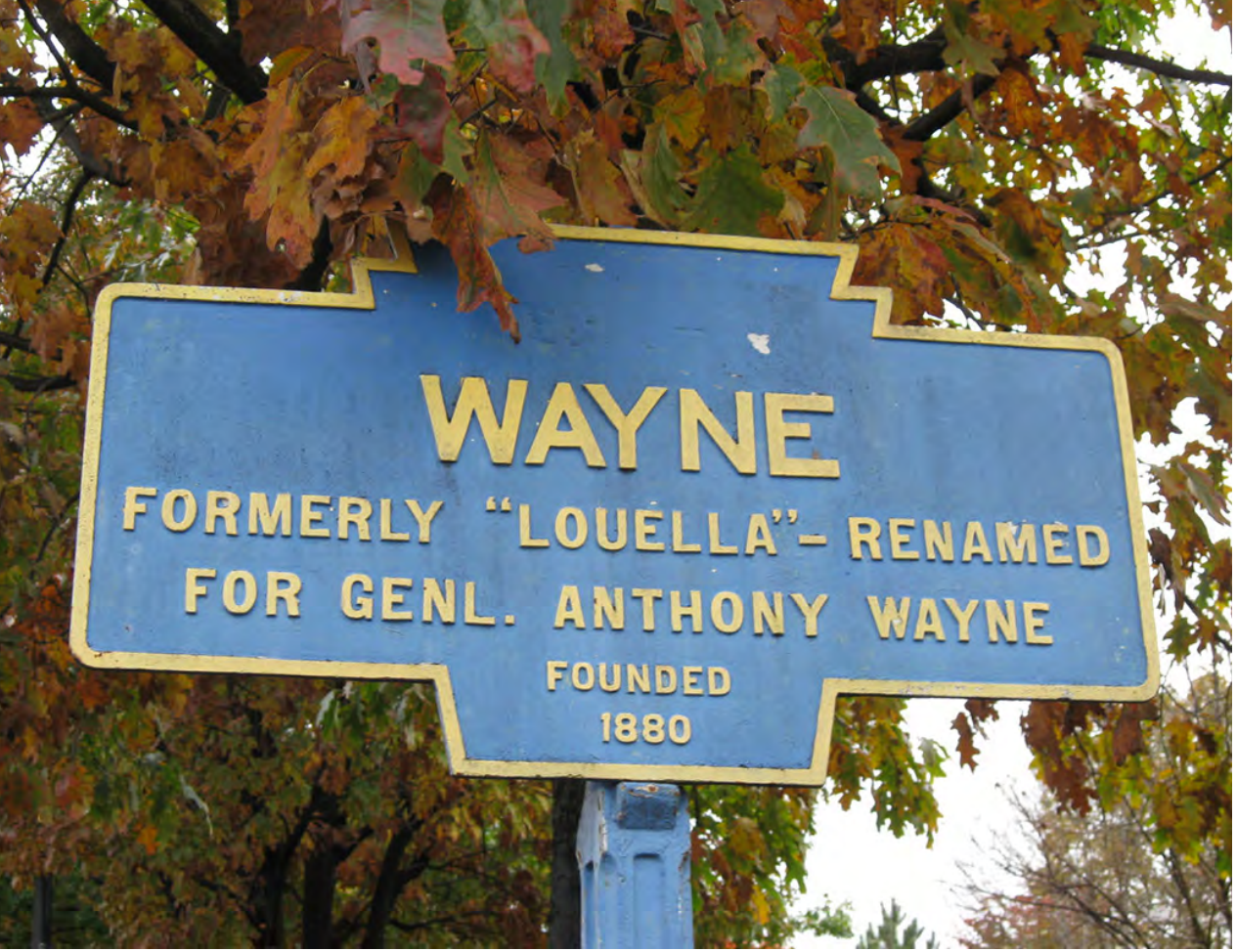
Autograph
BRASSERIE

THE SILVERSPOON
BYOB

J.McLaughlin

HAND & STONE
MASSAGE AND FACIAL SPA

a taste of
BRITAIN



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

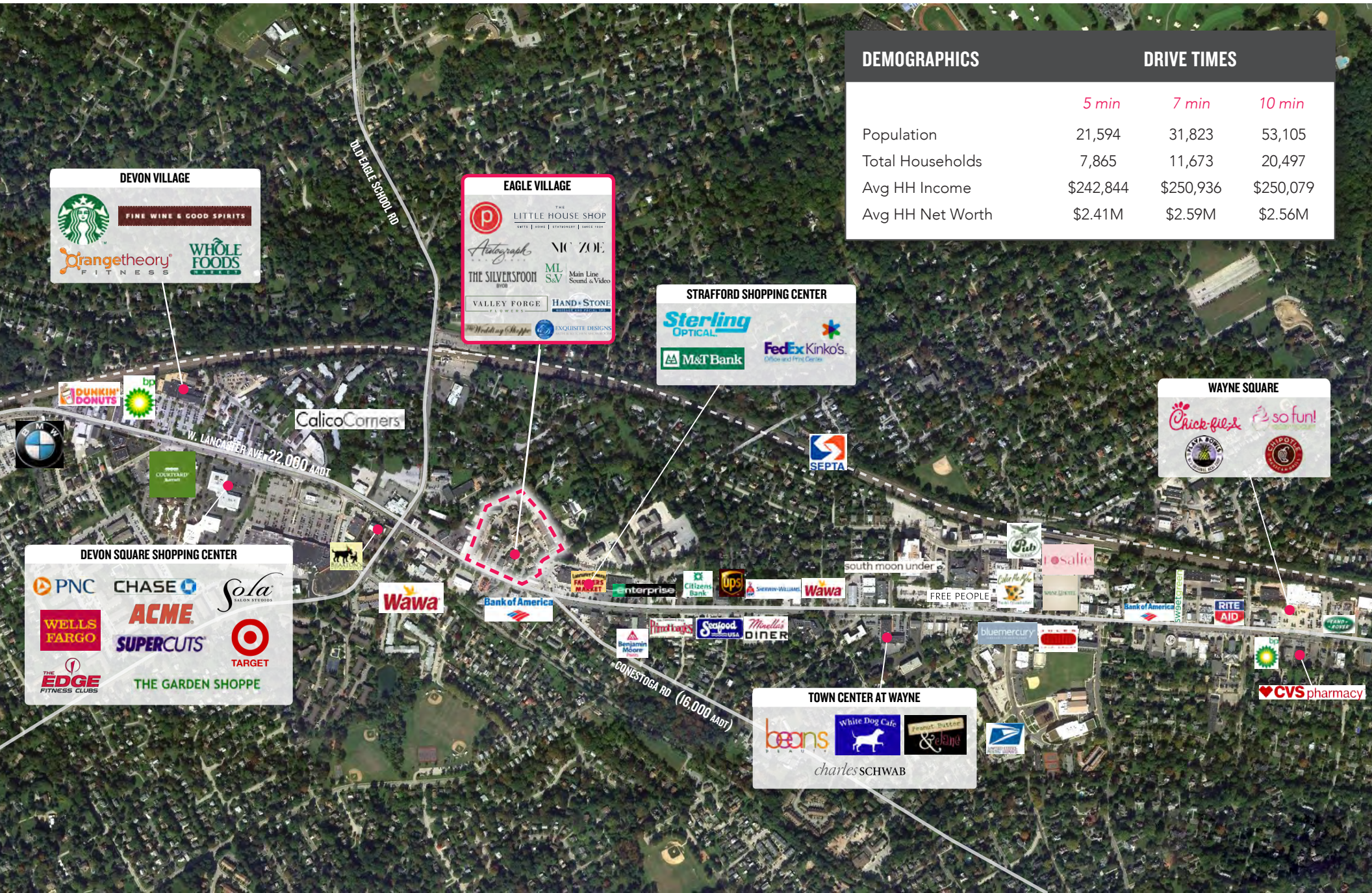
14 1,465 SF 17 790 SF 18 610 SF

OTHER TENANTS

1. The Wedding Shoppe
2. Rival Bros. Coffee
3. The Cottage - Cafe Fleur
4. The Cottage at Valley Flowers
5. Taste of Britain
6. Sara Campbell
7. Main Line Mahjong
8. Nic & Zoe
9. J. Mclaughin
10. The Little Children's Shop
11. EV Nail Bar
12. Autograph Brasserie
13. Main Line Sound & Video
15. Hand & Stone
16. Woof Gang Bakery & Grooming
19. Pure Barre
20. SewRob
21. The Barn at Valley Forge Flowers
22. Salon (coming soon)
23. Wild Yeast Bakehouse (coming soon)
24. The Silverspoon
25. Cafe Fleur - Valley Forge Flower
26. The Little House Shop
27. Exquisite Designs



REGIONAL OVERVIEW & DEMOGRAPHICS



DEMOGRAPHICS	DRIVE TIMES		
	5 min	*7 min*	*10 min*
Population	21,594	31,823	53,105
Total Households	7,865	11,673	20,497
Avg HH Income	$242,844	$250,936	$250,079
Avg HH Net Worth	$2.41M	$2.59M	$2.56M



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