



# 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.



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.



**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

WOLF GANG  
BAKERY & GROOMING

VALLEY FORGE  
FLOWERS

Autograph  
BRASSERIE

THE SILVER SPOON  
BYOB

J. McLaughlin

HAND • STONE  
MASSAGE AND FACIAL SPA

a taste of  
BRITAIN  
TEA SHOP • CAFE • RESTAURANT



# 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

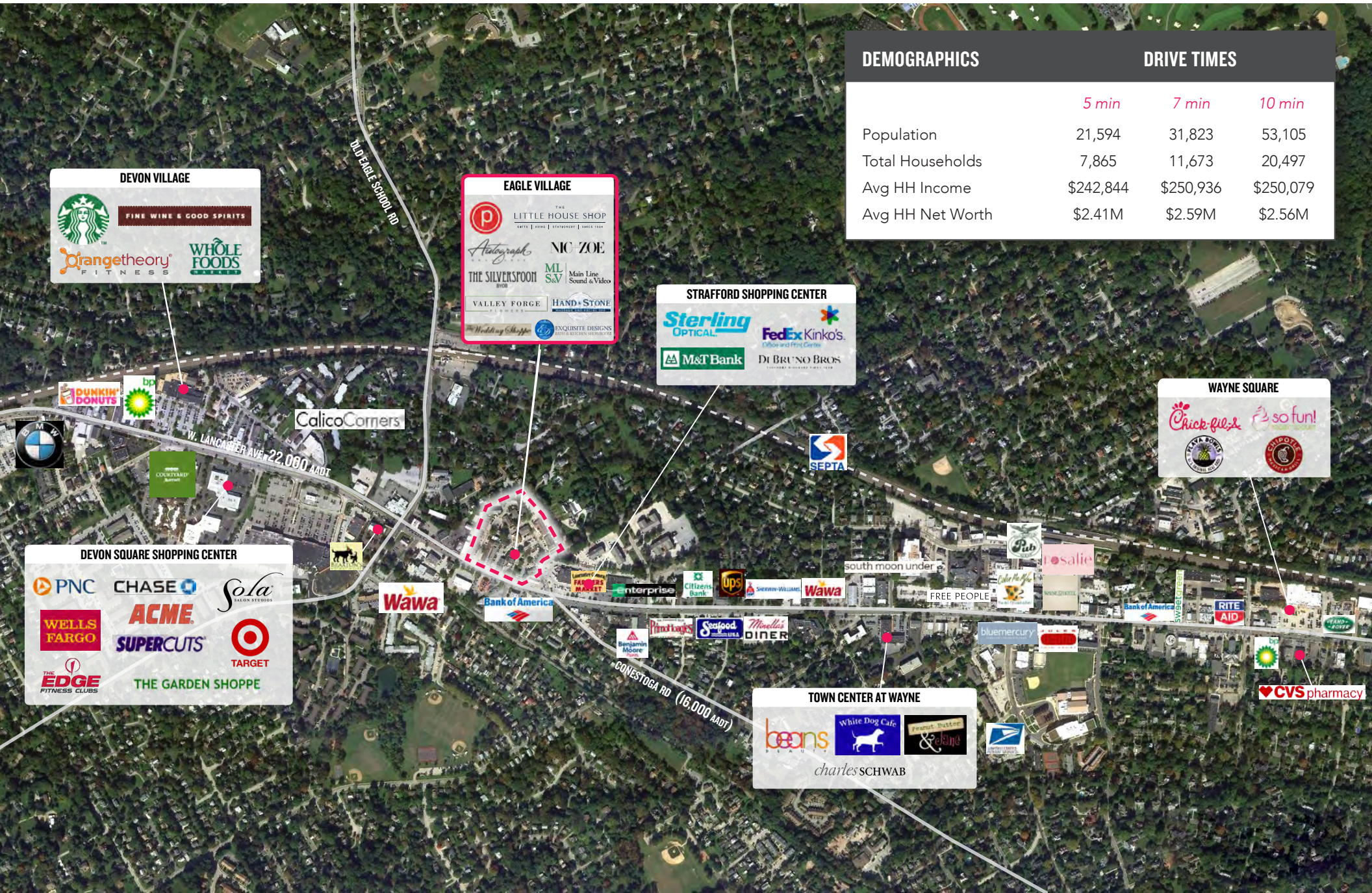
- 7 1,073 SF
- 8 1,261 SF
- 14 1,465 SF
- 17 790 SF
- 18 610 SF

## OTHER TENANTS

- 1 The Wedding Shoppe
- 2 **At Lease With Coffee Tenant**
- 3 The Cottage - Cafe Fleur
- 4 The Cottage at Valley Flowers
- 5 Taste of Britain
- 6 Sara Campbell
- 9 J. McLaughlin
- 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

**DEVON VILLAGE**

FINE WINE & GOOD SPIRITS

Starbucks

Orangetheory FITNESS

WHOLE FOODS MARKET

**EAGLE VILLAGE**

THE LITTLE HOUSE SHOP

Autograph

NIC ZOE

THE SILVERSPOOM

ML SV Main Line Sound & Video

VALLEY FORGE

HAND+STONE

EXQUISITE DESIGNS

**STRAFFORD SHOPPING CENTER**

Sterling OPTICAL

FedEx Kinko's Office and Print Center

M&T Bank

DI BRUNO BROS

**WAYNE SQUARE**

Chick-fil-e

so fun!

TEXA BOND

COMPOTE

**DEVON SQUARE SHOPPING CENTER**

PNC

CHASE

Sola SALON SERVICES

WELLS FARGO

ACME

SUPERCUTS

TARGET

THE EDGE FITNESS CLUBS

THE GARDEN SHOPPE

**TOWN CENTER AT WAYNE**

beans

White Dog Cafe

FRANK BASTEN & SONS

charles SCHWAB



W. LANCASTER AVE 22,000 AADT

CONESTOGA RD (16,000 AADT)

CalicoCorners

Wawa

Bank of America

SEPTA

south moon under

FREE PEOPLE

bluemercury

Bank of America

RITE AID

CVS pharmacy

503



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For more information:

**Brittany Goldberg | Executive Vice President**  
[bgoldberg@hellomsc.com](mailto:bgoldberg@hellomsc.com) | 215.883.7405

**Jake Rosenberg | Retail Specialist**  
[jrosenberg@hellomsc.com](mailto:jrosenberg@hellomsc.com) | 215.883.7406