



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 • CATERING



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

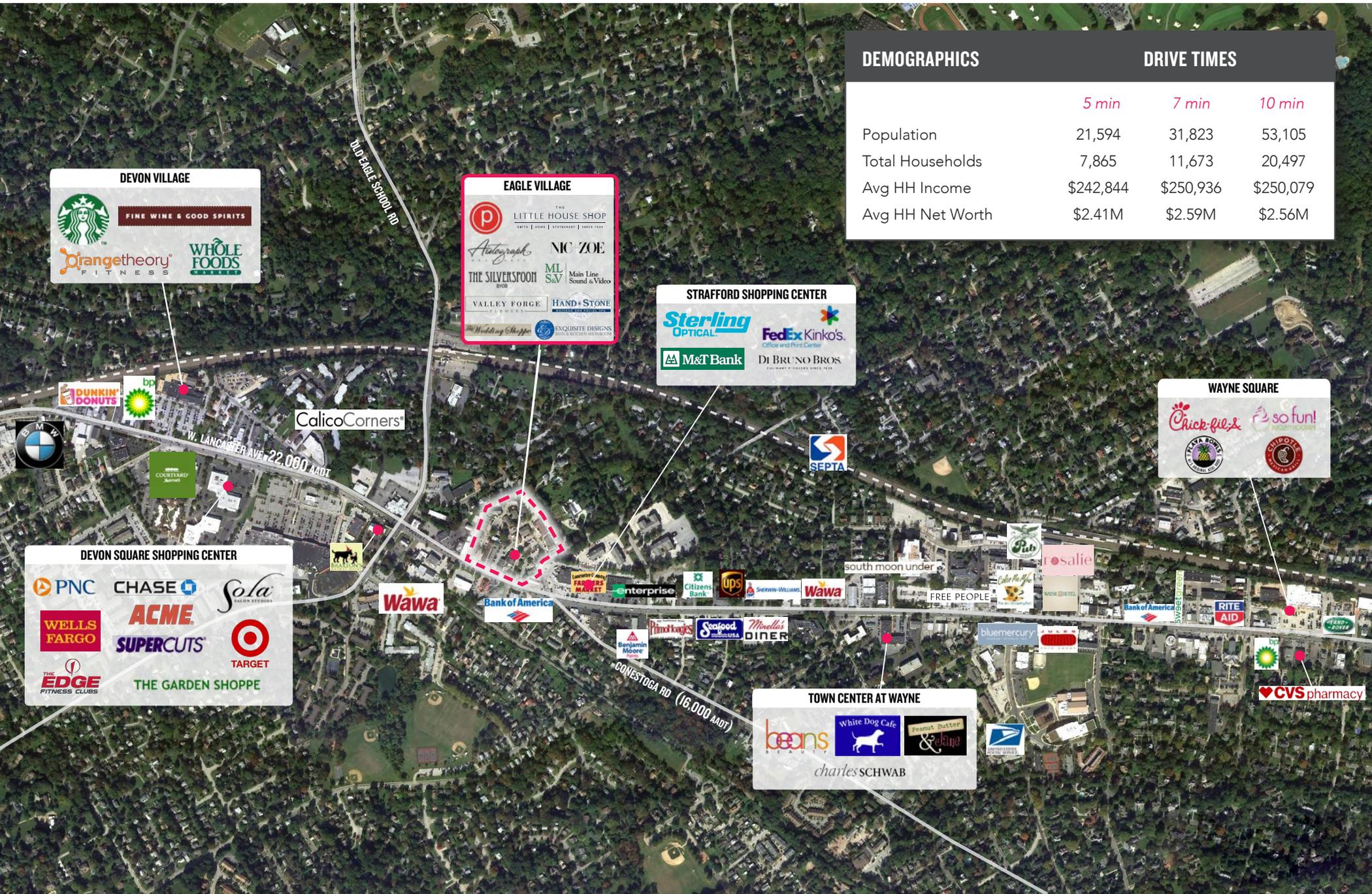
- 7 1,073 SF
- 8 1,261 SF
- 14 1,465 SF
- 17 790 SF
- 18 610 SF

OTHER TENANTS

- 1 The Wedding Shoppe
- 2 **At Lease With Coffee Tenant**
- 4 The Cottage - Cafe Fleur
- 5 The Cottage at Valley Flowers
- 6 Taste of Britain
- 9 Sara Campbell
- 10 J. Mclaughin
- 11 The Little Children's Shop
- 12 EV Nail Bar
- 13 Autograph Brasserie
- 15 Main Line Sound & Video
- 16 Hand & Stone
- 19 Woof Gang Bakery & Grooming
- 20 Pure Barre
- 21 SewRob
- 22 The Barn at Valley Forge Flowers
- 23 Salon (coming soon)
- 24 Wild Yeast Bakehouse (coming soon)
- 25 The Silverspoon
- 26 Cafe Fleur - Valley Forge Flower
- 27 The Little House Shop
- 28 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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