

DELAWARE COUNTY • PA

EDDYSTONE CROSSINGS

CHESTER PIKE & SIMPSON STREET ♦ EDDYSTONE, PA 19022



- ◆ Located directly on Chester Pike
- ◆ High Density Trade Area
- ◆ Regional and local accessibility
- ◆ Strong Tenant mix

Walmart



POPEYES
LOUISIANA KITCHEN

WSFS bank

FINE WINE & GOOD SPIRITS

ASHLEY STEWART



Rainbow

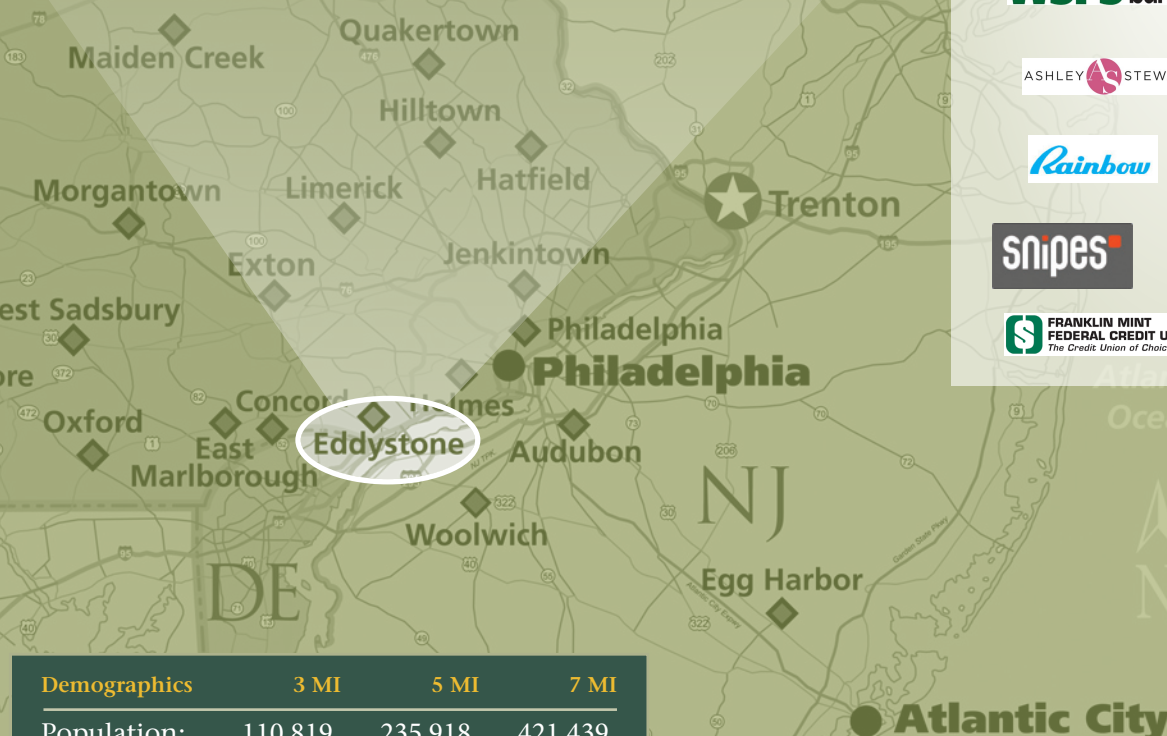


snipes

metro

FRANKLIN MINT
FEDERAL CREDIT UNION
The Credit Union of Choice!

HAIR HAIR
BEAUTY SUPPLY



Demographics	3 MI	5 MI	7 MI
Population:	110,819	235,918	421,439
Households:	42,425	91,441	163,028
Avg HH Inc:	\$106,025	\$112,363	\$111,623

W WOLFSON GROUP
INCORPORATED

For More Information Contact:

610.277.8899

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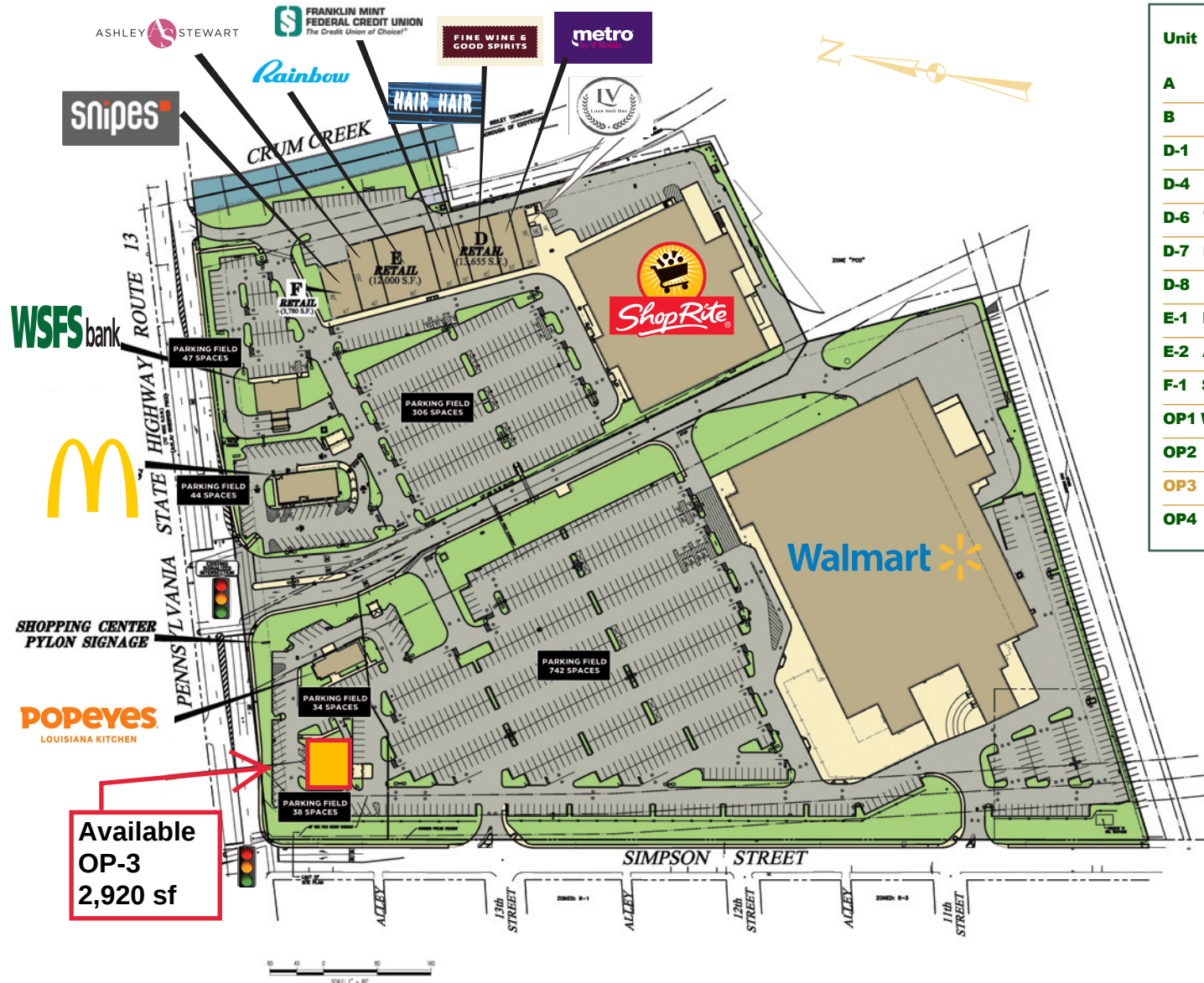
BOROUGH OF EDDYSTONE, PA

GLA 236,484 S.F.

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Unit	Tenant	Dimensions	Sq. Ft.
A	Walmart		141,054
B	Shop Rite Supermarket		54,760
D-1	LV Luxe Nail Bar	24 x 90	2,135
D-4	Metro PCS	22.5 x 90	2,400
D-6	Wine & Spirits	55.5 x 90	4,463
D-7	Hair Hair	20 x 90	1,800
D-8	FMFCU	30 x 90	2,700
E-1	Rainbow	80 x 100	8,000
E-2	Ashley Stewart	40 x 100	4,000
F-1	Snipes	47 x 80	3,780
OP1	WSFS Bank		2,500
OP2	McDonald's		3,834
OP3	Available		2,920
OP4	Popeyes		2,138

www.wolfsongroupinc.com

All information provided, including but not limited to zoning classifications, square footage, and space availability, is deemed reliable but is not guaranteed and should be independently verified. The size and dimensions of any spaces are approximate and subject to change. The availability of any space is subject to prior lease, or withdrawal from the market without notice.