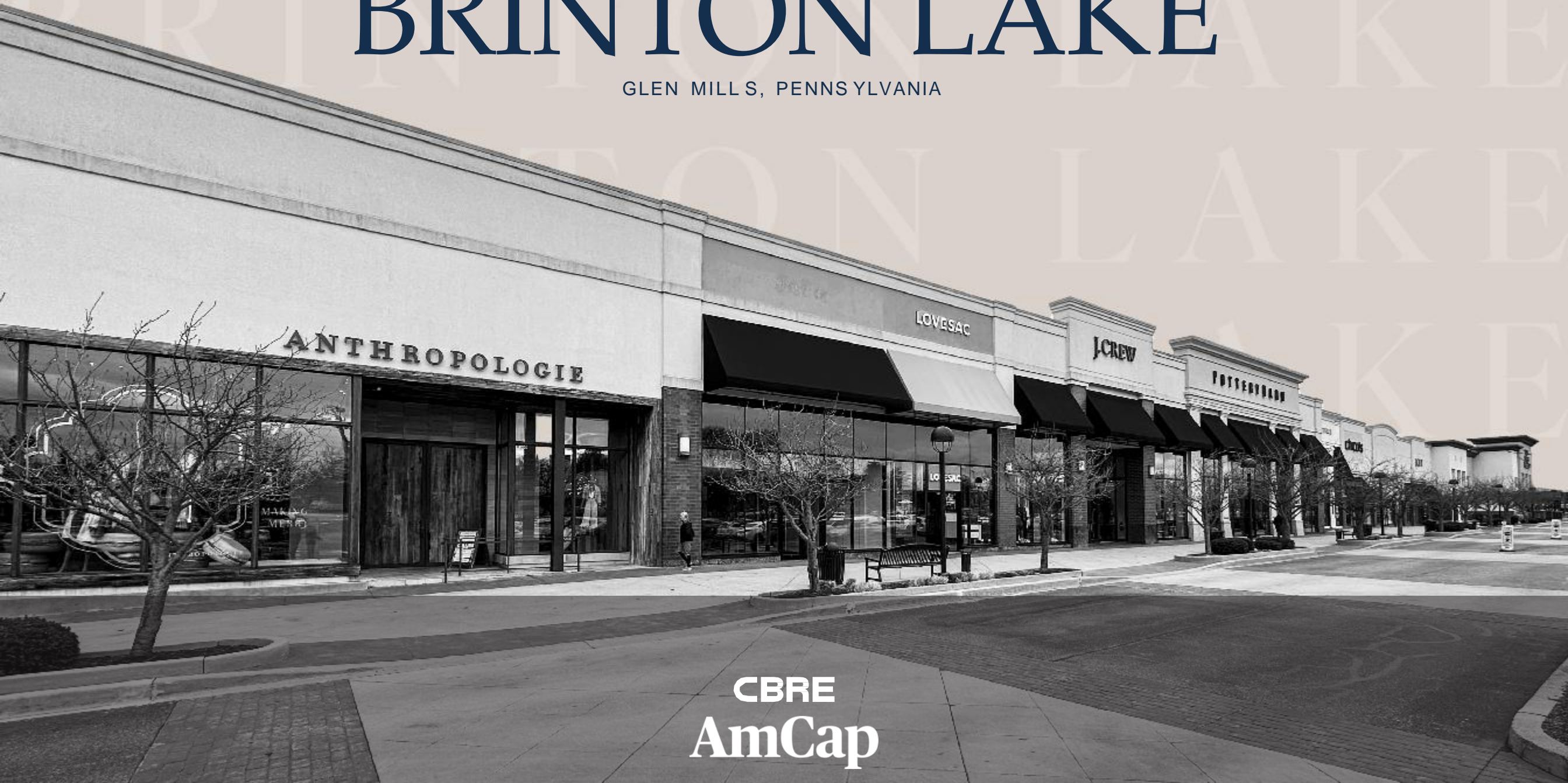


The Shoppes at
BRINTON LAKE

GLEN MILL S, PENNSYLVANIA



CBRE
AmCap

Discover Convenience

Welcome to the Shoppes at Brinton Lake, a collection of upscale stores, specialty boutiques, and well-known brands. From large anchor stores to smaller niche boutiques, and a variety of dining options, this diverse retail hub in the main retail corridor offers a comprehensive shopping experience for individuals seeking a vibrant atmosphere of retail offerings.

Join Us

ANTHROPOLOGIE

TALBOTS

WILLIAMS-SONOMA

 lululemon

POTTERY BARN

bluemercury®





Site Overview

Positioned as Delaware County's foremost shopping destination, the Shoppes at Brinton Lake offers an unparalleled blend of upscale stores, boutique shops, and an array of dining choices. By seamlessly integrating luxury shopping, fine dining, and service-oriented retail experiences, the center transforms into a thriving lifestyle destination designed to cater to a broad spectrum of tastes and preferences. This curated mix ensures that visitors can indulge in a dynamic shopping experience tailored to meet their needs, all within the vibrant atmosphere of the Shoppes at Brinton Lake.

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population	3,086	29,180	85,719
2023 Daytime Population	12,366	35,181	88,642
Population with a Bachelors Degree or Higher	59%	62%	60%
2023 Average Household Income	\$144,566	\$206,099	\$185,993
2023 Average Value of Owner Occ. Housing Units	\$551,007	\$607,687	\$541,538

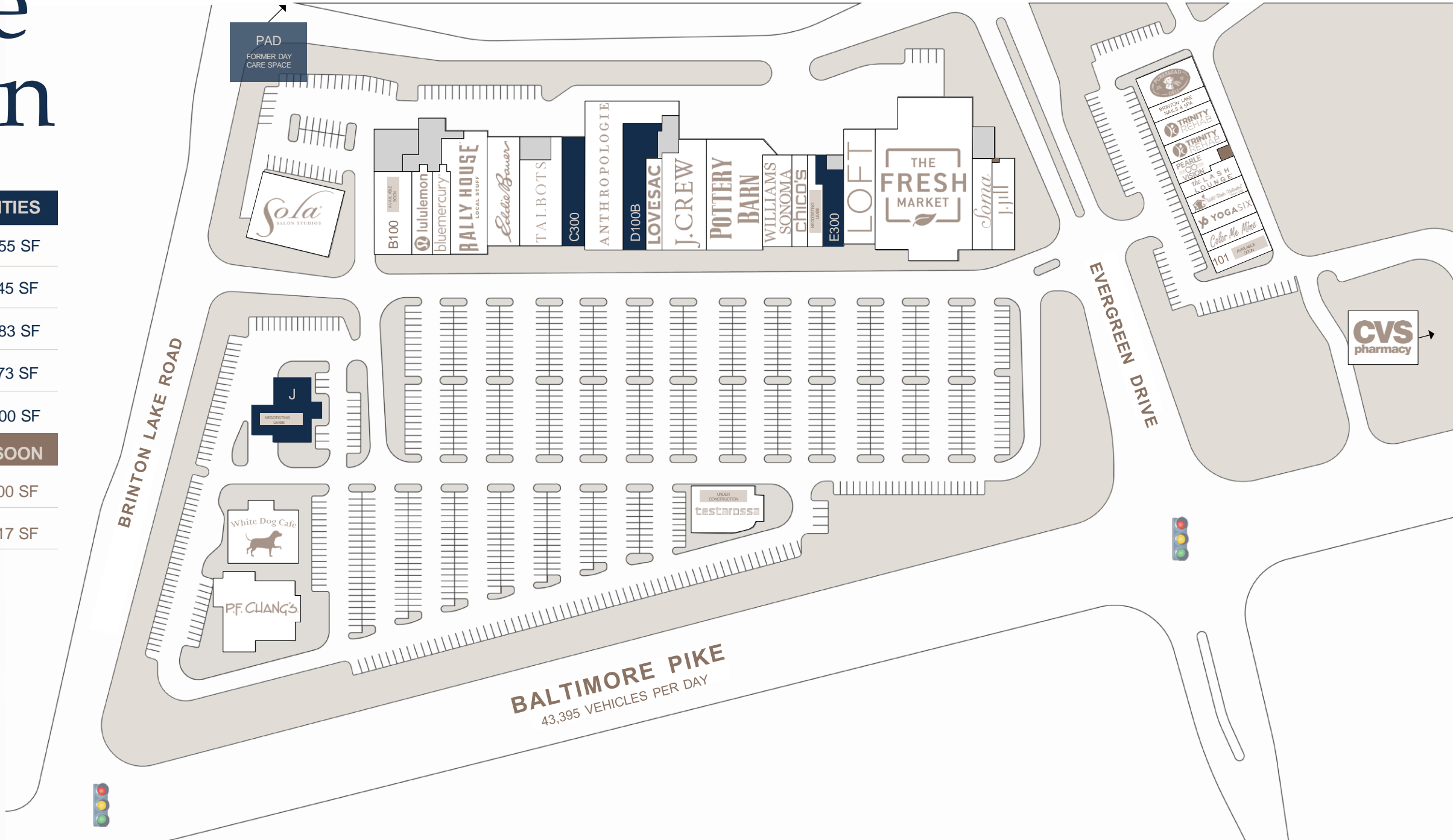
Site Plan

AVAILABILITIES

PAD	9,255 SF
C300	4,345 SF
D100B	5,783 SF
E300	3,073 SF
J	3,500 SF

AVAILABLE SOON

B100	4,300 SF
101	2,317 SF



Location



Nearby Amenities

Situated along the Route 1 corridor in Concordville, Pennsylvania, the Shoppes at Brinton Lake is an integral part of a thriving retail landscape in Delaware County. This area boasts a diverse array of retail offerings and plenty of dining options, from casual eateries to upscale restaurants, catering to diverse tastes. The presence of other retail establishments, recreational facilities, and service-oriented businesses contributes to the vibrant and bustling ambiance of this commercial hub.

This suburban area is characterized by a mix of residential neighborhoods and commercial developments, but this region is also home to a unique mix of cultural attractions, including nearby parks and green spaces. Nearby, Longwood Gardens stands as the region's premier botanical garden, featuring stunning landscapes, conservatories, and seasonal floral exhibitions, attracting over 1.5 million visitors annually. Additional attractions include the Brandywine River Museum of Art, Brandywine Battlefield, and Chaddsford Winery.



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