

# New Britain Village Square

4275 County Line Road | Chalfont, PA 18914

Bucks County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 143,716 Sq Ft

40.2663, -75.2253



Demographics	1 Mile	3 Miles	5 Miles
Population	8,949	53,112	142,400
Daytime Pop.	8,657	56,096	150,048
Households	3,456	19,469	53,435
Income	\$161,126	\$176,074	\$161,914

Source: Synergos Technologies, Inc. 2024

Giant Food anchored center with a lineup of national retailers including Fine Wine and Good Spirits, Wells Fargo, Hotworx and McDonald's and strong regional tenants such as Ha'Chi Japanese Restaurant, Concord Pet, and The Happy Mixer

Strong daytime population of 56K+ within 3-miles

Surrounded by an affluent and well-educated population with an average household income of \$176K+ and 54% college educated within a 3-mile radius

High visibility from 17K+ VPD on W Butler Ave and 15K+ VPD on County Line Rd (Kalibrate, 2025)



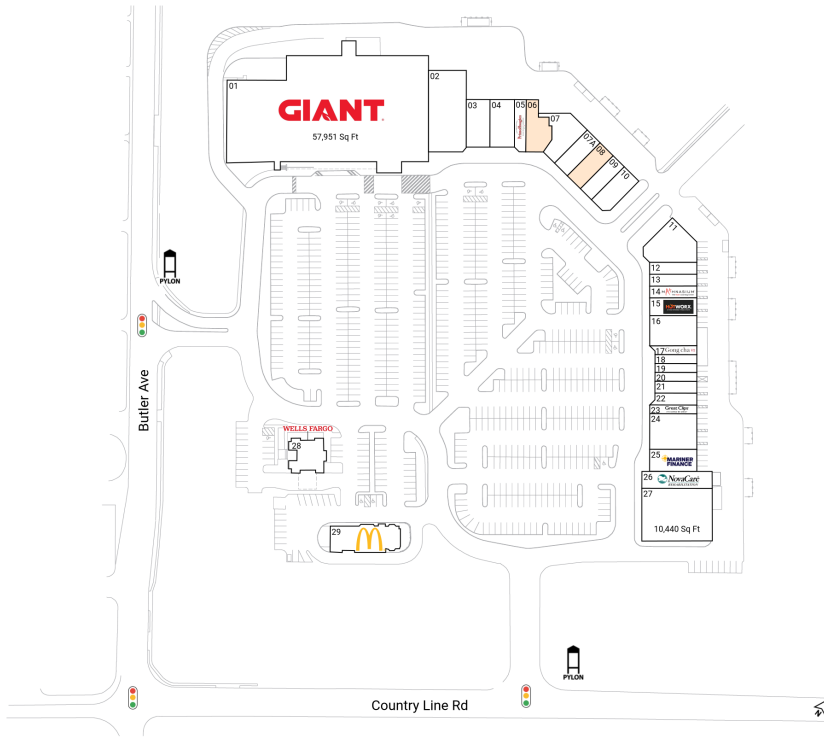
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## Available Spaces

06 3,098 Sq Ft                      08 2,414 Sq Ft 360°

## Current Tenants Space size listed in square feet

01	Giant Food Stores	57,951
02	Concord Pet Foods and Supplies	8,536
03	Bagel Barn	3,200
04	Jefferson Imaging - Doylestown	3,200
05	Primo Hoagies	1,750
07	Bucks County Brick Shop	3,459
07A	Al Sham Restaurant	2,400
09	Ha'Chi Japanese Restaurant	2,066
10	Noodle House	2,725
11	Elite Salons & Suites	5,040
12	The Happy Mixer	1,600
13	Gordon Florist	1,600
14	Mathnasium	1,600
15	HOTWORX	2,418
16	Crystal Visions Chalfont	3,958
17	Gong Cha	1,050
18	Home Care Assistance	1,050
19	Mehar's Fruits	1,050
20	Bentley's Auto Tags, Notary an	1,050
21	Salon Industry	1,400
22	Black Diamond Nails & Spa	1,150
23	Great Clips	1,200
24	CountyLine Veterinary Hospital	4,837
25	Mariner Finance	2,414
26	NovaCare Rehabilitation	3,480
27	Wine & Spirits	10,440
28	Wells Fargo	3,080
29	McDonald's	4,500

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1346

