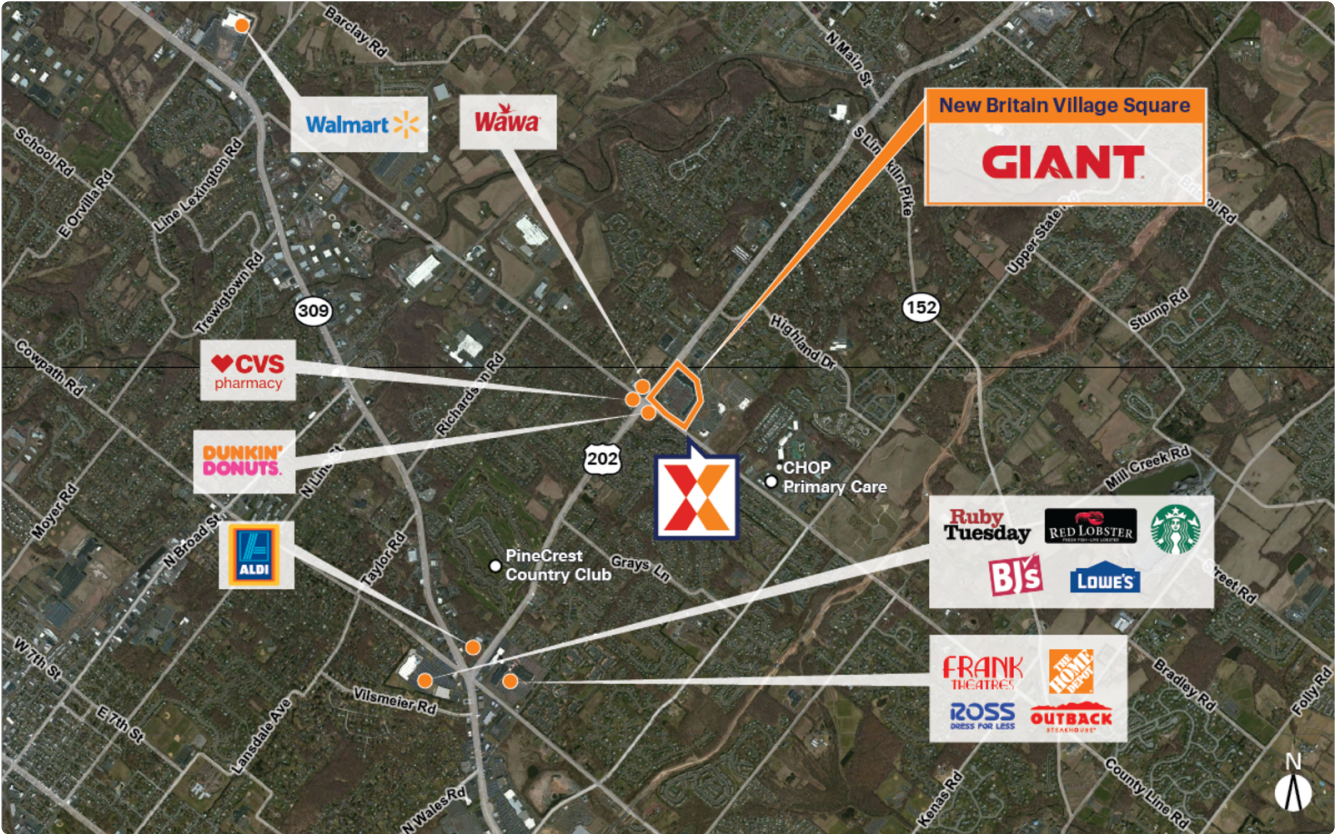


# New Britain Village Square

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

4275 County Line Road | Chalfont, PA 18914

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)

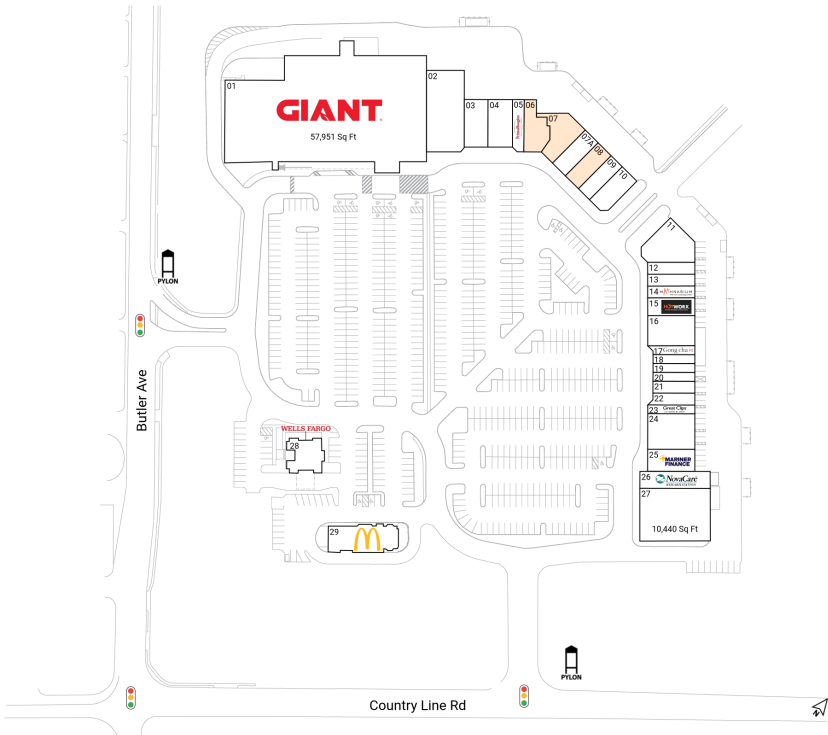


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## Available Spaces

|     |             |    |                               |
|-----|-------------|----|-------------------------------|
| 06  | 1,780 Sq Ft | 07 | 3,459 Sq Ft                   |
| 06A | 1,318 Sq Ft | 08 | 2,414 Sq Ft <span>360°</span> |

## 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  |
| 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.

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