

Valley Fair

260 West Swedesford Road | Devon, PA 19312

Chester County

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

45,086 Sq Ft

40.0699, -75.4433



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 6,319 | 52,288 | 129,651 |
| Daytime Pop. | 6,468 | 101,080 | 241,605 |
| Households | 2,585 | 22,005 | 51,973 |
| Income | \$229,451 | \$228,509 | \$213,455 |

Source: Synergos Technologies, Inc. 2024

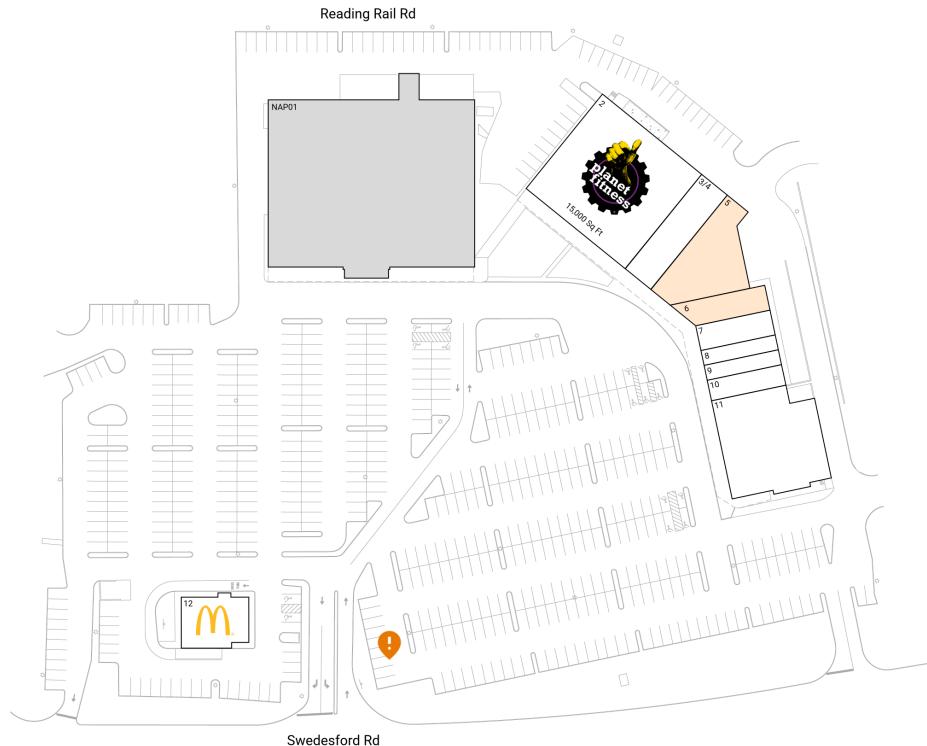
Surrounded by a highly affluent and educated population, with average household incomes of \$202K+ and 79% holding a college degree within 3 miles

Strong daytime population of 98K+ within 3 miles

High visibility with 53K+ vehicles daily on US Hwy 202 (Kalibrate 2019)

Located less than 2 miles from 2.4M SF King of Prussia Mall, the largest super-regional mall on the East Coast, attracting 14M+ visitors annually





Available Spaces

| | | | | |
|---|-------------|------|-------|---------|
| 5 | 5,652 Sq Ft | 360° | OPO 1 | 0 Sq Ft |
| 6 | 2,125 Sq Ft | 360° | | |

Current Tenants

Space size listed in square feet

| | | |
|-----|------------------------------|--------|
| 2 | Planet Fitness | 15,000 |
| 3/4 | Bliss Nail and Spa | 3,684 |
| 7 | Dim Sum Mania | 1,875 |
| 8 | Bach Cleaners | 1,125 |
| 9 | The Donut Shop | 1,125 |
| 10 | Bad Hair Day | 1,500 |
| 11 | Will's + Bill's Brewery | 9,500 |
| 12 | McDonald's | 3,500 |
| | NAP01 Hung Vuong Food Market | 0 |

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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