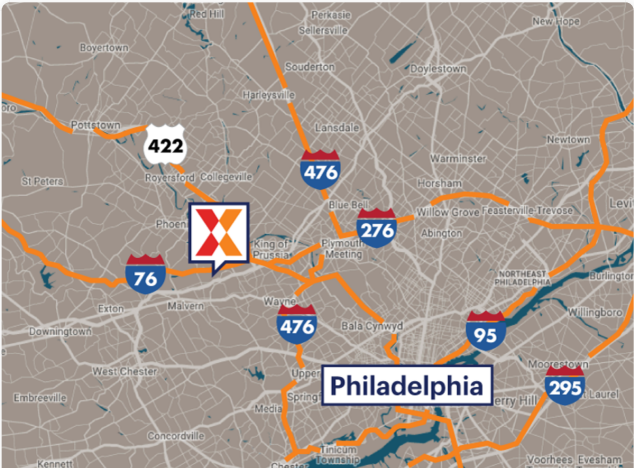


Valley Fair

Chester County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 45,086 Sq Ft

260 West Swedesford Road | Devon, PA 19312

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

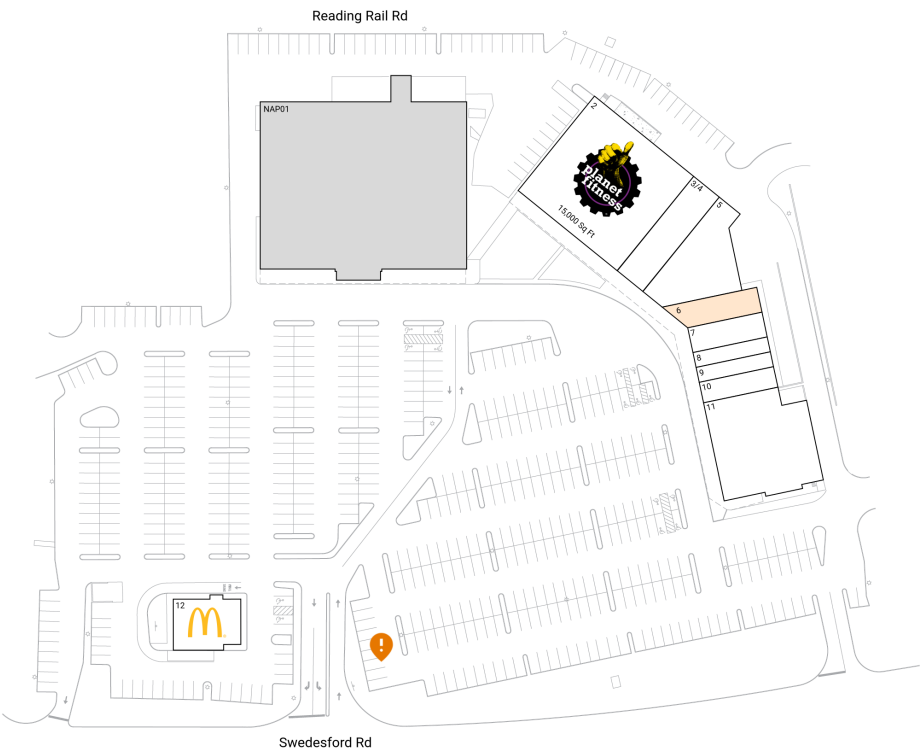
Surrounded by a highly affluent and educated population, with average household incomes of \$229K+ and 78% holding a college degree within 3 miles

Strong daytime population of 101K+ within 3 miles

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

High visibility with 100K+ vehicles daily on US Hwy 202 (Kalibrate 2021)





Available Spaces

6	2,125 Sq Ft	360°	OPO 1	0 Sq Ft
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Current Tenants Space size listed in square feet

2	Planet Fitness	15,000
3/4	Bliss Nail and Spa	3,684
5	Golf Cave	7,777
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.

