

Village at Newtown

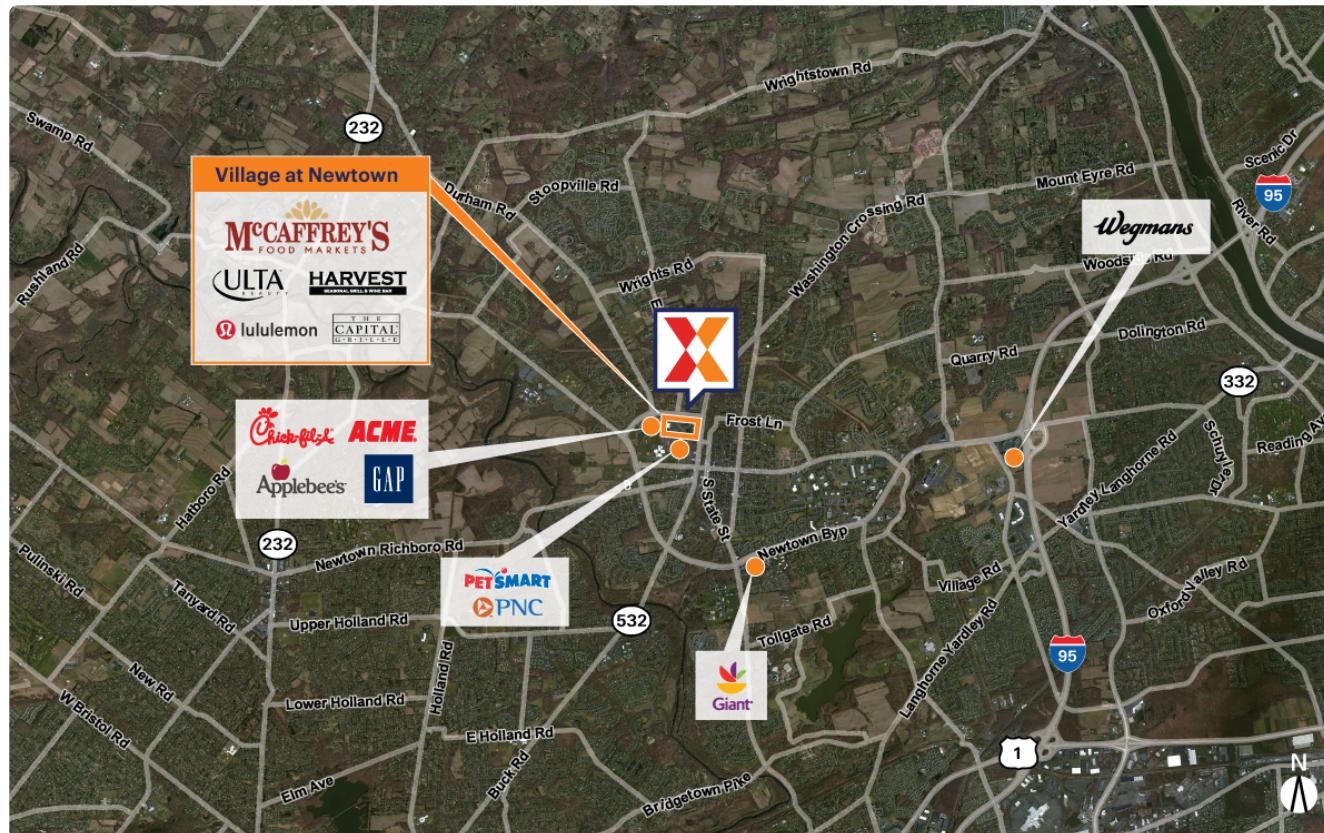
2800 South Eagle Road | Newtown, PA 18940

Bucks County

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

226,817 Sq Ft

40.2351, -74.9418



Demographics	1 Mile	3 Miles	5 Miles
Population	7,094	41,622	104,540
Daytime Pop.	18,159	61,372	131,297
Households	2,794	16,169	39,055
Income	\$209,551	\$197,020	\$207,828

Source: Synergos Technologies, Inc. 2024

Highly trafficked McCaffrey's Food Market anchored center with strong national and regional tenants including ULTA, The Capital Grille, lululemon, Free People Movement, and Bath & Body Works drawing an estimated 3.6M annual visits (Placer 2024)

Surrounded by an affluent and highly educated population with an average household income of \$179K+ and 62% college educated within a 3-mile radius

Strong daytime population of 59K+ within 3-miles and in close proximity to Council Rock High School North and Newtown Middle School with a combined enrollment of 2K+ students (NCES, 2023)

High visibility from 15K+ VPD on N Sycamore St (Kalibrate, 2019)

Recently renovated with the addition of 60,000 SF of new retail space designed to meet the needs of the local community, view the transformation [here](#).



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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.

4088

Available Spaces

1/20 1,023 Sq Ft

Current Tenants

Current Tenants

1/1	McCaffrey's	42,487	2/22	StretchLab	1,824
1/12	Hand & Stone Massage and Facial Spa	5,456	2/22	Rittenhouse Home A	1,975
1/13	MyEyeDr.	1,472	2/25	Party Fair	6,031
1/14	European Wax Center	1,787	2/28	Oil Divine	1,735
1/15	Nothing Bundt Cakes	1,630	2/28	My Smile Orthodontist A	2,018
1/16	Lovesac	1,634	2/31	Harvest Seasonal Grill & Wine Bar	6,425
1/16	Beyond Nails A	2,279	2/9	Flourish Cafe	3,210
1/17	Occupied	1,644	29	Turning Point	3,713
1/19	Naked Chocolate	1,023	35	Ardana Food & Drink	6,748
1/2	Valley Cleaners	2,680	36	Free People Movement	2,651
1/21	Trinity Rehab	3,866	37	lululemon	3,874
1/23	Sweet P Boutique A	1,628	38	Chipotle Mexican Grill	2,427
1/23	Love & Honey Fried B Chicken	1,636	39	Cava	2,804
1/26	Dogs & Cats Rule	4,890	40	Crumbl Cookies	1,620
/27			41	Bath & Body Works	2,326
1/28	BODY20	1,626	42	Bomba Tacos & Rum	3,990
1/29	Oishi	4,855	43	Iron Hill Brewery	7,796
-31			45	ULTA Beauty	10,207
1/3	Rally House	5,000	47	Paper Source	1,458
1/32	Adorn Me	1,650	48	Chopt Creative Salad	2,500
1/32	Fuze Barber Shop A	1,105	49	Nina's Waffles & Ice Cream	600
1/33	Five Guys	2,300	50A	Playa Bowls	1,475
1/3A	Island Sun Tanning	3,452	50B	La Chele Medical Aesthetics	4,497
1/5	Hallmark Cards	6,019	53	Bank of America	3,700
1/7	School of Rock	2,700	FS1	Starbucks	1,925
2/1	The Capital Grille	8,566	PAD	Wells Fargo	3,500
2/11	Sola Salon Studios	7,645	/1		
2/15	Learning Express Toys	2,918	PAD	Santander Bank	2,643
2/17	F45 Training	2,446	/4		
2/19	Bodyrok	1,842	PAD	AFC Urgent Care	3,457
2/1A	Steven Singer Jewelers	2,429	/5		

