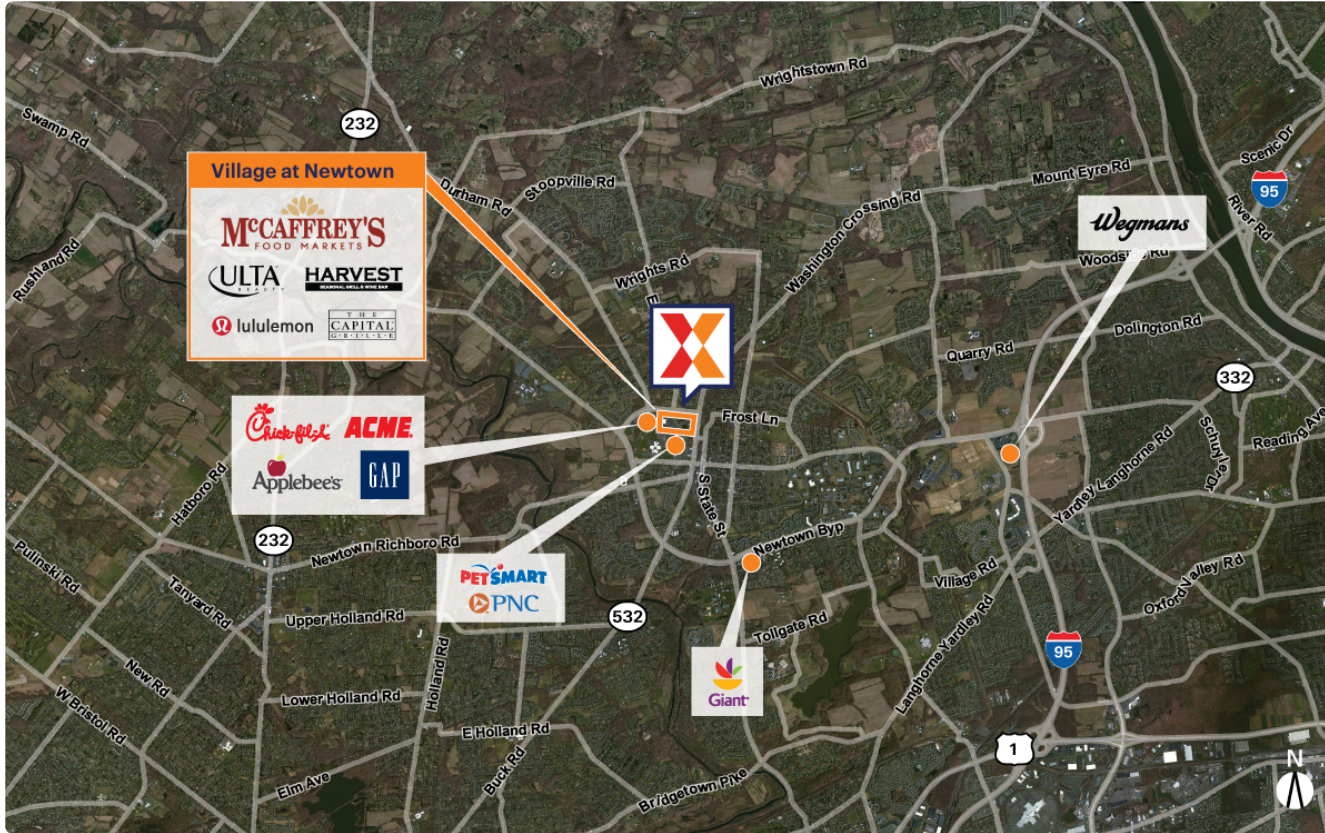


Village at Newtown

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	104,541
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 3.7M annual visits (Placer.ai, 2025)

Surrounded by an affluent and highly educated population with an average household income of \$197K+ and 63% 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, 2025)

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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Current Tenants Space size listed in square feet

1/1	McCaffrey's	42,487	2/22	StretchLab	1,824
1/12	Hand & Stone Massage and Facial Spa	5,456	2/22A	Rittenhouse Home	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	2/28A	My Smile Orthodontist	2,018
1/16	Lovesac	1,634	2/31	Harvest Seasonal Grill & Wine Bar	6,425
1/16A	Beyond Nails	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
1/20	Clusters Handcrafted Popcorn	1,023	37	lululemon	3,874
1/21	Trinity Rehab	3,866	38	Chipotle Mexican Grill	2,427
1/23A	Sweet P Boutique	1,628	39	Cava	2,804
1/23B	Love & Honey Fried Chicken	1,636	40	Crumb! Cookies	1,620
1/26/27	Dogs & Cats Rule	4,890	41	Bath & Body Works	2,326
1/28	BODY20	1,626	42	Bomba Tacos & Rum	3,990
1/29-31	Oishi	4,855	43	PJ Whelihan's Pub & Restaurant	7,796
1/3	Rally House	5,000	45	ULTA Beauty	10,207
1/32	Adorn Me	1,650	47	Paper Source	1,458
1/32A	Fuze Barber Shop	1,105	48	Chopt Creative Salad	2,500
1/33	Five Guys	2,300	49	Nina's Waffles & Ice Cream	600
1/3A	Island Sun Tanning	3,452	50A	Playa Bowls	1,475
1/5	Hallmark Cards	6,019	50B	La Chele Medical Aesthetics	4,497
1/7	School of Rock	2,700	53	Bank of America	3,700
2/1	The Capital Grille	8,566	FS1	Starbucks	1,925
2/11	Sola Salon Studios	7,645	PAD/1	Wells Fargo	3,500
2/15	Learning Express Toys	2,918	PAD/4	Santander Bank	2,643
2/17	F45 Training	2,446	PAD/5	AFC Urgent Care	3,457
2/19	Bodyrok	1,842			
2/1A	Steven Singer Jewelers	2,429			

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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