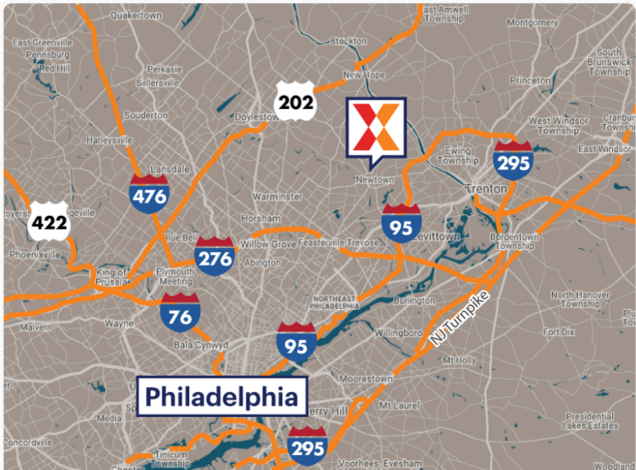
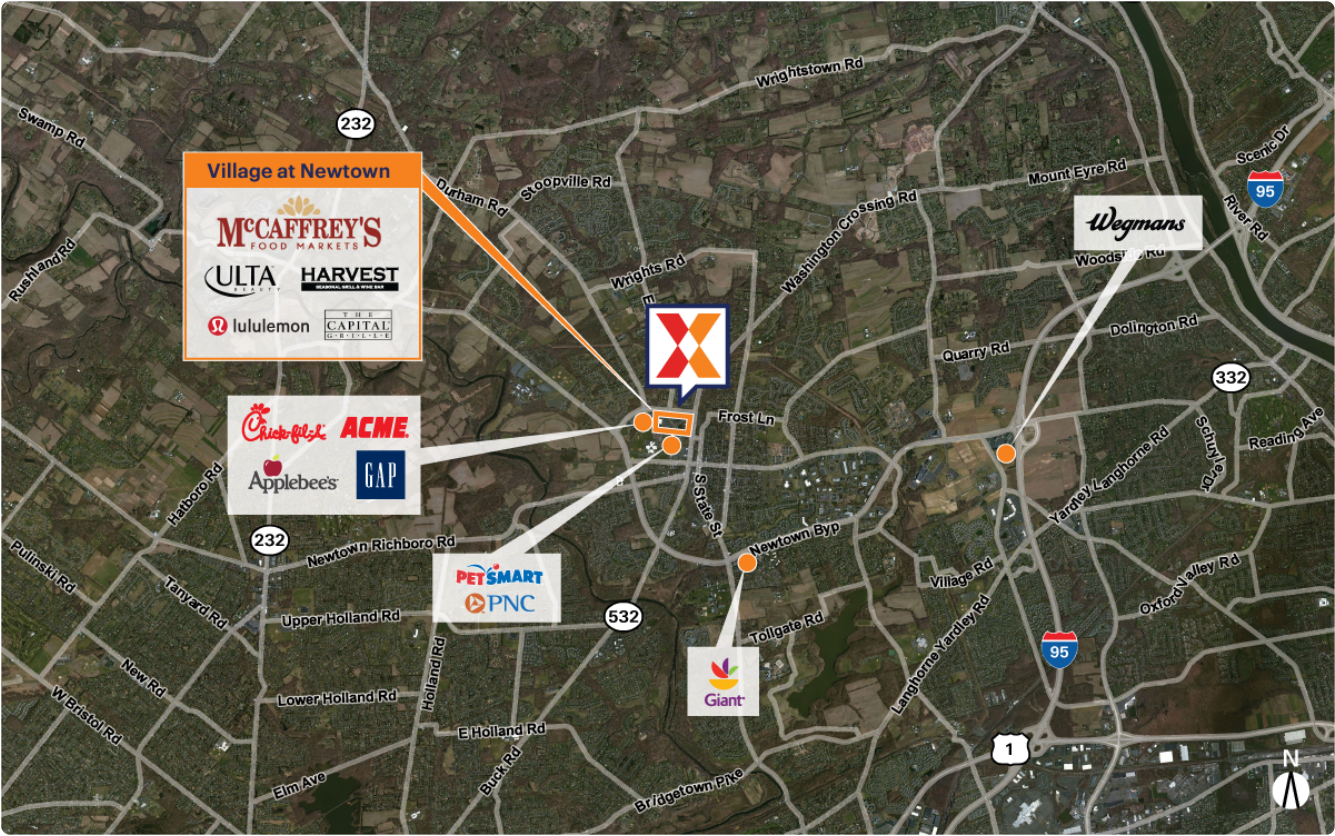


# Village at Newtown

Bucks County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 226,829 Sq Ft

2800 South Eagle Road | Newtown, PA 18940

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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## Available Spaces

2/17 2,446 Sq Ft

## 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    | Lascala's Fire                    | 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  |
| 2/19    | Bodyrok                             | 1,842  | PAD/5 | AFC Urgent Care                   | 3,457  |
| 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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