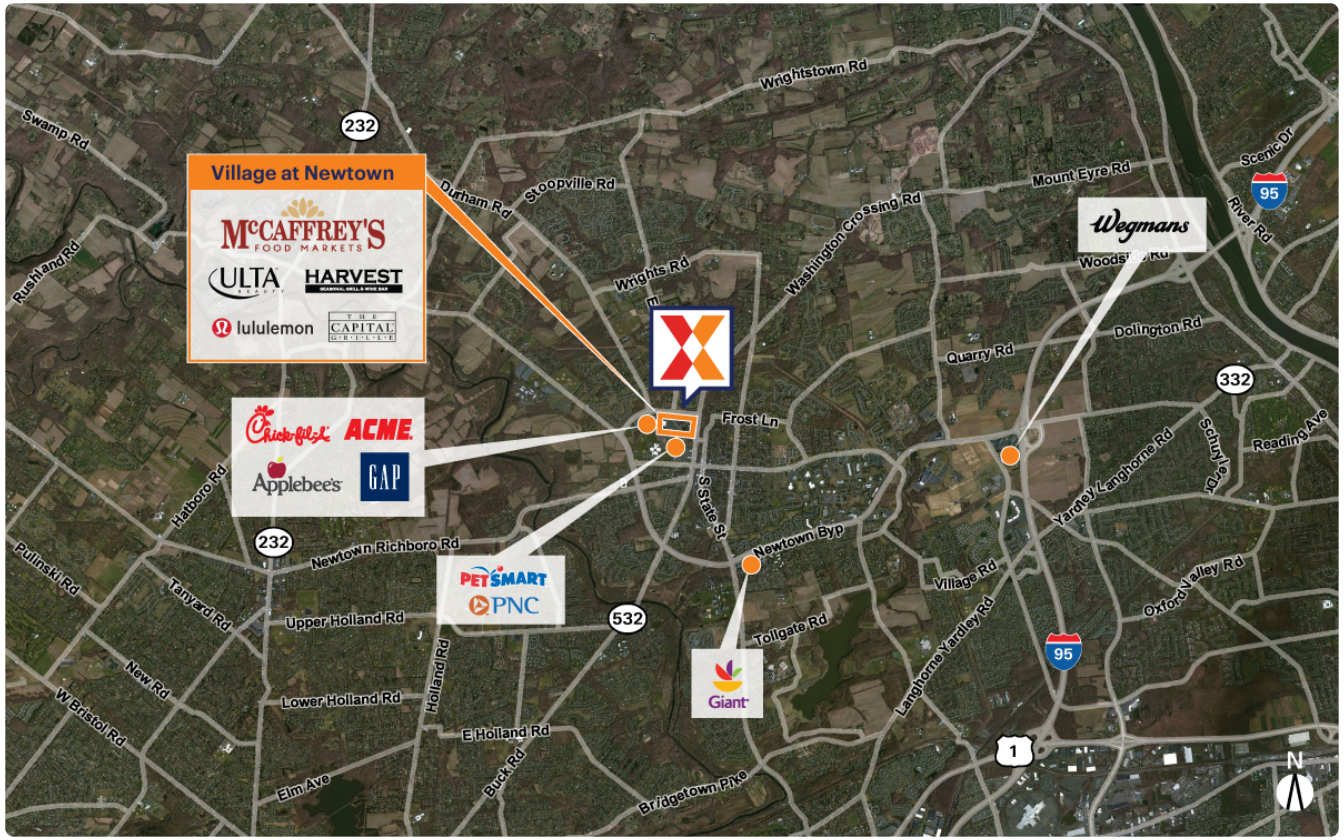
Village at Newtown

2800 South Eagle Road | Newtown, PA 18940

40.2351, -74.9418

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





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
1/12	Hand & Stone Massage and Facial Spa	5,456
1/13	MyEyeDr.	1,472
1/14	European Wax Center	1,787
1/15	Nothing Bundt Cakes	1,630
1/16	Lovesac	1,634
1/16A	Beyond Nails	2,279
1/17	Occupied	1,644
1/19	Naked Chocolate	1,023
1/2	Valley Cleaners	2,680
1/20	Clusters Handcrafted Popcorn	1,023
1/21	Trinity Rehab	3,866
1/23A	Sweet P Boutique	1,628
1/23B	Love & Honey Fried Chicken	1,636
1/26/27	Dogs & Cats Rule	4,890
1/28	BODY20	1,626
1/29-31	Oishi	4,855
1/3	Rally House	5,000
1/32	Adorn Me	1,650
1/32A	Fuze Barber Shop	1,105
1/33	Five Guys	2,300
1/3A	Island Sun Tanning	3,452
1/5	Hallmark Cards	6,019
1/7	School of Rock	2,700
2/1	The Capital Grille	8,566
2/11	Sola Salon Studios	7,645
2/15	Learning Express Toys	2,918
2/19	Bodyrok	1,842
2/1A	Steven Singer Jewelers	2,429
2/22	StretchLab	1,824
2/22A	Rittenhouse Home	1,975
2/25	Party Fair	6,031
2/28	Oil Divine	1,735
2/28A	My Smile Orthodontist	2,018
2/31	Harvest Seasonal Grill & Wine Bar	6,425
2/9	Flourish Cafe	3,210
29	Turning Point	3,713
35	Lascala's Fire	6,748
36	Free People Movement	2,651
37	lululemon	3,874
38	Chipotle Mexican Grill	2,427
39	Cava	2,804
40	Crumbl Cookies	1,620
41	Bath & Body Works	2,326
42	Bomba Tacos & Rum	3,990
43	PJ Whelihan's Pub & Restaurant	7,796
45	ULTA Beauty	10,207
47	Paper Source	1,458
48	Chopt Creative Salad	2,500
49	Nina's Waffles & Ice Cream	600
50A	Playa Bowls	1,475
50B	La Chele Medical Aesthetics	4,497
53	Bank of America	3,700
FS1	Starbucks	1,925
PAD/1	Wells Fargo	3,500
PAD/4	Santander Bank	2,643
PAD/5	AFC Urgent Care	3,457

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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