

Eagleview Crossing



Highly Visible
±8,000 SF Retail Pad

710 Eagleview Blvd E
Exton, PA





Eagleview Crossing

Enjoy ample parking, walkable traffic from the 258 hotel keys next door, and terrific visibility from Route 100 and I-76/PA Turnpike



±55,000 VPD

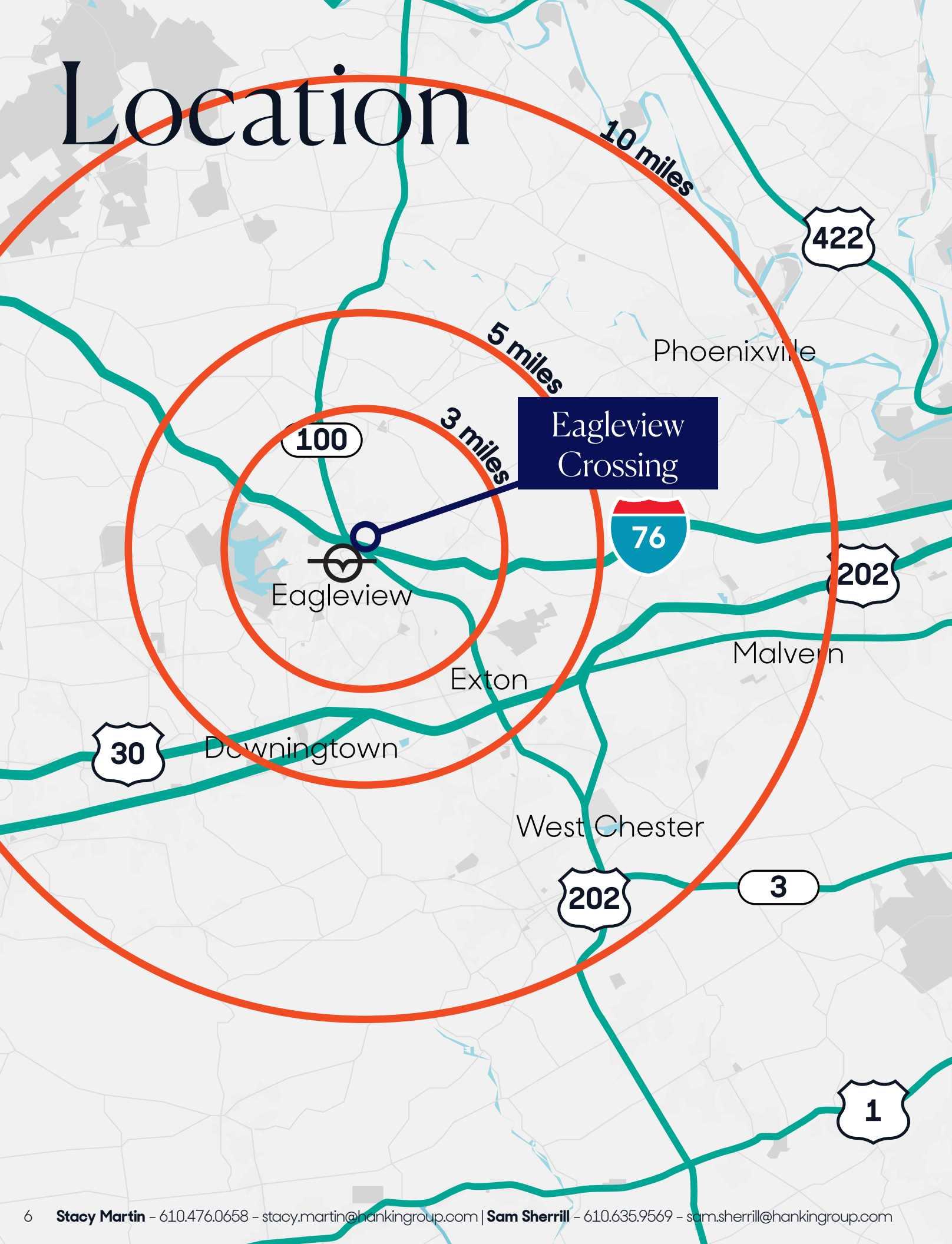


Property Overview

This pad site is located in Eagleview Crossing, the hospitality district of Eagleview. Positioned next to 2 high-performing hotels (258 keys) and sandwiched between Route 100 and I-76/PA Turnpike, this site offers a year-round captive audience and visibility to ±83,000 vehicles per day.

Property Size	Up to ±8,000 SF
Dimensions	80' x 100'
Parking	135 spaces (16.9:1,000)
Signage	Multiple highly visible signage locations available
Grease Trap	XGallon to be installed
Township	Uwhclan
Zoning	Retail

Location



Demographics

3 Mile Radius

37K
Pop Est

13K
HHs Est

\$200K
Avg Income
Est

39.7
Median Age
Est

5 Mile Radius

81K
Pop Est

30K
HHs Est

\$184K
Avg Income
Est

40.4
Median Age
Est

10 Mile Radius

300K
Pop Est

113K
HHs Est

\$159K
Avg Income
Est

40.4
Median Age
Est

At the Crossroads

Central to the region's retail experiences and at the crossroads of Route 100 and I-76/PA Turnpike offers visibility to +83,000 vehicles per day.





SPRINGHILL SUITES[®]
MARRIOTT

Hilton
Garden Inn







EAGLEVIEW
TOWN CENTER
EXTON, PA







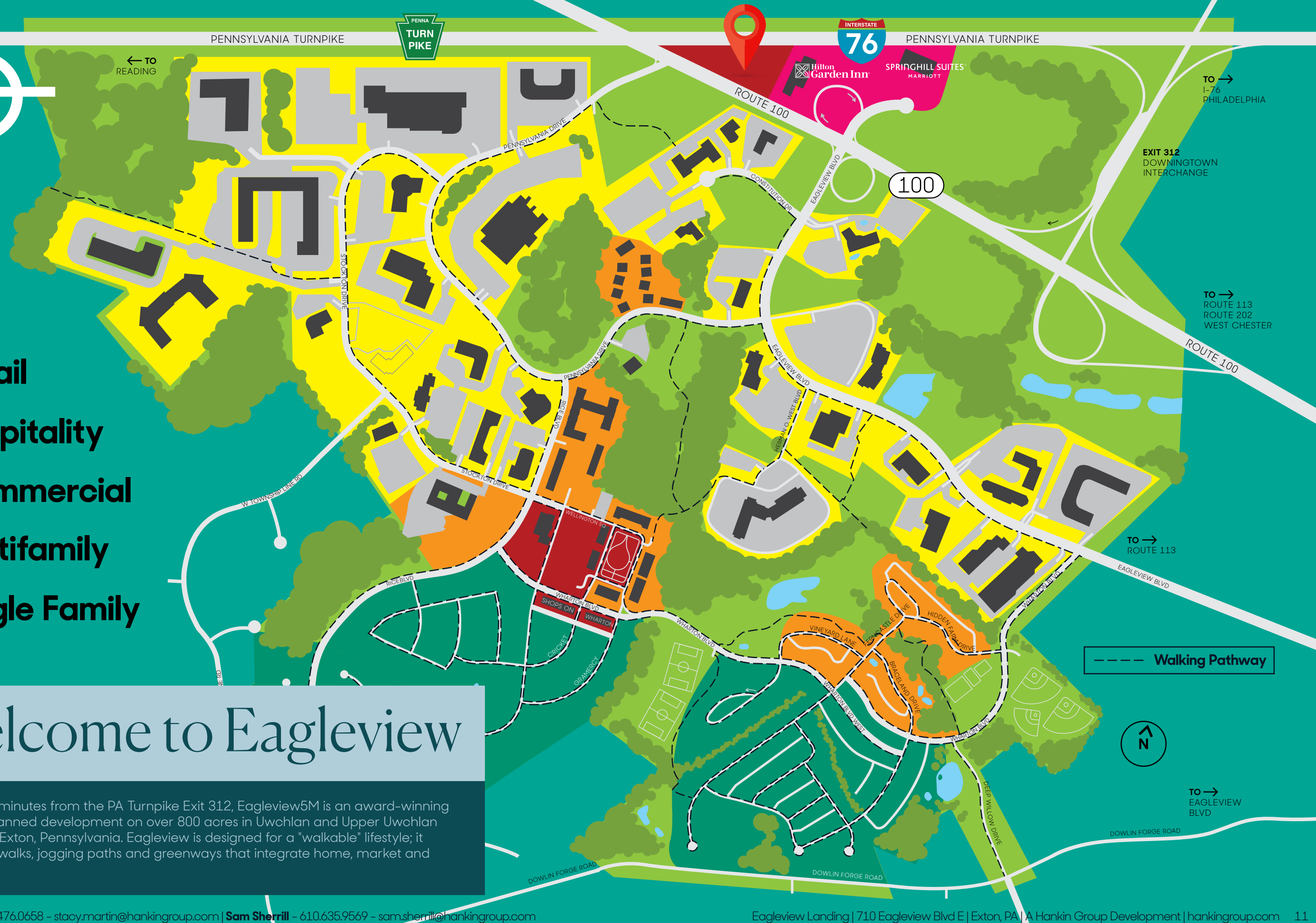




-  **Retail**
-  **Hospitality**
-  **Commercial**
-  **Multifamily**
-  **Single Family**

Welcome to Eagleview

Located just minutes from the PA Turnpike Exit 312, Eagleview5M is an award-winning mixed use planned development on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Eagleview is designed for a "walkable" lifestyle; it includes sidewalks, jogging paths and greenways that integrate home, market and workplace.



About the Developer



**Hankin
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

Community

We show appreciation for the people who occupy and enjoy our spaces.



Award Winning Property Management

We are there, when you need us

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.



Leasing Contacts

Stacy Martin

610.476.0658

stacy.martin@hankinggroup.com

Sam Sherrill

610.635.9569

sam.sherrill@hankinggroup.com



Hankin Group

hankinggroup.com