



EAGLEVIEW
CROSSING

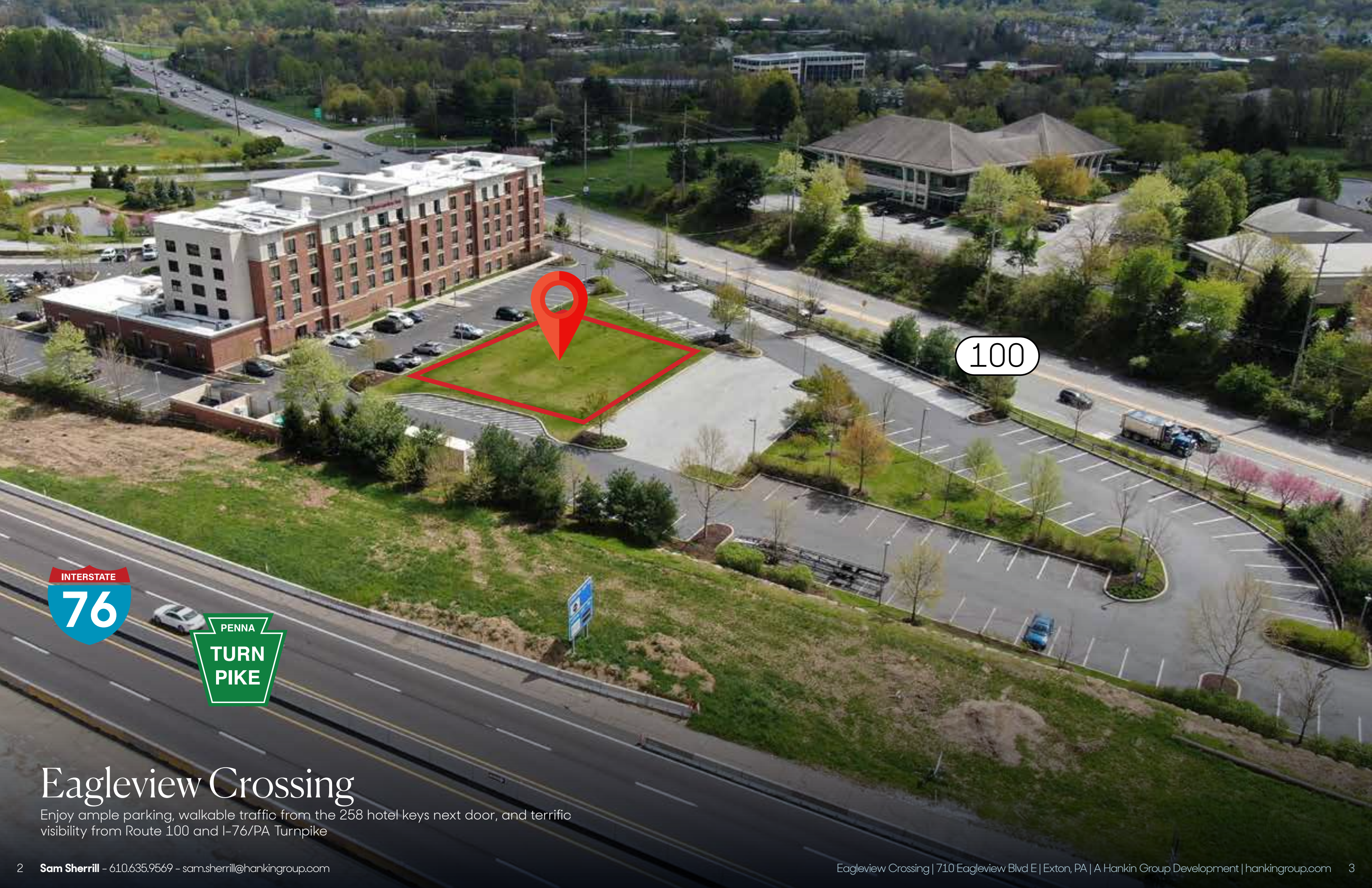
Highly Visible
±8,000 SF Retail Pad

710 Eagleview Blvd E
Exton, PA



Hankin
Group

hankinggroup.com



100

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



Hilton Garden Inn®
135 Keys

SPRINGHILL SUITES®
MARRIOTT
123 Keys

100

±28,000 VPD

Property Overview

This pad site is located in Eaglevue Crossing, the hospitality district of Eaglevue. 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
Township	Uwhclan
Zoning	Retail

Adjacent Hotels Offer a Captive Audience

81K
Guests Annually

258
Rooms

Upper Mid
Class
Smith Travel
Research Rating

Corporate Demand
Drives Higher Volume
Mon-Wed

Higher Demand for
Private
Dining



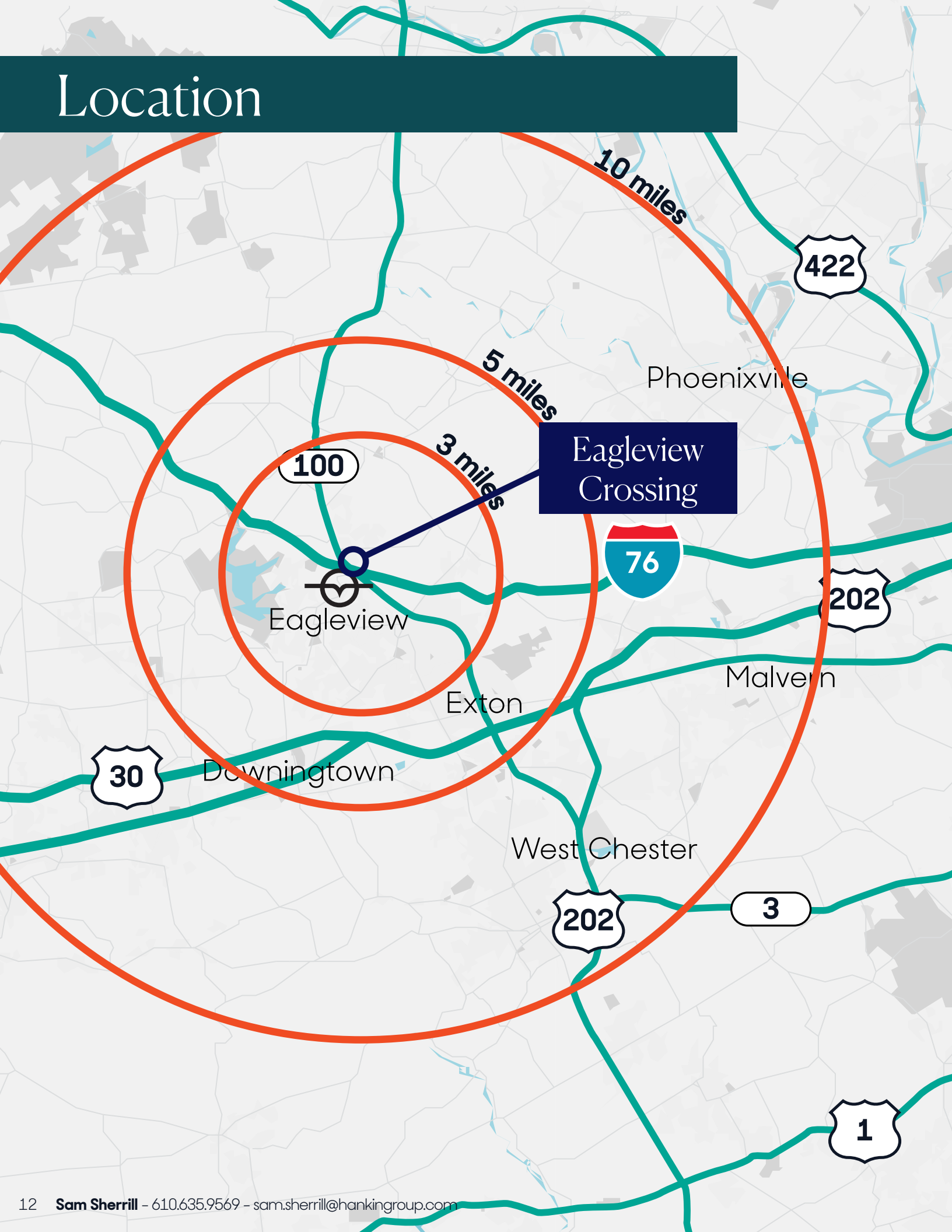
Great Visibility



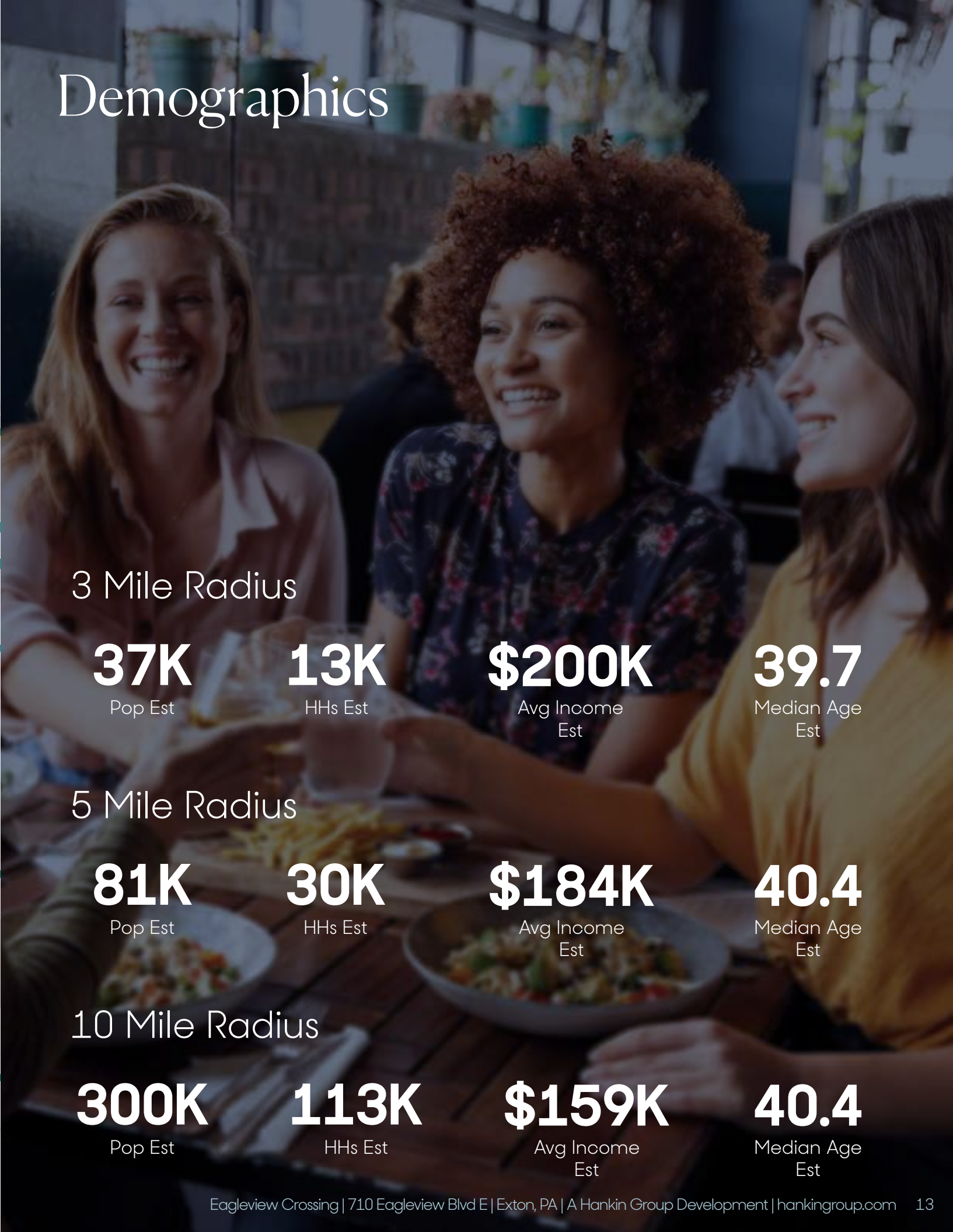
Off-Site Signage



Location



Demographics



3 Mile Radius

37K Pop Est	13K HHs Est	\$200K Avg Income Est	39.7 Median Age Est
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5 Mile Radius

81K Pop Est	30K HHs Est	\$184K Avg Income Est	40.4 Median Age Est
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10 Mile Radius

300K Pop Est	113K HHs Est	\$159K Avg Income Est	40.4 Median Age Est
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Wawa
THE STABLES
bloom
LIBERTY UNION

CARMINES
STARBUCKS COFFEE
PrimoHoagies

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.

100 Arrowhead
±60,300 SF Flex/Lab/R&D



SPRINGHILL SUITES®
MARRIOTT

Hilton
Garden Inn®

BLUEFIN
EAGLEVIEW

BRICKSIDE

ALPASTOR

Persis
INDIAN GIRLS

KNOX COFFEE

GOOD GIRLS
BAKERY

goodlife

Rita's

EAGLEVIEW
TOWN CENTER
EXTON, PA

Target
IRON HILL
SUDY'S
Chick-fil-A

TIMOTHY'S
LIONVILLE
IMAGES
Wendy's
STARBUCKS COFFEE

FULTON
Giant
RON'S

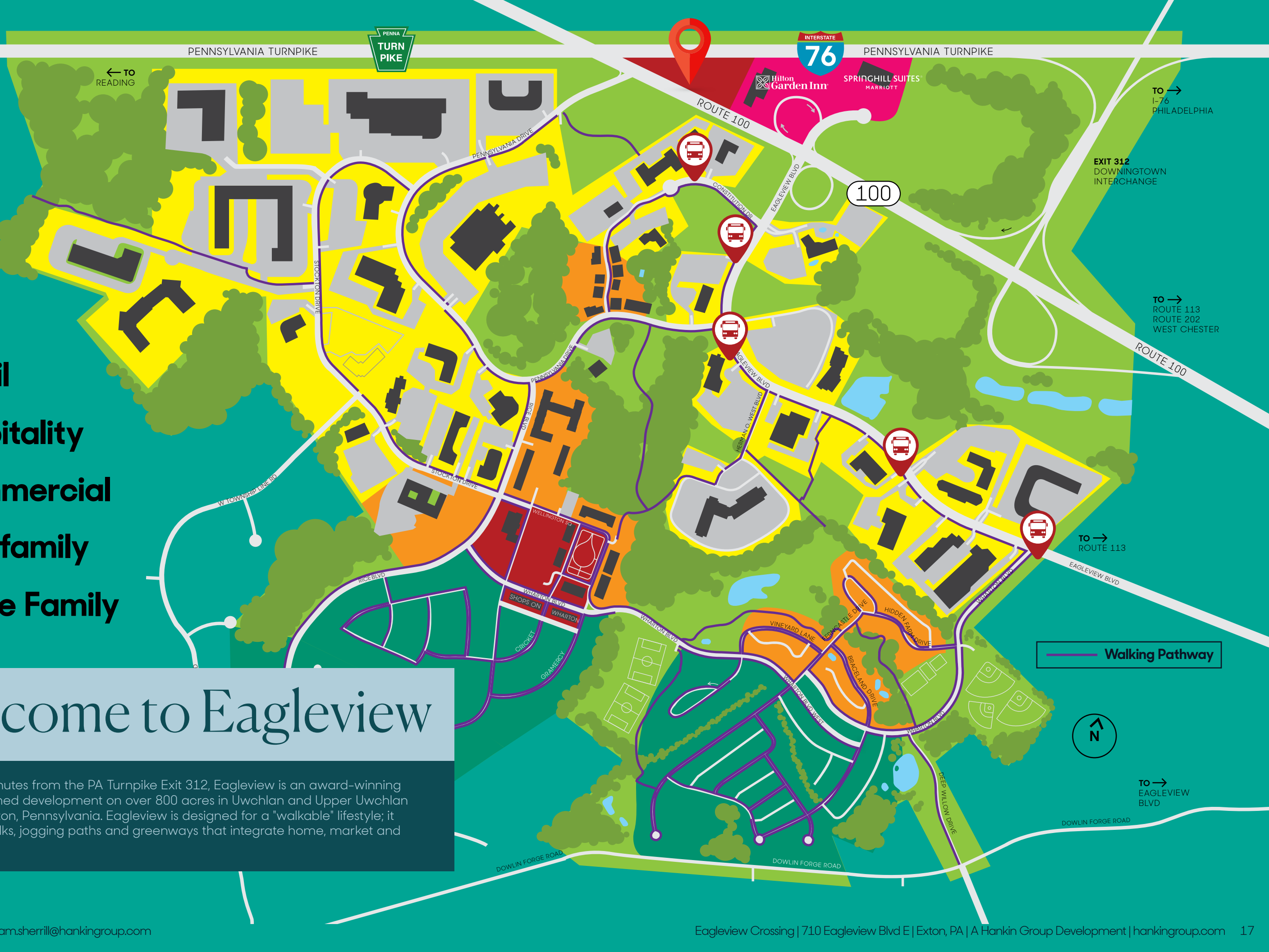
Freddy's
McDonald's
TACO MANIA



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

Welcome to Eagleview

Located just minutes from the PA Turnpike Exit 312, Eagleview 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



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

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 Contact

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