



**PARAMOUNT**  
REALTY

# LIONVILLE SHOPPING CENTER

126 EAGLEVIEW BLVD., EXTON, PA 19341  
Chester County | GLA: 92,963 SF



**GIANT** verizon✓

Learning Express Toys  
...Always the perfect toy!

WELLS FARGO

...EST. 1957...  
**THE HONEY BAKED Ham** CO

EARTHWISE Pet  
NUTRITION CENTER & WELLNESS SPA

- Community shopping center anchored by Giant Foods
- Located nearby high-income neighborhoods and business parks
- Busy service-oriented center with bustling daytime activity
- Excellent visibility and access from Route 113

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population:</b>	5,432	44,356	91,013
<b>Avg. HH Income:</b>	\$178,844	\$162,167	\$164,142
<b>Households:</b>	2,003	16,943	34,573

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# LIONVILLE SHOPPING CENTER FOR LEASE

## Subject To Change

128a	Philly Soft Pretzel	1,400 SF
128b	Learning Express	3,470 SF
130	Tiger Kicks Tae Kwan Do	4,960 SF
132	Honey Baked Ham	2,400 SF
138	F45 Training	3,100 SF
140	Earthwise Pet	2,000 SF
142	Lionville Cleaners	2,040 SF
144	Divine Float Spa	3,060 SF
146	Verizon Wireless	1,590 SF
<b>148</b>	<b>Sylvan Learning Center</b>	<b>2,325 SF</b>
150	Umami Asian Bistro	2,400 SF
152	Sal's Pizza & Italian Rest.	1,836 SF
154	LA Nails	1,200 SF
156-8	Hallmark	5,162 SF
168	Giant Food Store	52,720 SF
110	Wells Fargo	3,300 SF



The information herein (including all fixtures pertaining to the same) has been obtained from sources deemed reliable. While we are of doubtful accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.



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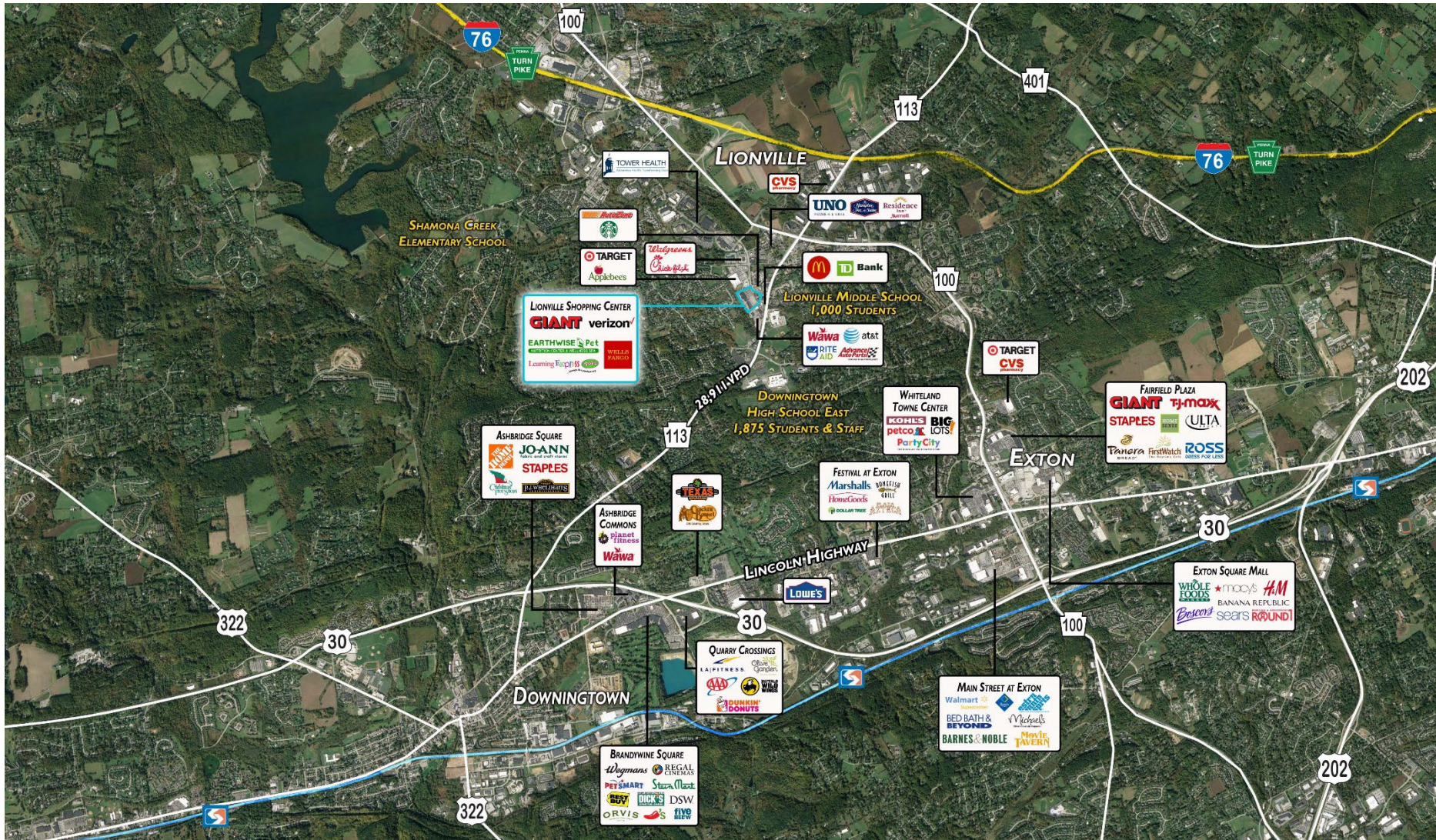
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