

BRANDYWINE TOWN CENTER

WILMINGTON, DE



Brandywine Town Center is a super-regional power shopping center anchored by the number 1 trafficked Target in greater Philadelphia, plus Dick's House of Sport, Lowe's, PetSmart, Michaels and many more. The center is located at the intersection of the dominant retail corridor and heavily trafficked, US Route 202 (Concord Pike) and State Route 92 (Naamans Rd) in Wilmington, DE.

This center benefits from traffic counts of more than 53K cars daily. Delaware's tax free shopping attracts shoppers from a substantive radius beyond Delaware including PA, MD, and NJ.

#1 Most trafficked Target, Michael's and PetSmart in the state of Delaware

#2 Most trafficked shopping center in the state of Delaware

LEASING

Karalynn Holbrook
Director, Leasing

kholbrook@acadiarealty.com
914.288.8118

ACADIA
REALTY TRUST

411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580

PROPERTY INFORMATION

Address

Route 202 (Concord Pike) & Route 92
(Naaman's Rd)
Wilmington, Delaware 19803

GLA

945,536 ± SF

Parking

5,158 Spaces

Anchors

Target, Dick's Sporting Goods House of Sport, Lowe's Home Improvement, Bob's Discount Furniture, Johnny Janosik, Regal, Michaels, PetSmart, Old Navy, Ashley Homestore, Kirkland's, Guitar Center





EVERY SEASON STARTS AT

DICK'S
SPORTING GOODS

HOUSE OF SPORT



COMING SOON

COMING SOON

COMING SOON



STORE HIGHLIGHTS



#1 most trafficked out of the 51 Target locations in the greater Philadelphia DMA

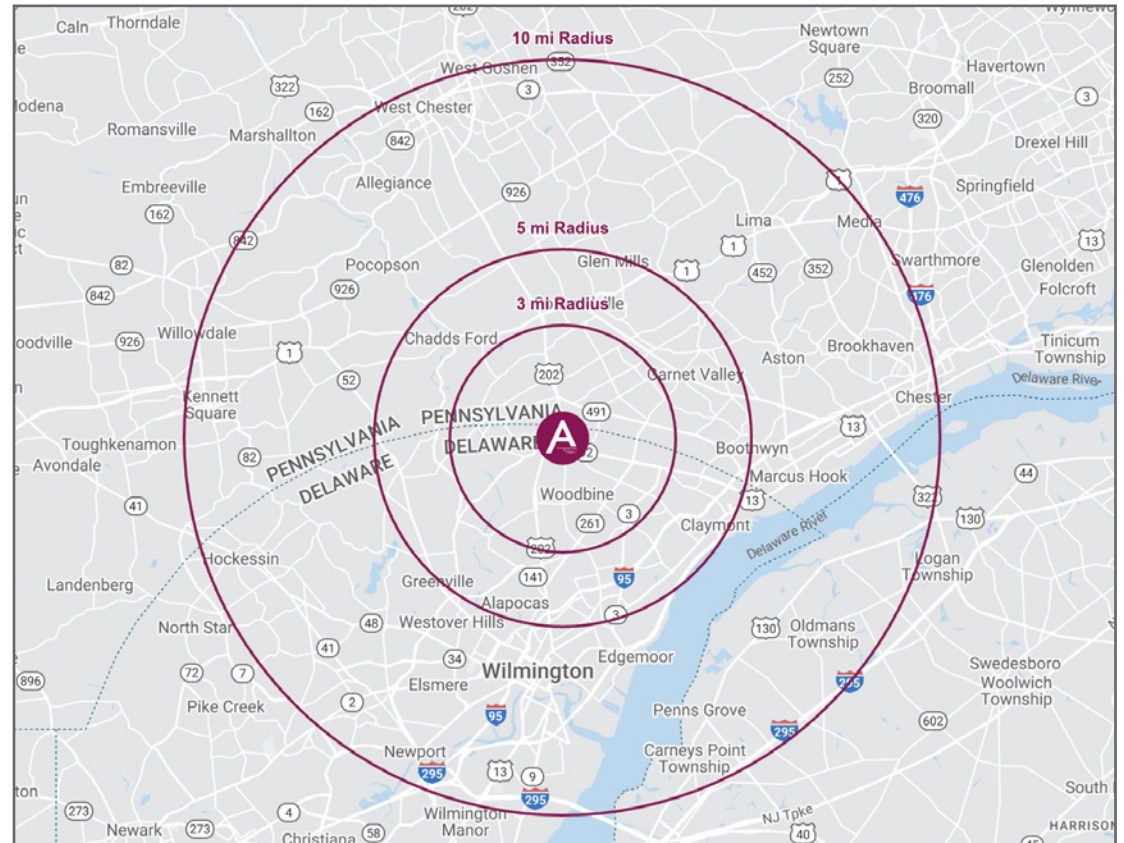


#2 most trafficked out of the 46 PetSmart locations in the greater Philadelphia DMA



#2 most trafficked Michael's out of the 32 locations in the greater Philadelphia DMA

DEMOGRAPHICS



DEMOGRAPHICS

		3 MI.	5 MI.	10 MI.
POPULATION		46,158	124,994	520,267
HOUSEHOLDS		18,334	51,123	205,310
AVERAGE HHI		\$152,243	\$132,752	\$113,702

MARKET AERIAL

BRANDYWINE TOWN CENTER



NAAMANS RD

28k
CARS DAILY

Raymour & Flanigan
FURNITURE

BEST BUY
ULTA

macy's
Boscov's
H.M.
Retro Fitness

fortunoff
backyard store
MEN'S WEARHOUSE

V
VITAMIN SHOPPE

Concord Square
BARNES & NOBLE
Giant
Marshalls
Walgreens
OSH KOSH Good
verizon

DOLLAR TREE

ROUTE 202

ROUTE 202 S.C.

American Red Cross
JARED
The Galleria of Jewelry

Burlington
The Tile Shop
Raymour & Flanigan
FURNITURE

KOHL'S

RED LOBSTER
LONE STAR STEAKHOUSE SALOON
Olive Garden
FRIDAYS

Orangetheory FITNESS
CVS/pharmacy

53k
CARS DAILY

STAPLES
that was easy:
five BELOW



ACCESS POINTS



21 K
CARS DAILY

ROUTE
92

LOWE'S

BOB'S
DISCOUNT
FURNITURE

DICK'S
SPORTING GOODS
HOUSE OF SPORT

TARGET

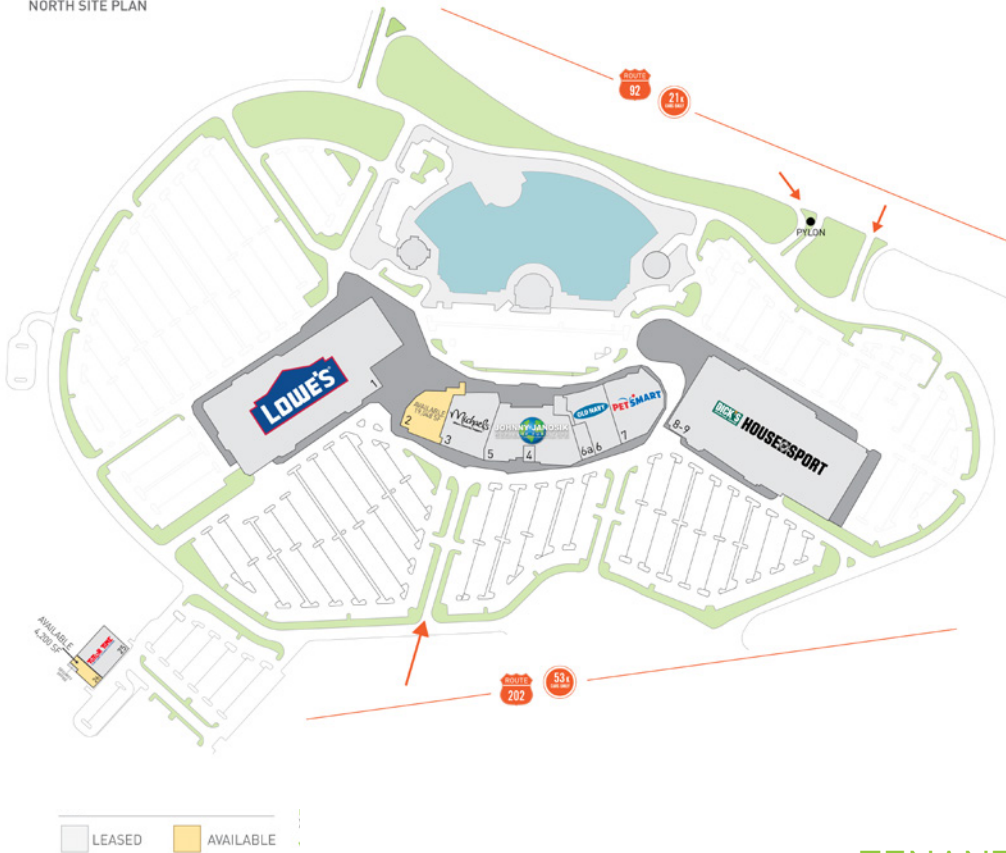
NAAMANS RD

ROUTE
202

53 K
CARS DAILY

SITE PLAN

NORTH SITE PLAN



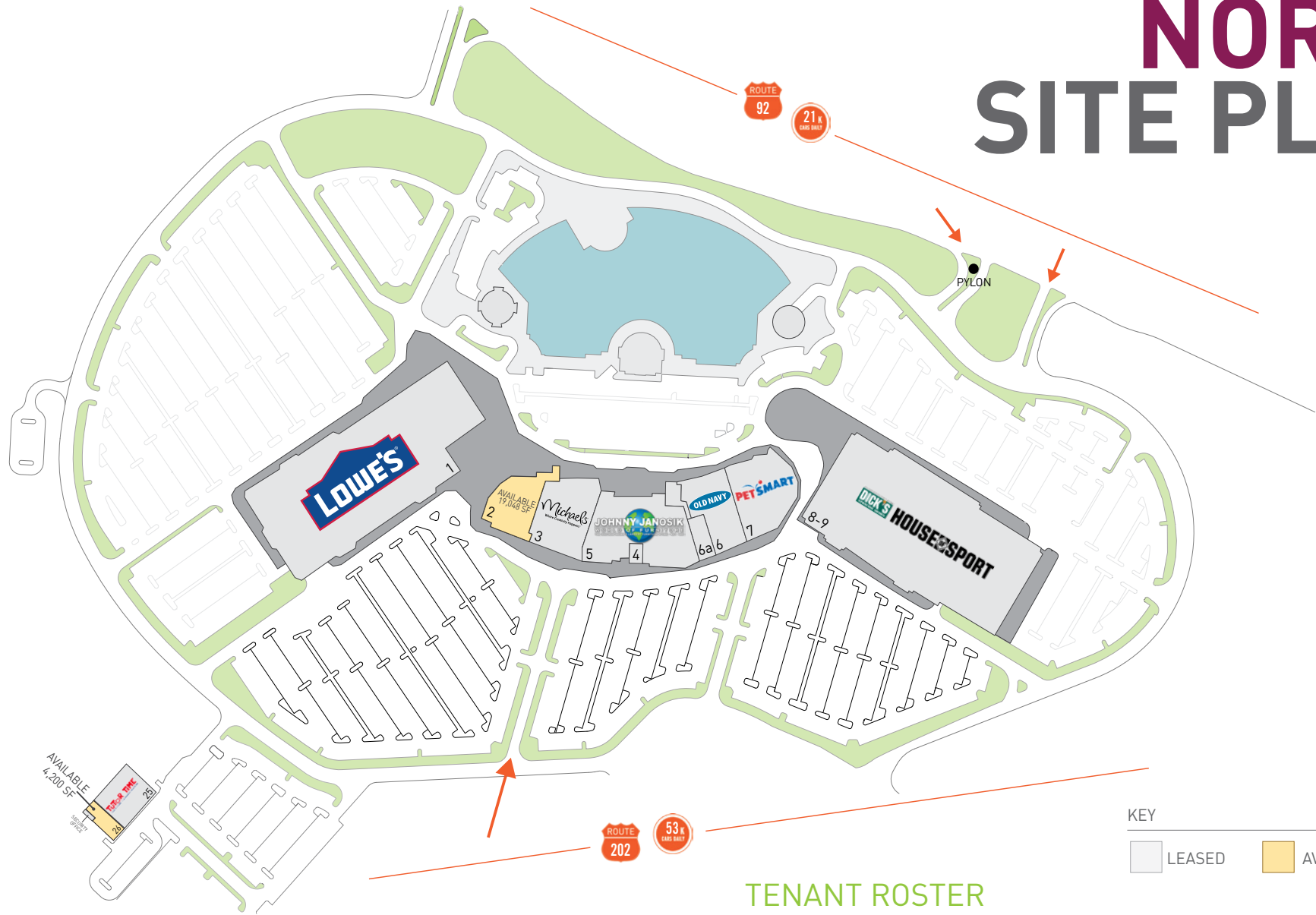
SOUTH SITE PLAN



TENANT ROSTER

1. Lowe's Home Improvement	140,000 sf	11. Kirkland's	8,965 sf	22. Available	Ground 46,592 sf
2. Available	19,048 sf	12. Ashley Home Store.....	21,872 sf	Mezz 30,672 sf
3. Michaels	24,876 sf	13. Guitar Center.....	14,535 sf	23. Regal Cinemas	65,641 sf
4. Storage	n/a	14. Bob's Discount Furniture	43,679 sf	24. Red Robin	8,100 sf
5. Johnny Janosik.....	37,383 sf	16. Storage	467 sf	25. Tutor Time	10,317 sf
6. Old Navy	20,895 sf	17. Available	2,822 sf	26. Available	4,200 sf
6a. VisionWorks.....	4,426 sf	18. Sola Salon	5,500 sf		
7. PetSmart	23,963 sf	19a. At Lease.....	28,493 sf		
8-9. Dick's Sporting Goods House of Sport	100,000 sf	20. Available	25,025 sf		
10. Target	165,716 sf	21. Available	28,000 sf		

NORTH SITE PLAN



KEY

LEASED
 AVAILABLE

N

TENANT ROSTER

1. Lowe's Home Improvement	140,000 sf	6a. VisionWorks.....	4,426 sf
2. Available	19,048 sf	7. PetSmart	23,963 sf
3. Michaels	24,876 sf	8-9. Dick's Sporting Goods House Of Sport.....	100,000 sf
4. Storage	n/a	25. Tutor Time	10,317 sf
5. Johnny Janosik.....	37,383 sf	26. Available	4,200 sf
6. Old Navy	20,895 sf		

SOUTH SITE PLAN

EAST WING OPPORTUNITY
4-5 JR. ANCHORS
+/- 100,000 SF



TENANT ROSTER

10. Target.....	165,716 sf	19a. At Lease.....	28,493 sf
11. Kirkland's	8,965 sf	20. Available	25,025 sf
12. Ashley Home Store.....	21,872 sf	21. Available	48,000 sf
13. Guitar Center.....	14,535 sf	22. Available.....	Ground 46,592 sf
14. Bob's Discount Furniture ..	43,679 sf	 Mezz 30,672 sf
16. Storage	467 sf	23. Regal Cinemas	65,641 sf
17. Available.....	2,822 sf	24. Red Robin	8,100 sf
18. Sola Salon	5,500 sf		

EAST WING - OPTION A

SPACES 20-22

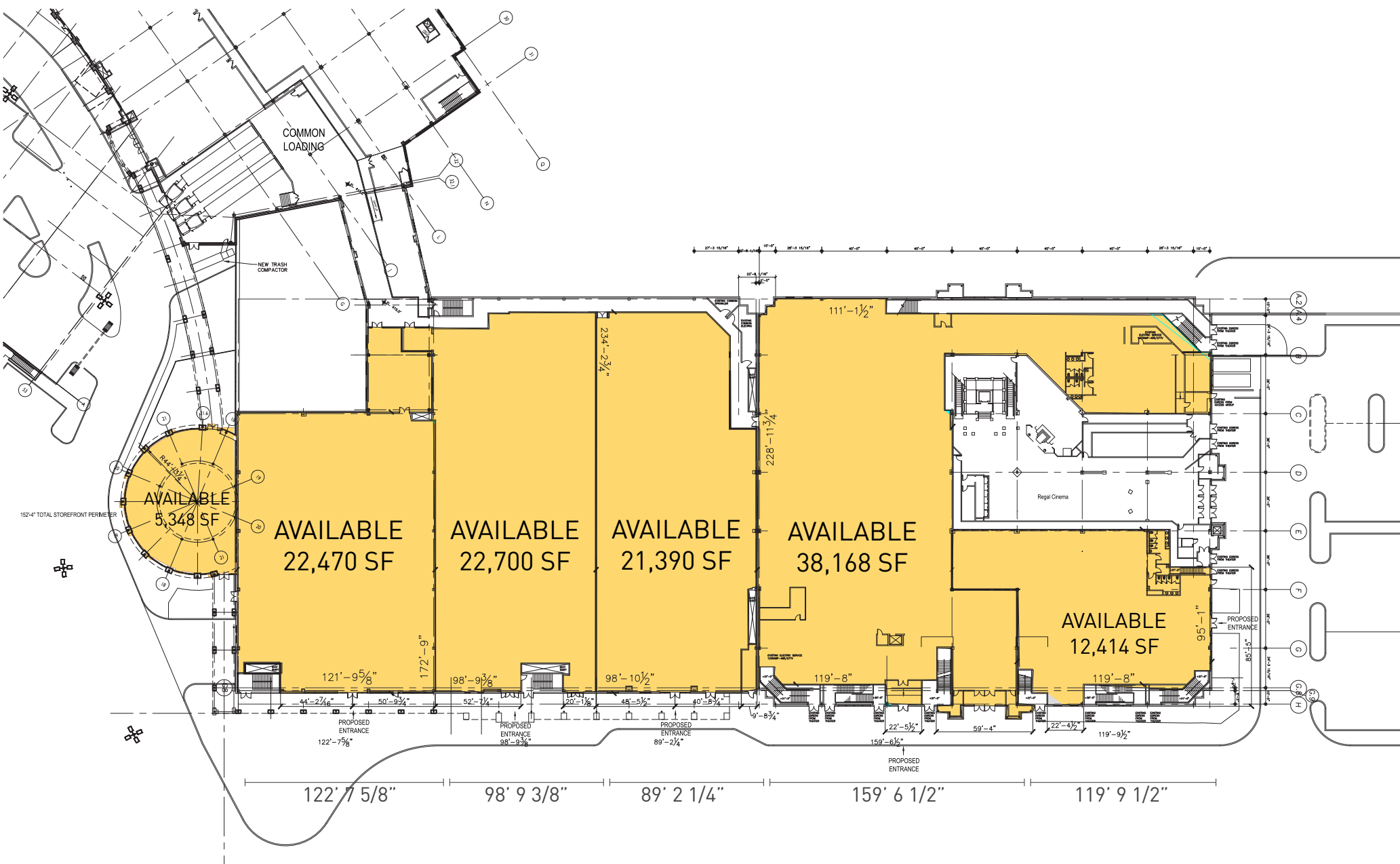


EAST WING - OPTION B

SPACES 20-22

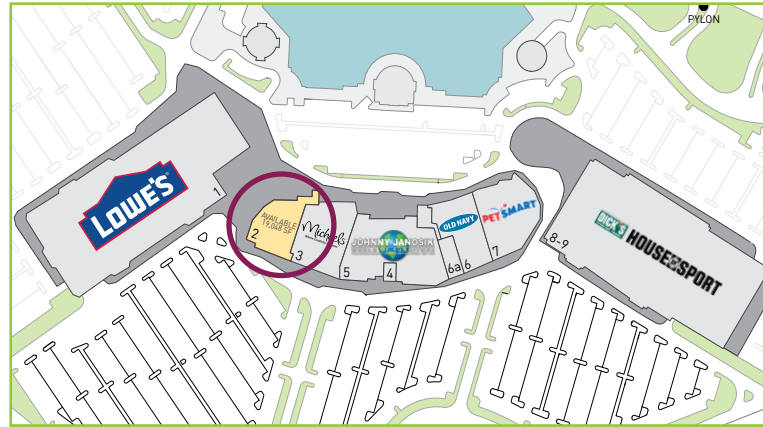


EAST WING - OPTION B



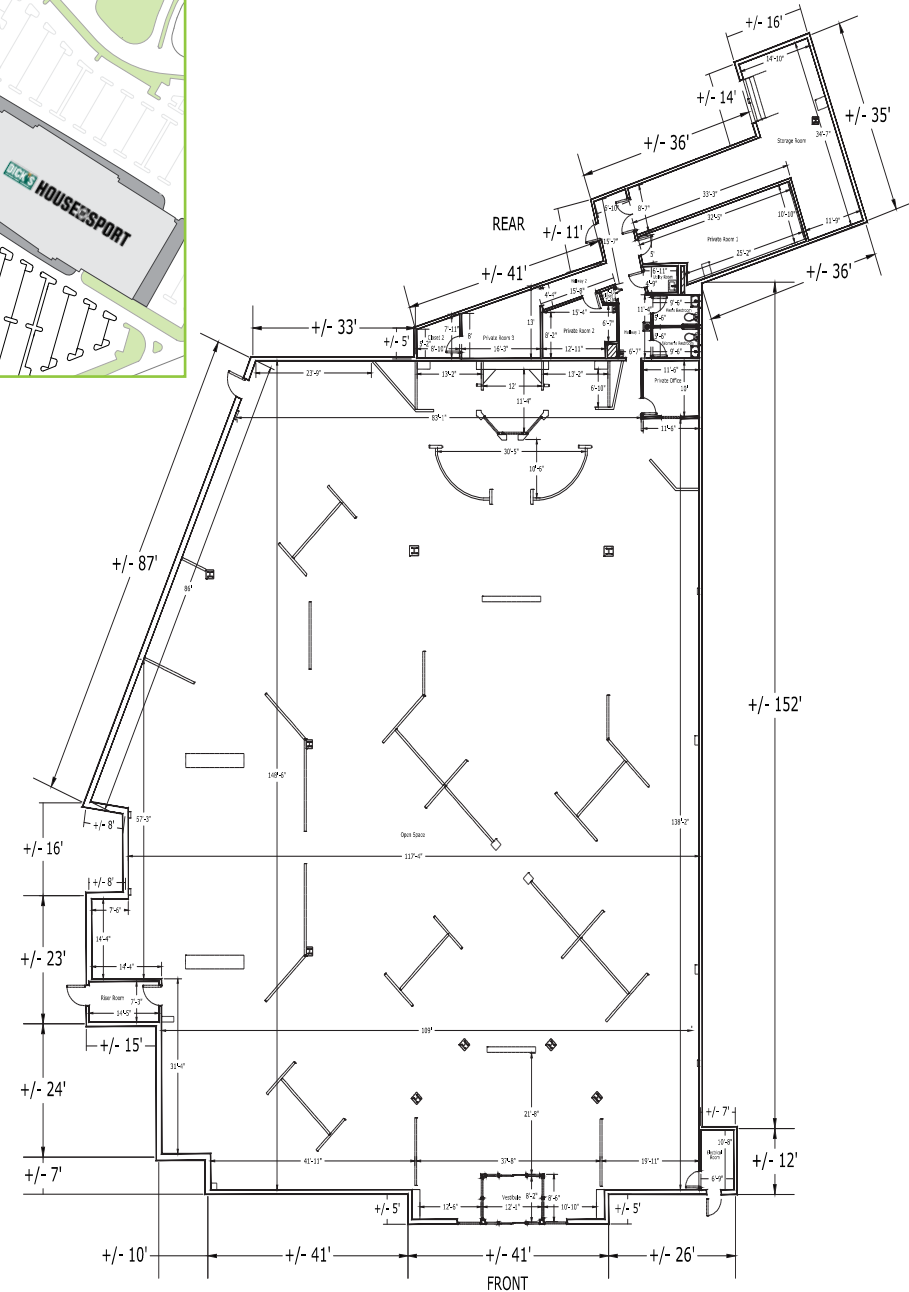
Jr. ANCHOR SPACE AVAILABLE

- ~19,048 SF
- 108' FRONTAGE
- DEDICATED LOADING



KEY

SPACE 2

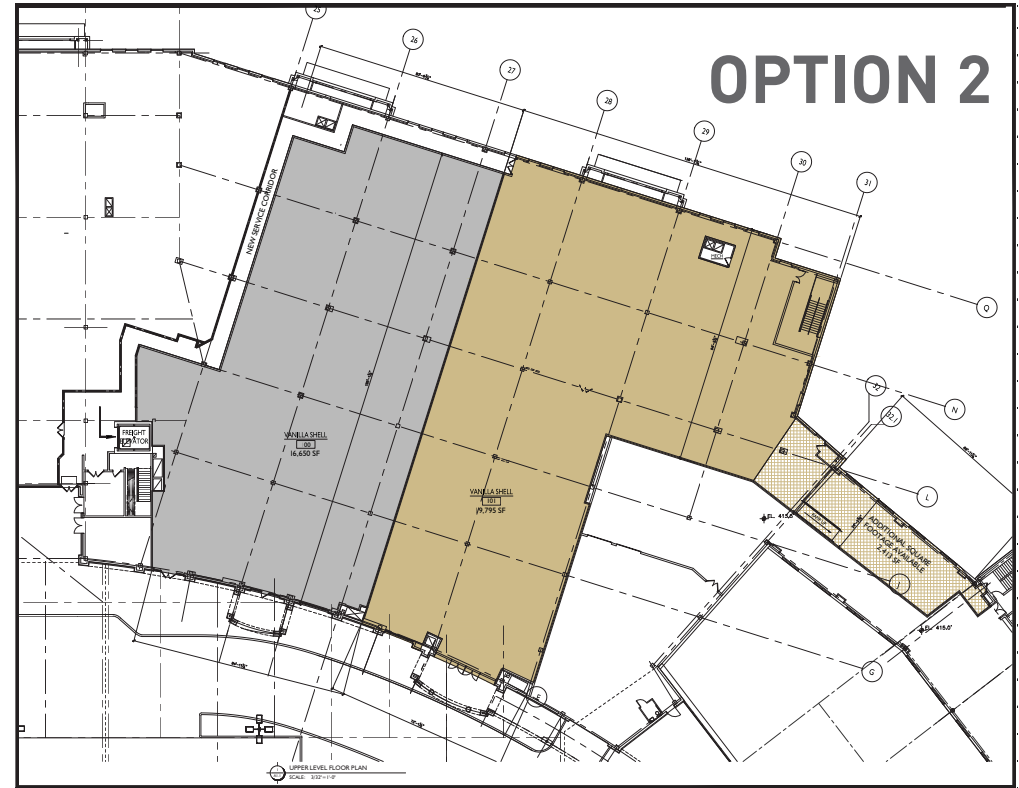
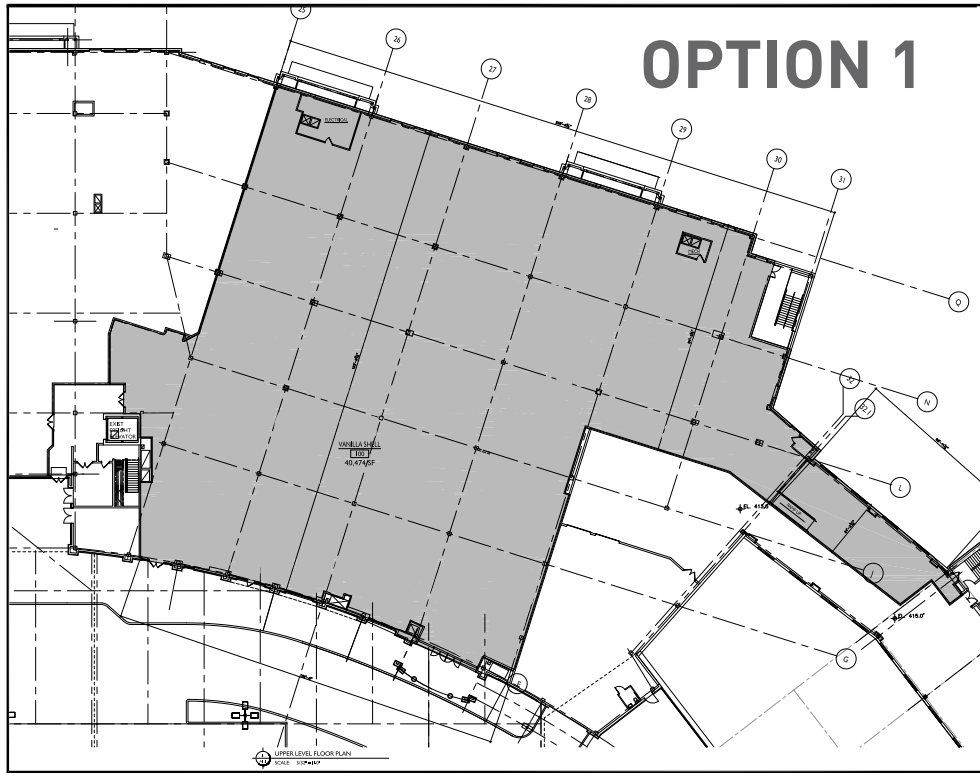


VIRTUAL TOUR: LINK

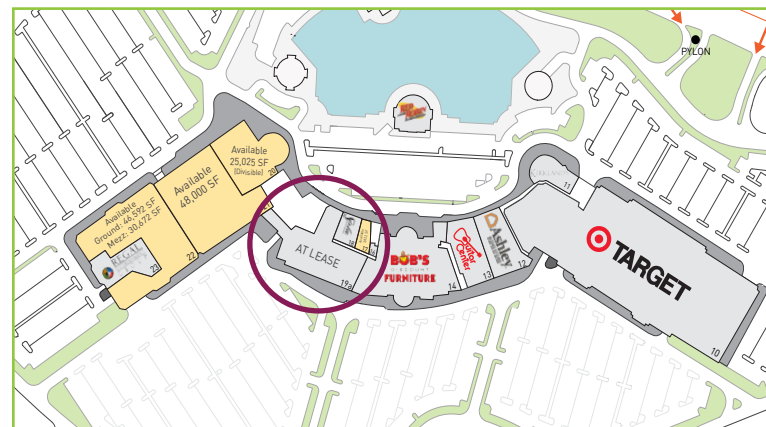
Jr. ANCHOR LOCATION

- Up to ~40,000 SF
- CAN BE SPLIT (SEE OPTION 2)

SPACES 15-19



KEY

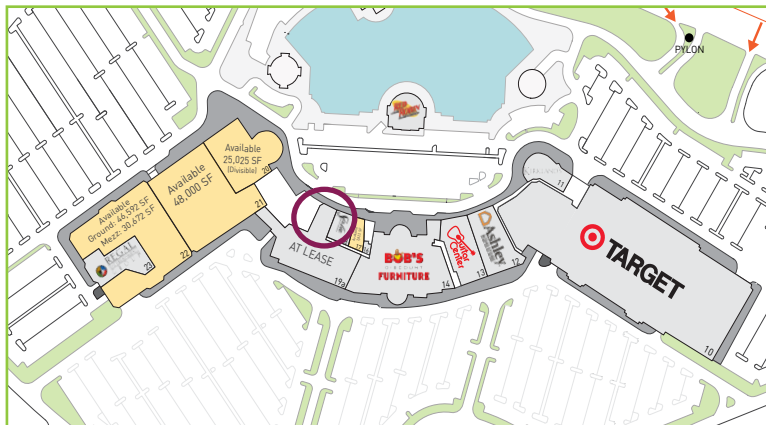


2nd GENERATION RESTAURANT

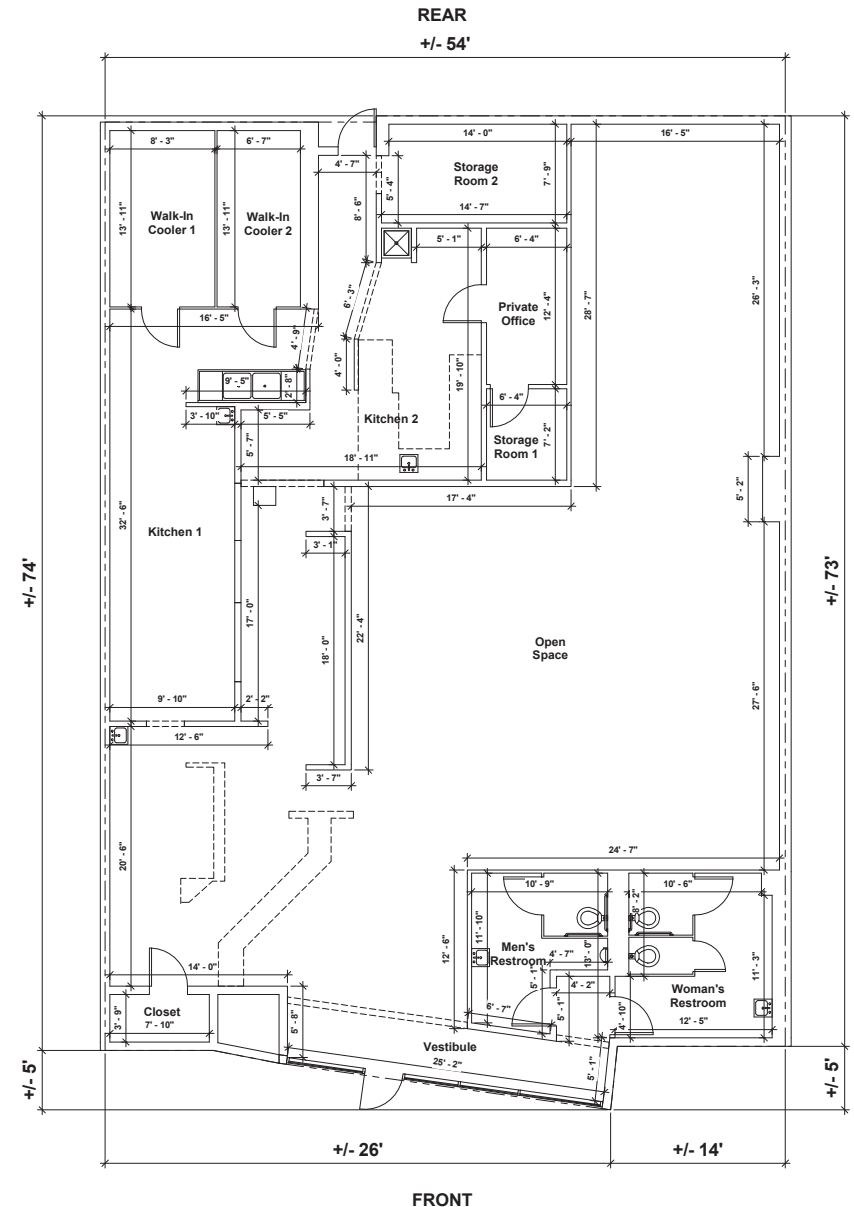
- ~4,100 SF
- FRONTAGE 40'
- IMMEDIATELY AVAILABLE

SPACE 19

VIRTUAL TOUR: LINK



KEY



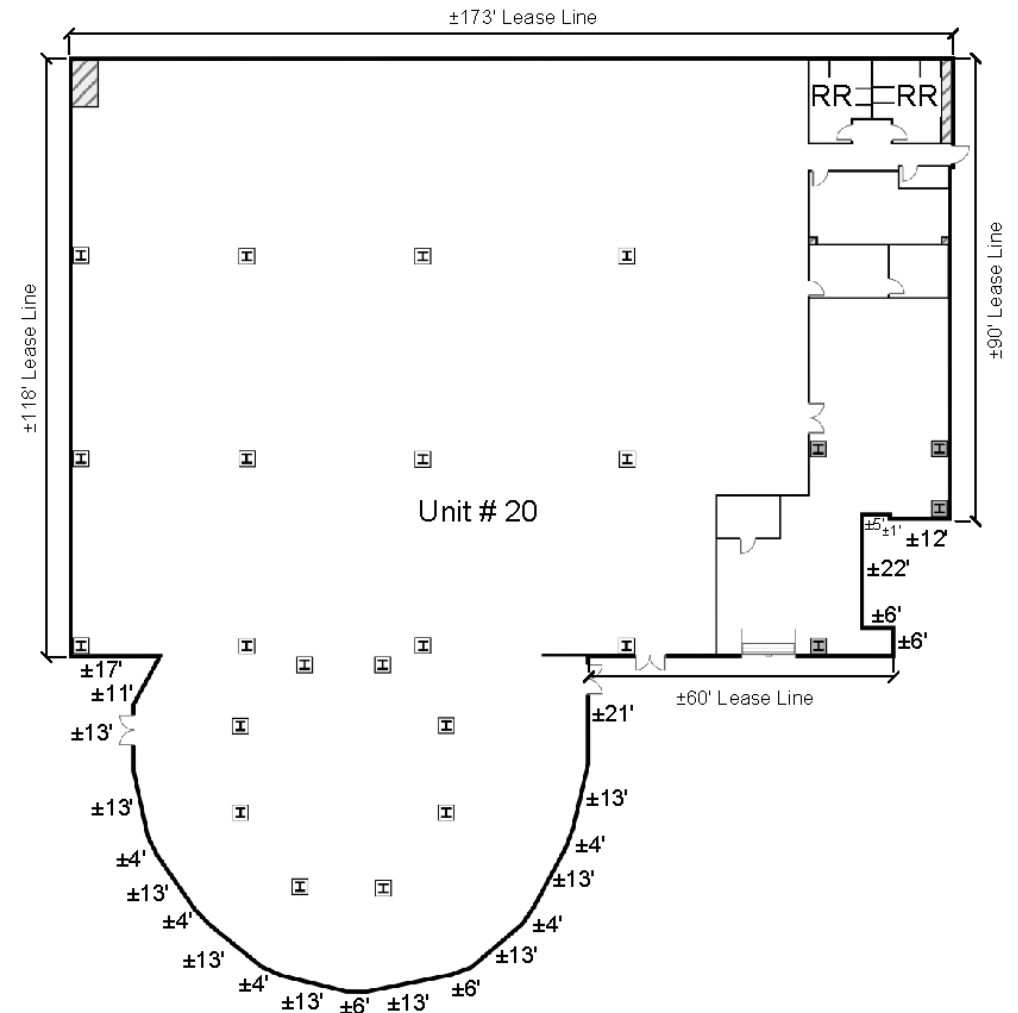
Jr. ANCHOR SPACE AVAILABLE

- 25,025 SF
- BEAUTIFULLY WELL LIT SPACE
- PRIME VIEW OF THE POND
- ADJACENT TO NAAMANS RD

SPACE 20



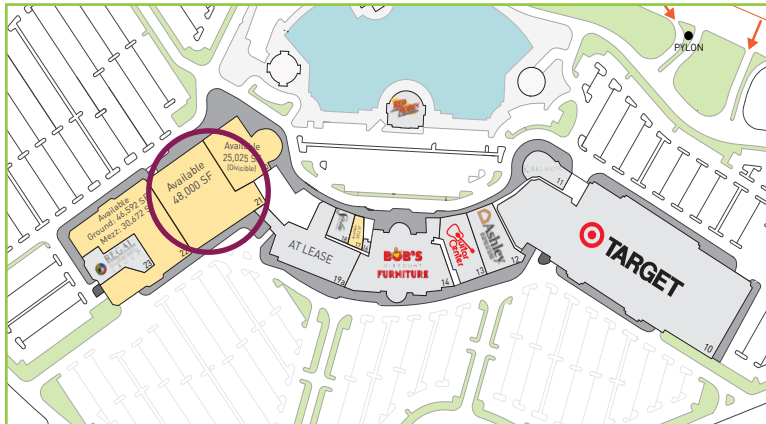
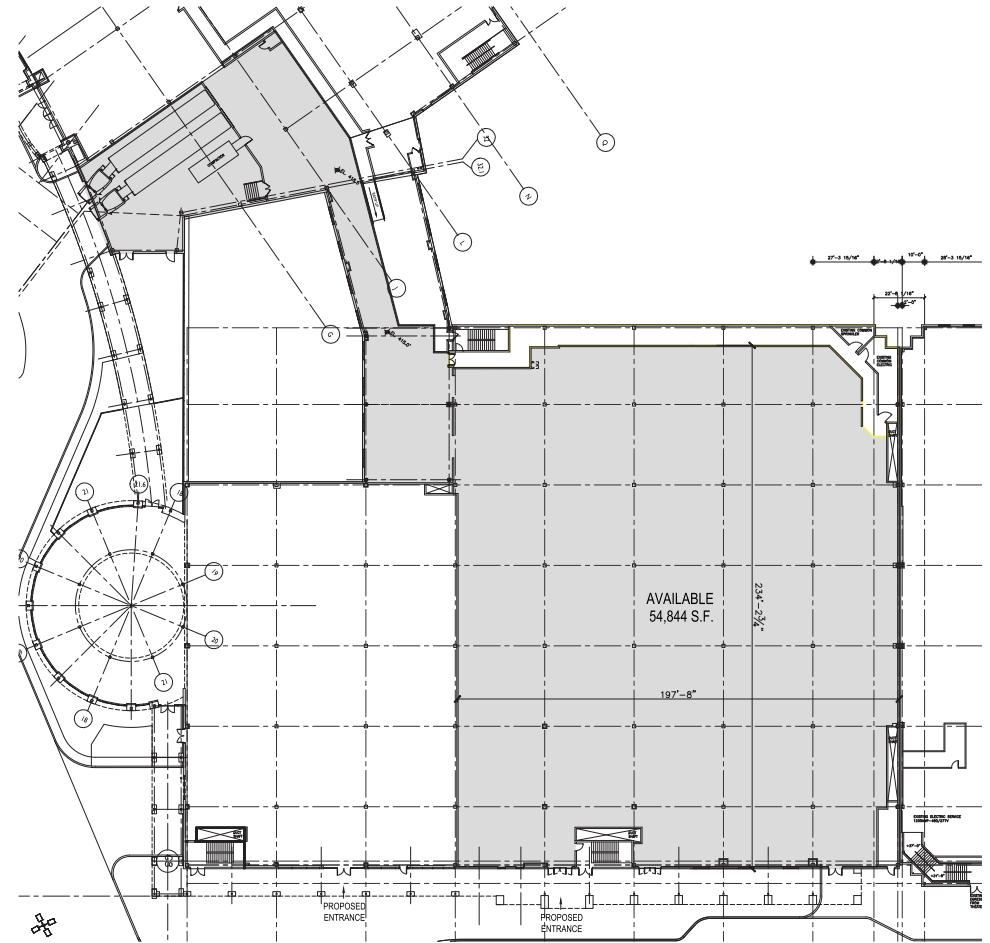
KEY



Jr. ANCHOR SPACE AVAILABLE

- ~54,844 SF

SPACE 21



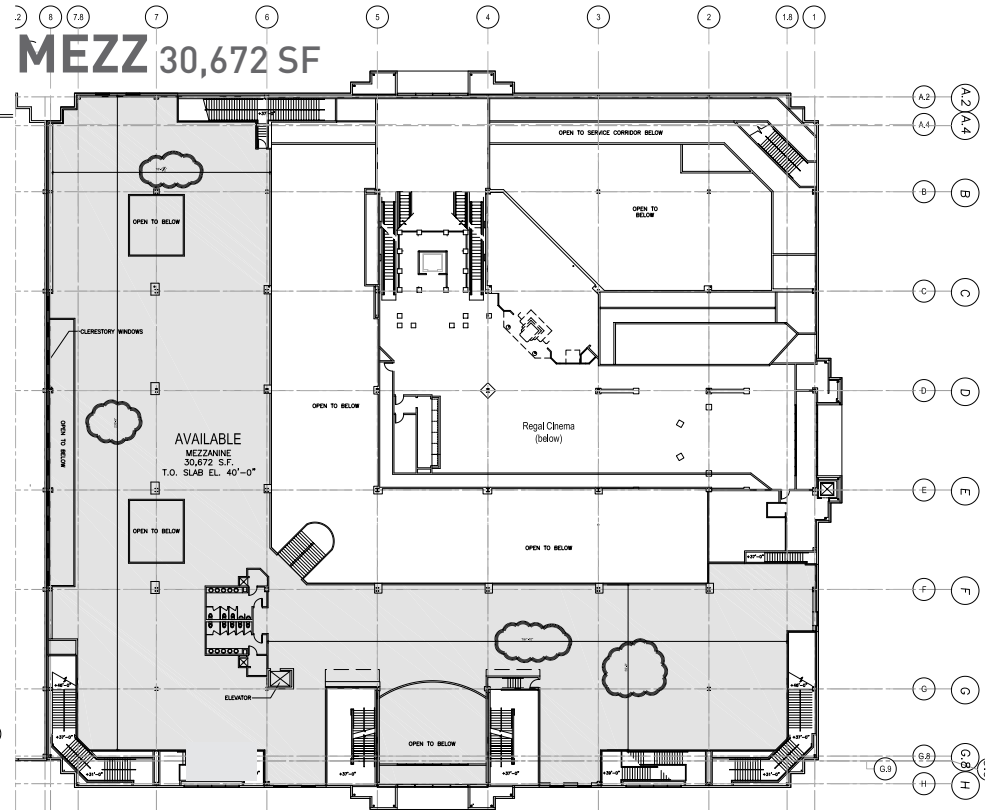
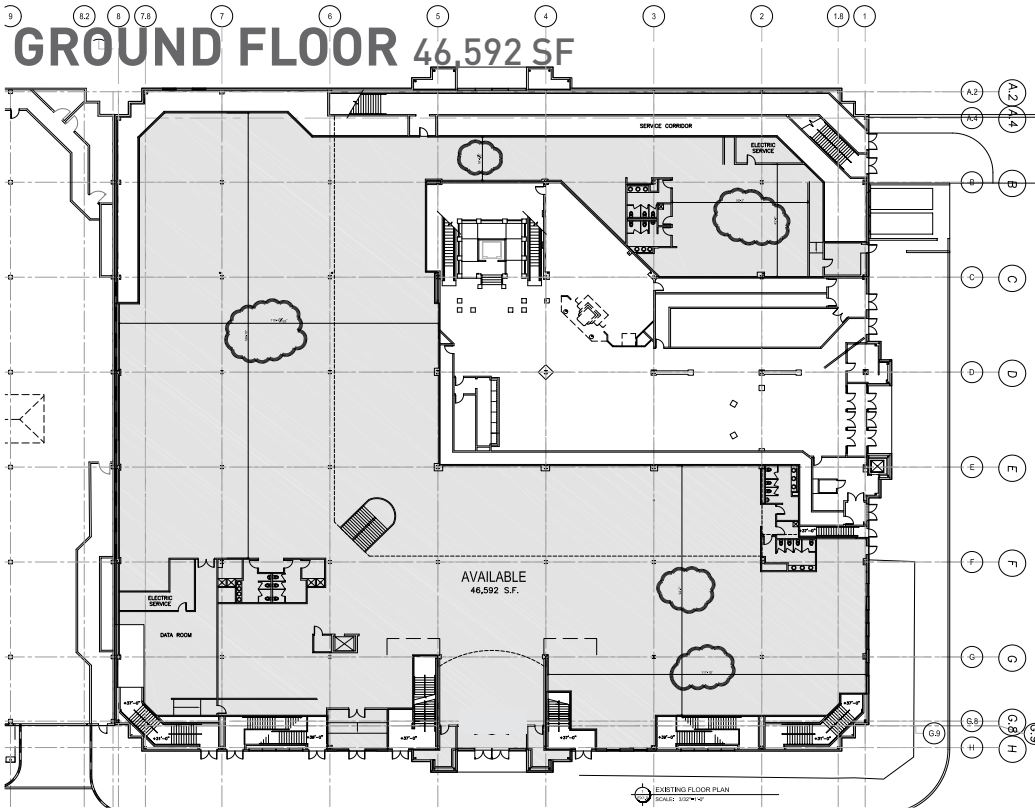
KEY

PROPOSED FIRST FLOOR FLOOR PLAN
SCALE: 1/8" = 1'-0"

2nd GENERATION OFFICE/FLEX

- UP TO ~76,458 SF (*Divisible*) - Ground: ~46,592 SF Mezz: ~30,672 SF
- ALL RETAIL/OFFICE/FLEX CONSIDERED

SPACE 22



KEY



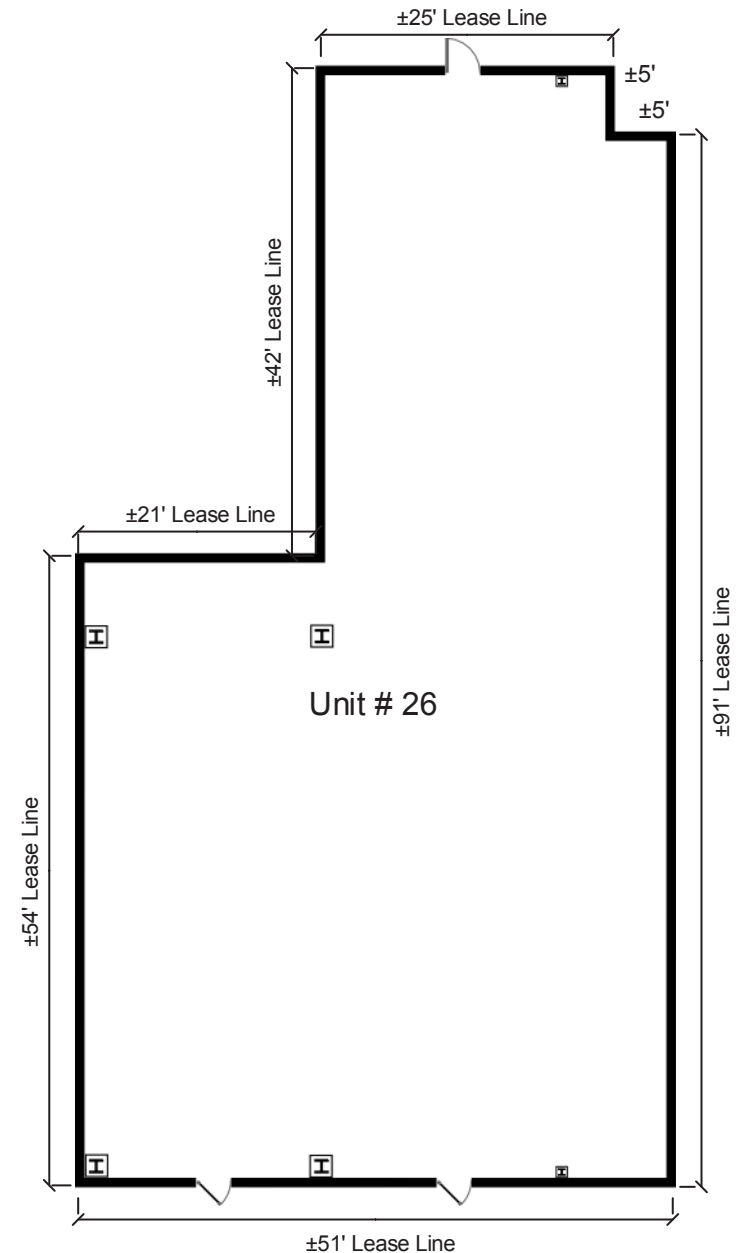
ENDCAP SPACE AVAILABLE

- ~4,600 SF
- 51' FRONTAGE
- AMPLE PARKING
- SUGGESTED USES: OFFICE, RESTAURANT, BOUTIQUE FITNESS, ENTERTAINMENT, RECREATION, SWIM SCHOOL, FOOD

SPACE 26



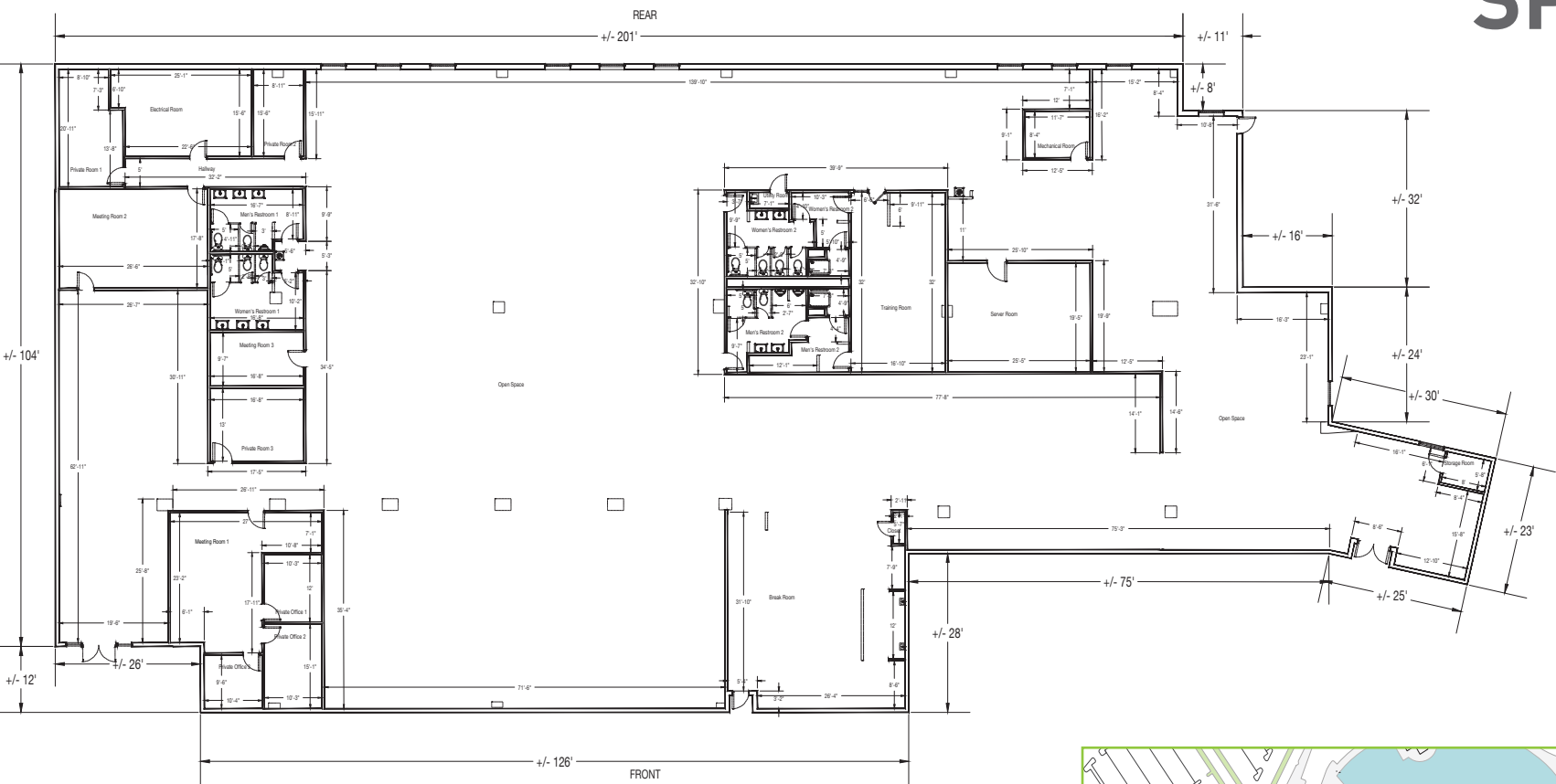
KEY



OFFICE SPACE AVAILABLE

• ~24,393 SF

SPACE 15



[VIRTUAL TOUR: LINK](#)



KEY