

● AVAILABLE



BRANDYWINE TOWN CENTER
WILMINGTON, DE

ACADIA Realty. Trust.

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.

ADDRESS

Route 202 (Concord Pike) & Route 92
East Brunswick, NJ 08816

GLA

± 945,536 SF

ANCHORS

Target, Dick's House of Sport, Lowes Home Improvement, Bob's Discount Furniture, Johnny Janosik, Regal, Michaels, PetSmart, Old Navy, Ashley Homestore, Guitar Center, Ace Pickleball, Crunch Fitness, Boot Barn

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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*

MARKET AERIAL



NORTH SITE PLAN

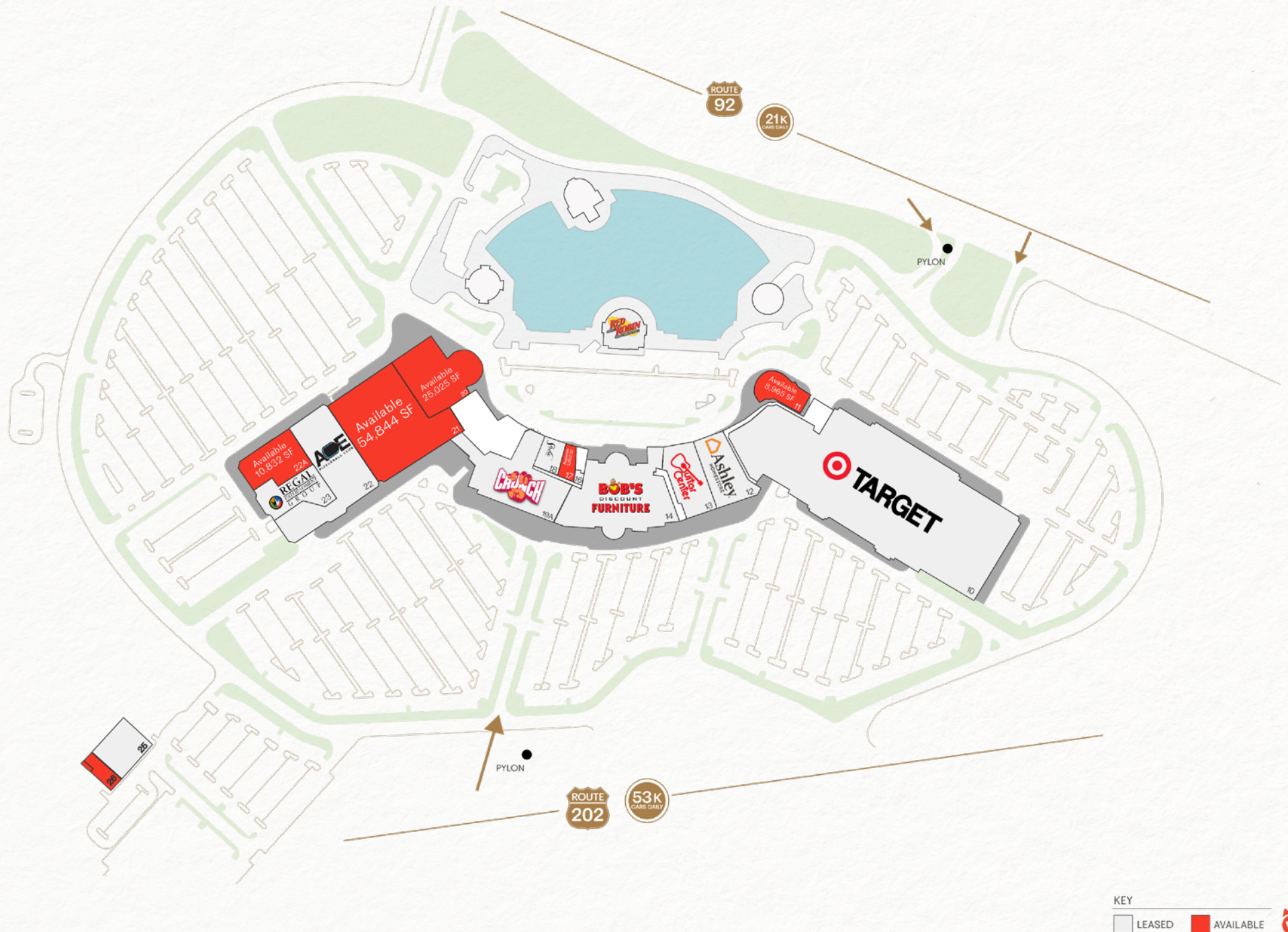


KEY

LEASED AVAILABLE



SOUTH SITE PLAN



SITE PLAN

TENANT ROSTER

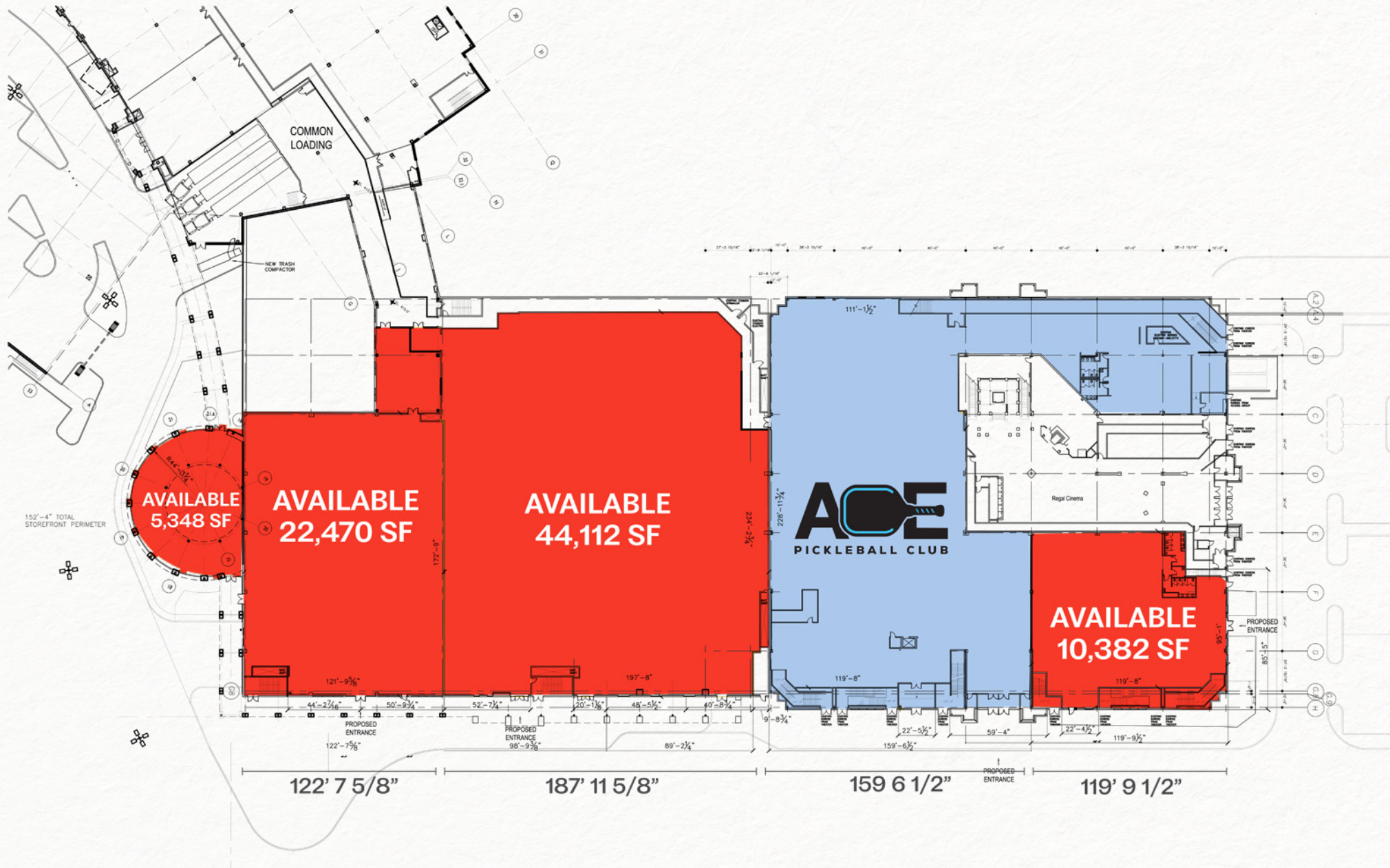
1. Lowe's Home Improvement.....	140,000 SF
2. Boot Barn	19,048 SF
3. Michaels	24,876 SF
4. Storage.....	n/a
5. Johnny Janosik	37,383 SF
6. Old Navy.....	20,895 SF
6a. VisionWorks.....	4,426 SF
7. PetSmart.....	23,963 SF
8-9. Dick's House of Sport.....	100,000 SF
10. Target.....	165,716 SF
11. Available.....	8,965 SF
12. Ashley Home Store	21,872 SF
13. Guitar Center.....	14,535 SF
14. Bob's Discount Furniture	43,679 SF
16. Storage.....	467 SF
17. Available 2nd Gen Restaurant..	2,822 SF
18. Sola Salon	5,500 SF
19a. Crunch Fitness	28,493 SF
20. Available.....	25,025 SF
21. Available.....	54,844 SF
22. Ace Pickleball.....	39,640 SF
22a. Lease Out.....	10,832 SF
23. Regal Cinemas.....	65,641 SF
24. Red Robin	8,100 SF
25. Tutor Time.....	10,317 SF
26. Available.....	4,200 SF



EXCITING JR ANCHOR OPTION A



JR ANCHOR OPTION A



EXCITING JR ANCHOR OPTION B

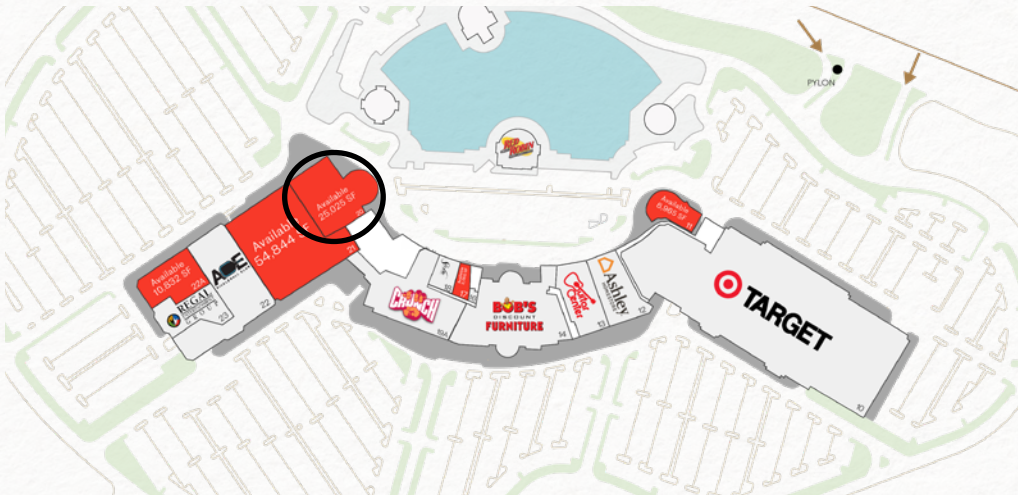


JR ANCHOR OPTION B

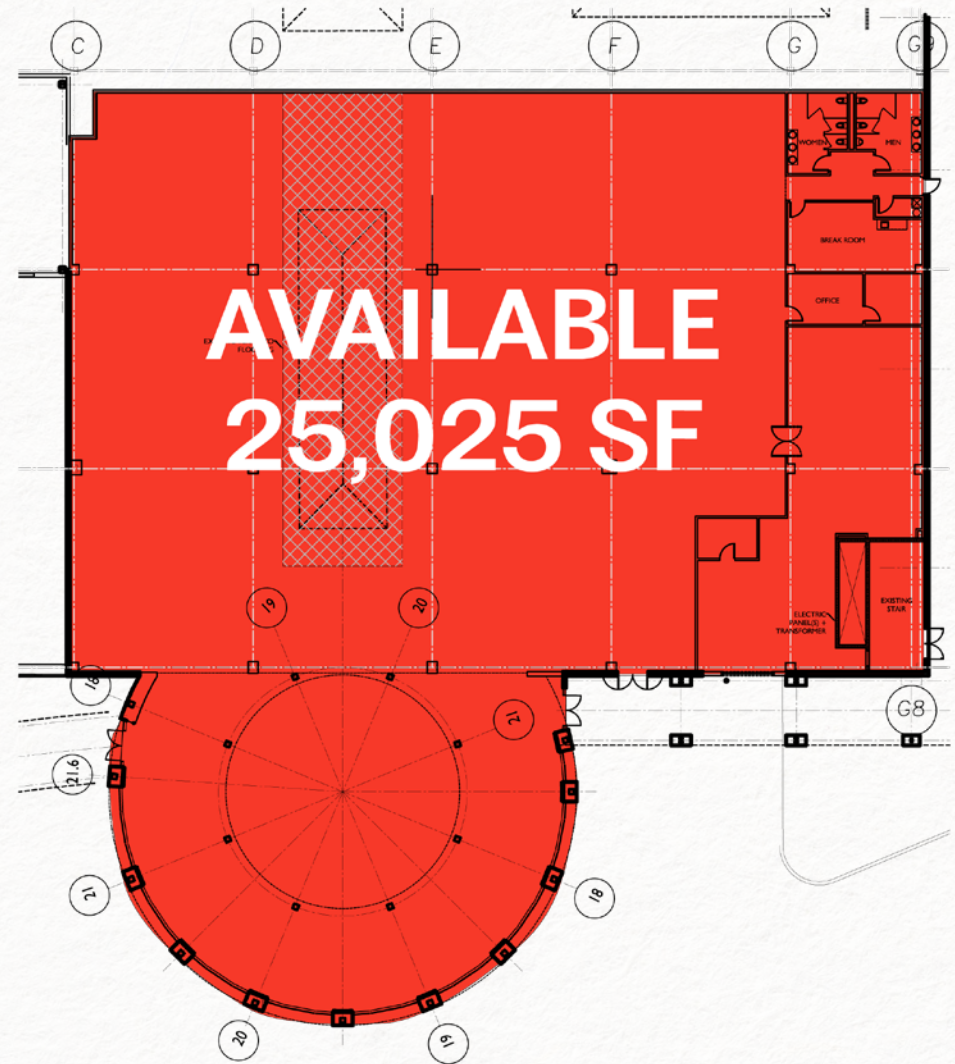


JR ANCHOR SPACE AVAILABLE

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

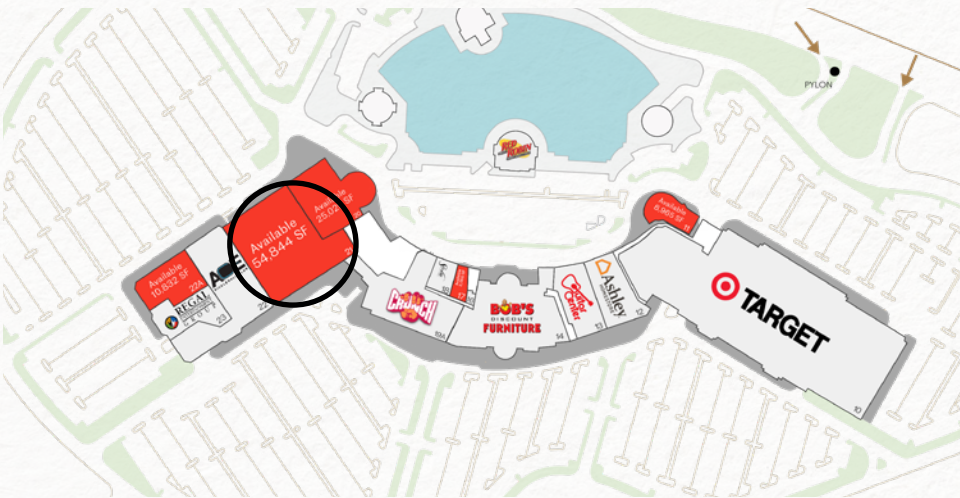


SPACE 20



JR ANCHOR SPACE AVAILABLE

SPACE 21



END CAP SPACE AVAILABLE

- ~4,600 SF
- 51' FRONTAGE
- AMPLE PARKING
- Suggested Uses: Office, Restaurant, Boutique Fitness, Entertainment, Recreation, Food



SPACE 26



DEMOGRAPHICS



DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
 POPULATION	46,466	128,130	539,281
 HOUSEHOLDS	18,367	52,192	213,795
 AVERAGE HHI	\$200,458	\$168,387	\$139,477