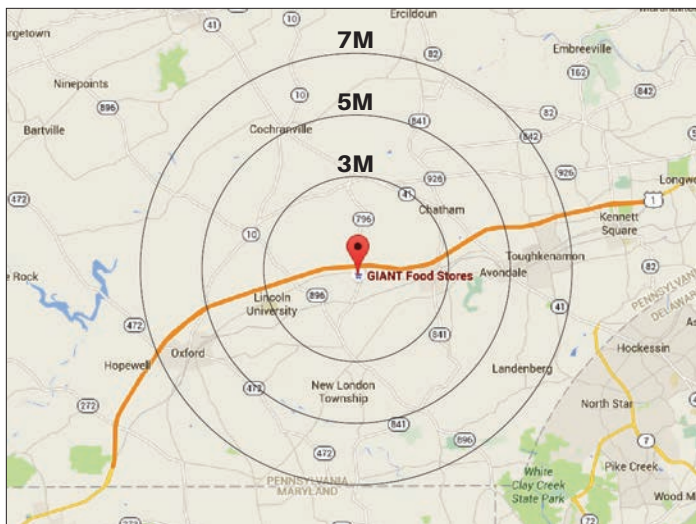


# SHOPPES AT JENNER'S VILLAGE

Baltimore Pike & Route 796 | West Grove, PA



## DEMOGRAPHICS

2016 Estimated Population:

**3 MILES** - 15,651    **5 MILES** - 36,036    **7 MILES** - 59,336

2021 Population Projections:

**3 MILES** - 16,529    **5 MILES** - 37,757    **7 MILES** - 61,694

2016 Estimated Average Household Income:

**3 MILES** - \$92,331    **5 MILES** - \$100,514    **7 MILES** - \$102,108

## PROPERTY HIGHLIGHTS

- ✓ Anchored by a high volume, 76,130 square foot Giant Food store
- ✓ Large trade area with minimal competition
- ✓ Strong household incomes with high residential growth
- ✓ Other national tenants include CVS Pharmacy, Hallmark, Fine Wine & Good Spirits, Starbucks, Saladworks, McDonald's, Dairy Queen, AT&T, Fulton Bank, and Capriotti's Subs
- ✓ Located near Jennersville Regional Hospital and Penn Medicine of Southern Chester County



## AVERAGE DAILY TRAFFIC COUNTS

Route 796 - 8,800

Baltimore Pike - 5,800

U.S. Route 1 - 25,000



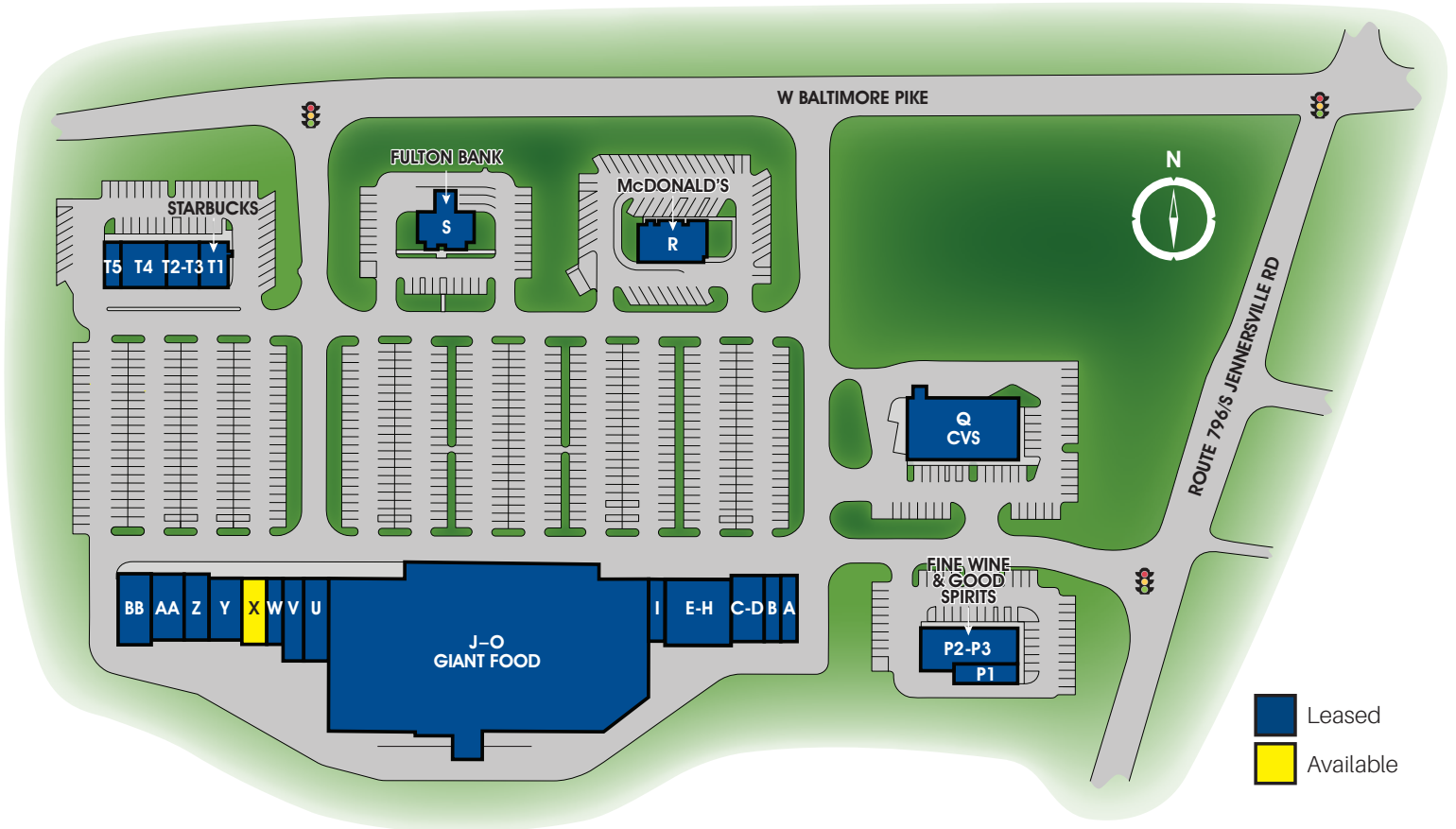
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Kennett Square, PA 19348  
610.388.6600 tel | 610.388.6605 fax

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| SUITE        | TENANT                   | SQ. FEET | SUITE | TENANT                          | SQ. FEET       |
|--------------|--------------------------|----------|-------|---------------------------------|----------------|
| A            | Corner Café              | 1,600    | T2-T3 | SaladWorks                      | 2,200          |
| B            | Capriotti's Subs         | 1,600    | T4    | Aurora Pizzeria & Pasta Kitchen | 3,025          |
| C-D          | Sakuri Hibachi           | 3,200    | T5    | Pack N' Ship                    | 1,100          |
| E-H          | Hallmark                 | 6,400    | U     | Salon da Spa                    | 3,000          |
| I            | AT&T                     | 1,500    | V     | Sky Cleaners                    | 2,500          |
| J-O          | Giant Food               | 76,130   | W     | Hollywood Tans                  | 1,600          |
| P1           | Dairy Queen              | 1,875    | X     | AVAILABLE                       | 2,400          |
| P2-P3        | Fine Wine & Good Spirits | 5,010    | Y     | Miller Eyecare                  | 3,000          |
| Q            | CVS Pharmacy             | 10,125   | Z     | Mi Cocina Mexicana Restaurant   | 2,400          |
| R            | McDonald's               | 3,815    | AA    | Pets & Friends                  | 3,200          |
| S            | Fulton Bank              | 2,950    | BB    | Two Stones Pub                  | 3,545          |
| T1           | Starbucks                | 1,925    |       |                                 |                |
| <b>TOTAL</b> |                          |          |       |                                 | <b>144,100</b> |



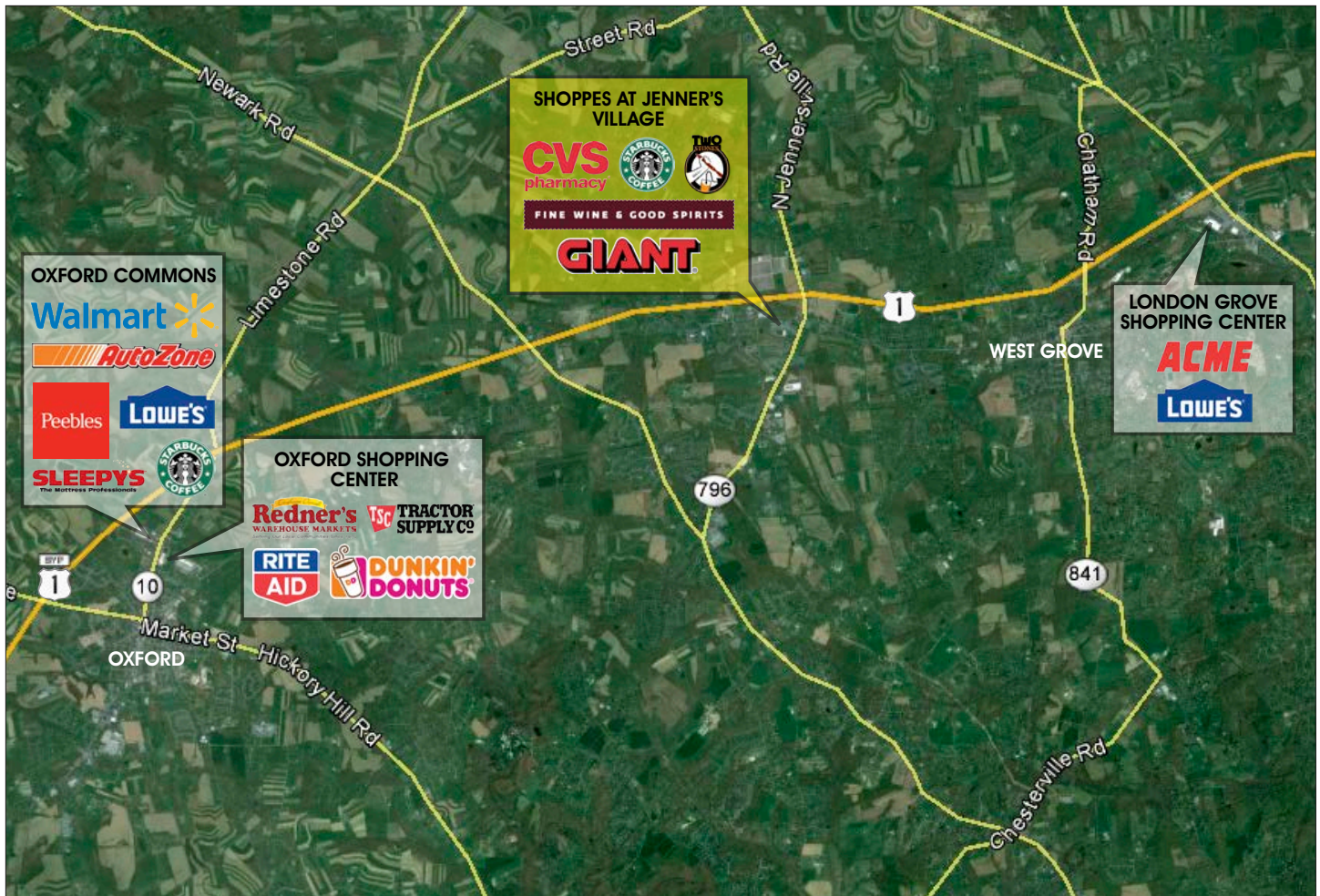
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LANDLORD REPRESENTATION | PROPERTY MANAGEMENT | LEASE ADMINISTRATION | DEVELOPMENT | BROKERAGE SERVICES



## WATERS RETAIL GROUP AT A GLANCE

**Inception:** 1985

**Headquarters:** Kennett Square, PA

**Portfolio:** More than 2.8 million square feet in 3 states

**Retail Sales:** More than \$800 million annually

**Properties Leased & Managed:** 25

**Financing:** More than \$500 million in construction, permanent, and refinancing loans closed

**Tenants Served:** More than 380

## ADVANCE WITH CONFIDENCE

We are Waters Retail Group, a leading Mid-Atlantic real estate services firm offering customized landlord representation, leasing and brokerage, property management, development, and construction management solutions that empower our clients to advance.

Our seasoned team of expert development professionals, former supermarket executives, skilled leasing agents, property and construction managers, and financing and equity partners has over 115 years of combined experience. We take a hands-on approach, treating every property as if it were our own. As a result, we turn our clients' toughest retail challenges into success stories.



LANDLORD REPRESENTATION | PROPERTY MANAGEMENT | LEASE ADMINISTRATION | DEVELOPMENT | BROKERAGE SERVICES

## SERVICES THAT ENHANCE AND ADVANCE

No two properties are alike. That's exactly why Waters Retail Group offers a full suite of services to maximize the value of your assets. We use an integrated strategy that starts with local consumer shopping trends and market insight. We assess curb appeal, tenant mix, tenant placement, and cultivate relationships with municipalities. Finally, the Waters Retail Group team looks at lowering vendor care costs to increase cash flow.

To date, we have successfully leased and managed more than 4,000,000 square feet of retail space spanning from Pennsylvania to Virginia. Centers under our attention contain more than 380 national, regional and local tenants, and achieve more than \$800,000,000 in annual retail sales.

With a historical occupancy rate of over 98%, Waters Retail Group finds tenants with staying power.

## BENEFITS WITH YOUR INVESTMENT

- ✓ More than 115 years of combined experience in commercial real estate
- ✓ In-depth market knowledge and competitive insight for sound decision making
- ✓ Targeted marketing campaigns that result in the right tenant mix
- ✓ Quality lease negotiations that protect your investment
- ✓ Long-term tenant and broker relationships

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