

EAGLE VILLAGE SHOPS

503 W LANCASTER AVE | WAYNE, PA 19087

AVAILABLE 610 SF - 3,437 SF

AREA TENANTS

VALLEY FORGE
FLOWERS

a taste of
BRITAIN
TEA SHOP • CAFE • CATERING

THE
LITTLE HOUSE SHOP



PROPERTY INFORMATION

- More than two dozen high-end retail shops including clothing, jewelry, home furnishings, flowers, gifts, home theatre, and stereo.
- Eagle Village Shops is an open-air lifestyle center with a quaint village feel
- 14 buildings, 30 tenants and approximately 72,400 SF
- Brick paved walkways, beautifully landscaped grounds and ample storefront parking
- Beautifully landscaped cottage-like shops
- 314 Parking Spaces

SPACE DETAILS

- Available: 610 SF - 3,437 SF

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,226	49,947	147,773
MEDIAN HH INC	\$149,564	\$181,402	\$157,022
AVERAGE HH INC	\$192,136	\$239,214	\$217,049

To see everything that Eagle Village Shops has to offer, please visit: www.theeaglevillageshops.com



FOR MORE INFORMATION CONTACT:

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400/420	A Taste of Britain	4,685 sf
700	Autograph Brasserie	12,547 sf
1000	The Barn at Valley Forge Flowers	8,380 sf
910	Available	790 sf
300	Café Fleur - The Cottage	3,143 sf
300	The Cottage at Valley Forge Flowers	3,143 sf
1105	Chapman Windows & Doors (Available 12/31/24)	1,480 sf
640	EV Nail Salon	1,090 sf
1400	Exquisite Designs	3,284 sf
920	Available	610 sf
525	The Grey Colt	1,073 sf
830	Hand and Stone Massage & Facial Spa	2,975 sf
210	Interiors for the Home	1,954 sf
600	J. McLaughlin	3,286 sf
630	Little Children's Shop	1,100 sf
810	La Technique Fitness (Available 12/31/24)	3,237 sf
1300	The Little House Shop	7,500 sf
800	Main Line Sound & Video	2,361 sf
520	Available	1,230 sf
200	Prins & Volkhardt Jewelers	0,000 sf
930	Pure Barre	1,264 sf
500	Sara Campbell	1,442 sf
940	SewRob	984 sf
1200	Valley Forge Flowers	7,635 sf
1110	The Silverspoon	1,482 sf
1100	The Village Salon (Available 12/31/24)	934 sf
110	The Wedding Shoppe (Available 9/30/25)	3,437 sf
900	Woofgangs	1,914 sf



AVAILABLE



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,226**

Households: **4,524**

Daytime Population: **9,060**

Median Age: **38.7**



Average Household Income: **\$192,136**

Median Household Income: **\$149,564**

3 MILE RADIUS:



Total Population: **49,947**

Households: **19,952**

Daytime Population: **76,784**

Median Age: **42.3**



Average Household Income: **\$239,214**

Median Household Income: **\$181,402**

5 MILE RADIUS:



Total Population: **147,773**

Households: **57,285**

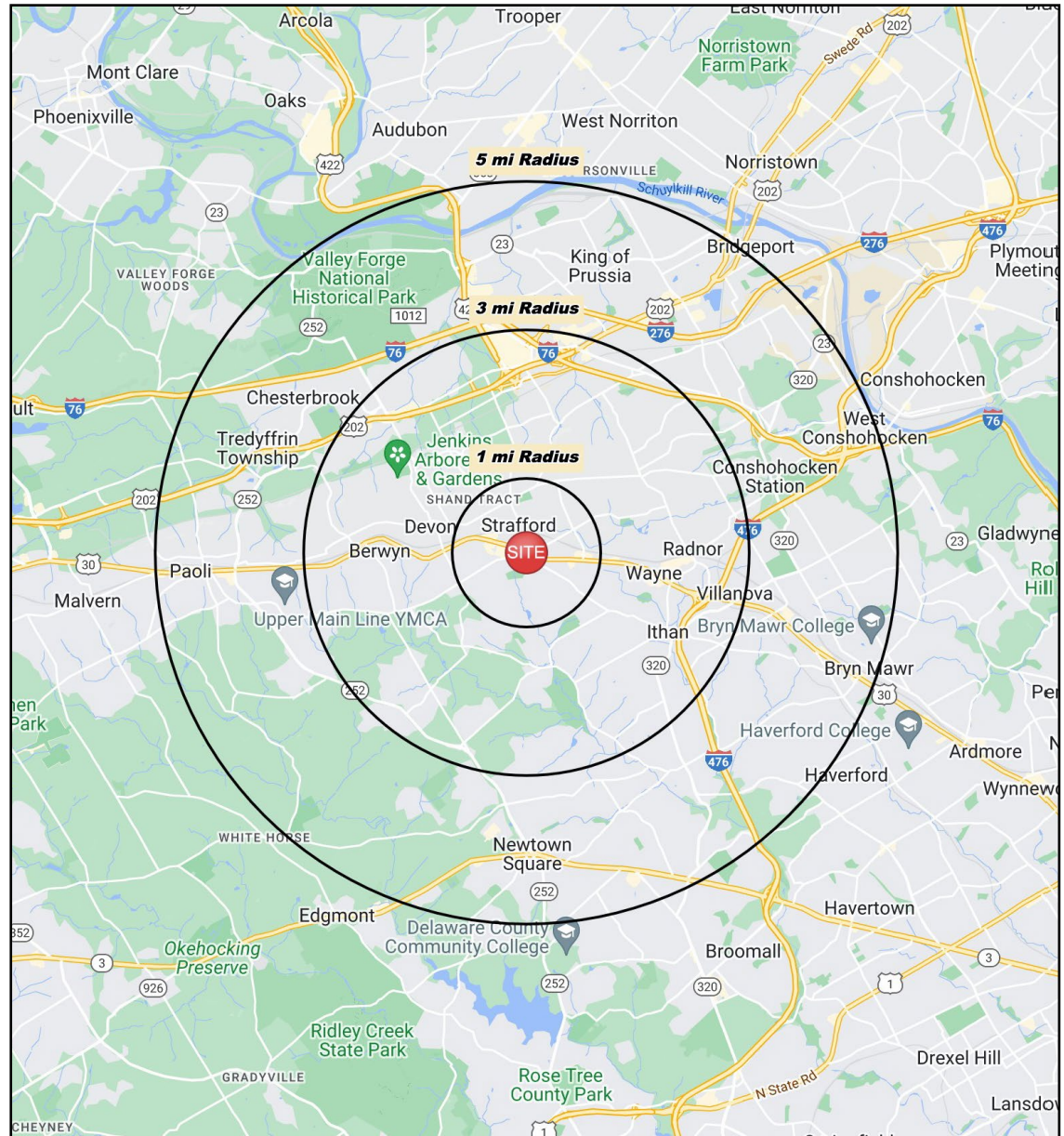
Daytime Population: **203,081**

Median Age: **41.1**



Average Household Income: **\$217,049**

Median Household Income: **\$157,022**



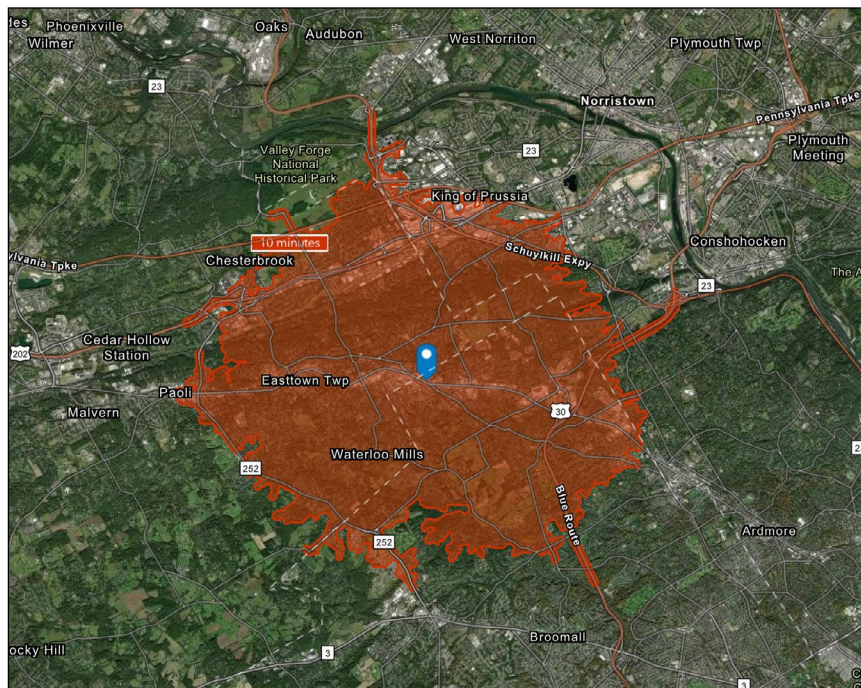
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10 MINUTE DRIVE TIME



KEY FACTS

70,446

Population

\$152,296

Median Household Income

38.5

Median Age

101,365

Daytime Population

TAPESTRY SEGMENTS

Top Tier <i>10,131 Households</i>	Urban Chic <i>5,159 Households</i>	Metro Renters <i>3,118 Households</i>
<p>Socioeconomic Traits</p> <p>Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.</p>	<p>Socioeconomic Traits</p> <p>Residents are employed in white-collar occupations—in managerial, technical, and legal positions. Well educated, more than 65% of residents hold a bachelor's degree or higher.</p>	<p>Socioeconomic Traits</p> <p>Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.</p>
<p>Household Types</p> <p>Married couples without children or married couples with older children.</p>	<p>Household Types</p> <p>More than half of the households include married couples; nearly 30% are singles.</p>	<p>Household Types</p> <p>Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Multi-unit Rentals</p>

TOTAL RETAIL SALES

Includes F&B



\$1,188,444,264

EDUCATION

Bachelor's Degree or Higher



80%

OWNER OCCUPIED HOME VALUE

Average



\$728,702

ANNUAL HOUSEHOLD SPENDING

\$7,590

Eating Out

\$4,531

Apparel & Services

\$13,581

Groceries

\$544

Computer & Hardware

\$14,031

Health Care



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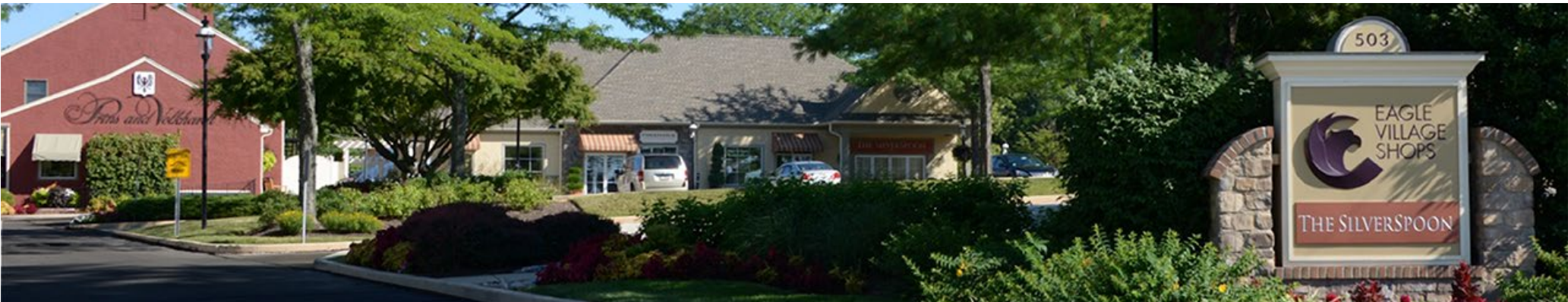


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