

# NEWTOWN SHOPPING CENTER

Routes 532 & 413 | Newtown, PA

## LOCATION

Routes 532 & 413  
Newtown, PA 19047  
Bucks County

## TRAFFIC COUNTS

14,467 VPD on Route 532

## PROPERTY HIGHLIGHTS

Up to 30,800 SF & 10,300 SF  
expansion pad available

Located on Route 532 (Newtown  
Bypass) with easy access to Route 332  
and I-95

Anchored by ACME Markets, Staples,  
Chic-fil-A and TD Bank

Situated near schools and high-income  
neighborhoods



Join

ACME

STAPLES

TD

Bank

GAP

Applebee's

Chick-fil-A

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,355	20,017	90,500
AVE HOUSEHOLD INCOME	\$155,153	\$163,900	\$136,501
TOTAL BUSINESSES	155	1,151	5,478
DAYTIME POPULATION	2,407	14,633	57,146

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**AMAZING SPACE<sup>®</sup>**

**PALLADINO DEVELOPMENT GROUP, INC.**  
Retail/Real Estate • Leasing • Management • Consulting

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SUITE	TENANT	SQ. FT.
A-E	Gap	9,018
F	MATTRESS WAREHOUSE	5,000
G	ACME	3,515
H	ACME	66,485
I	NAMASTE	2,000
J	CLUB PILATES	2,100
K	NEWTOWN CLEANERS	1,100
L	HAIR CUTTERY	1,200
M	DESIGN FOR VISION	2,000
N	SUNGLASS	1,680
O - Q	PICCOLO RESTAURANT	3,600
R	AVAILABLE	30,800
S	STAPLES	23,800
PAD 1	CHICK-FIL-A	5,089
PAD 2	APPLEBEE'S	6,089
PAD 3	TD BANK	3,669
PAD 4	BLUE POINT GRILL	5,000
PAD 5	PROPOSED EXPANSION	10,300

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