

GOVERNORS SQUARE SHOPPING CENTER

401 GOVERNORS PLACE, BEAR, DE

±10,000 - 94,000 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

ANCHOR REDEVELOPMENT!



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get in touch.

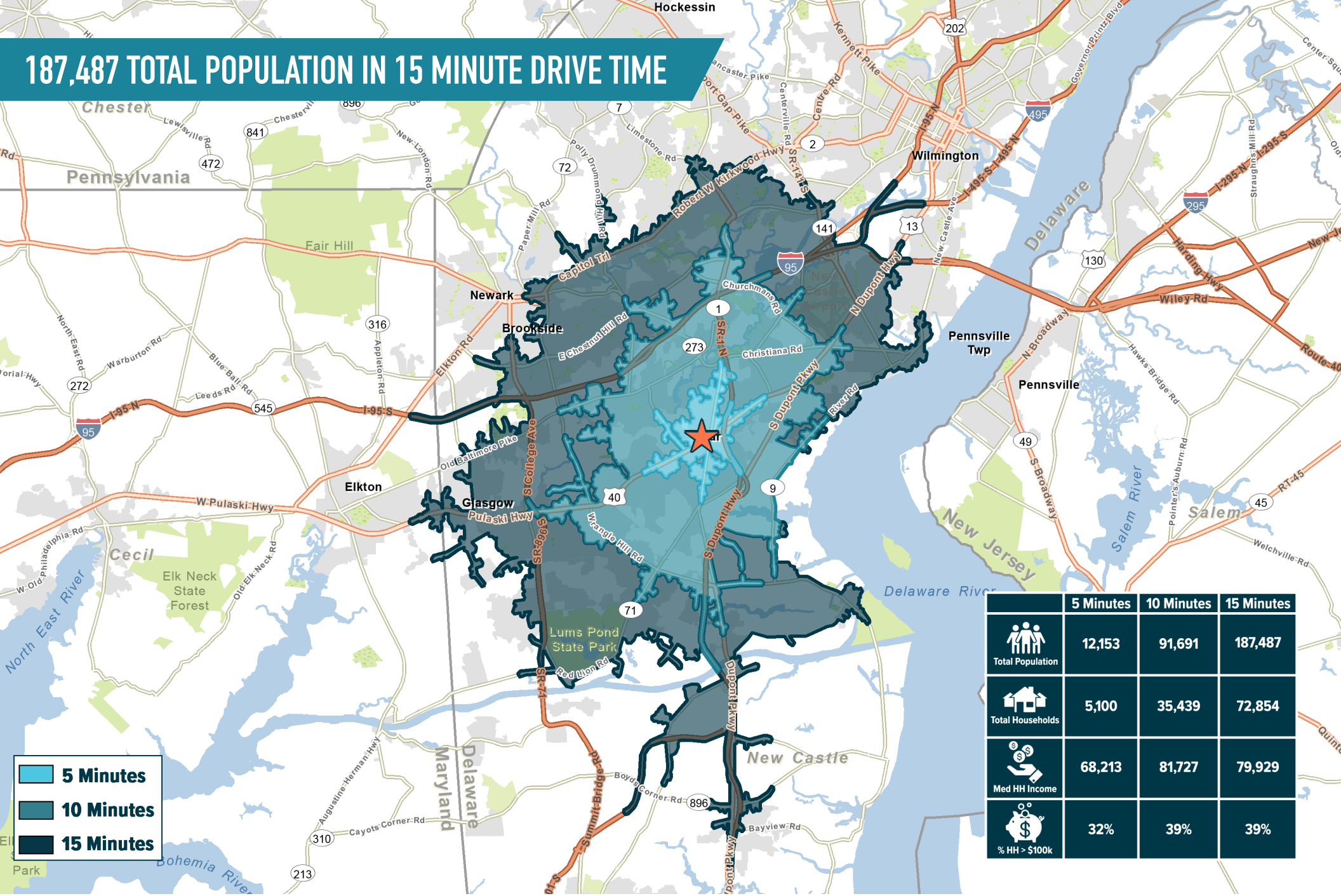
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187,487 TOTAL POPULATION IN 15 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	12,153	91,691	187,487
Total Households	5,100	35,439	72,854
Med HH Income	68,213	81,727	79,929
% HH > \$100k	32%	39%	39%

■ 5 Minutes
■ 10 Minutes
■ 15 Minutes

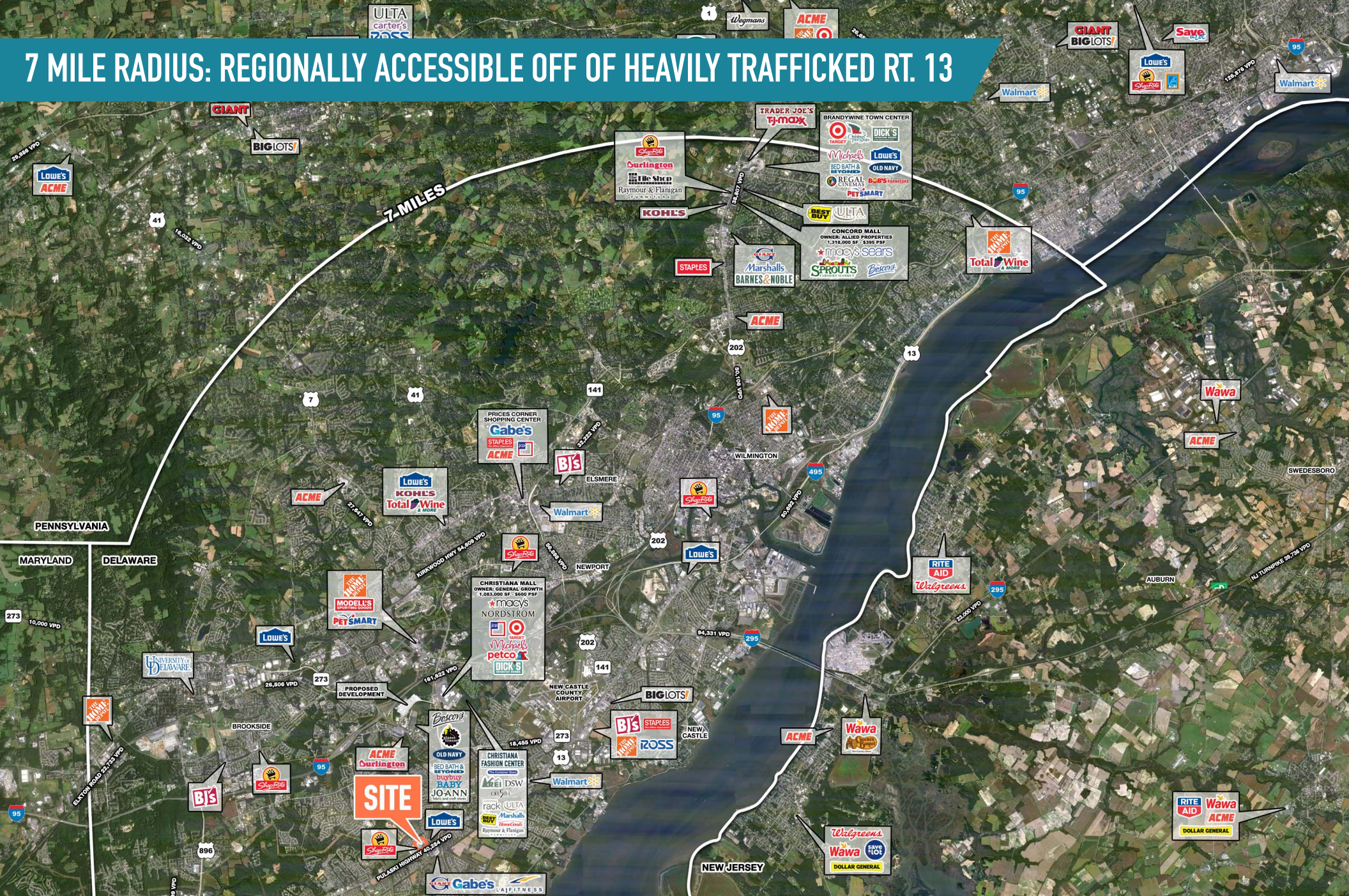
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7 MILE RADIUS: REGIONALLY ACCESSIBLE OFF OF HEAVILY TRAFFICKED RT. 13



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2 MILE RADIUS: 40,000 VPD AT HIGHLY VISIBLE INTERSECTION



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STRONG CO-TENANCY IN HIGH BARRIER TO ENTRY MARKET

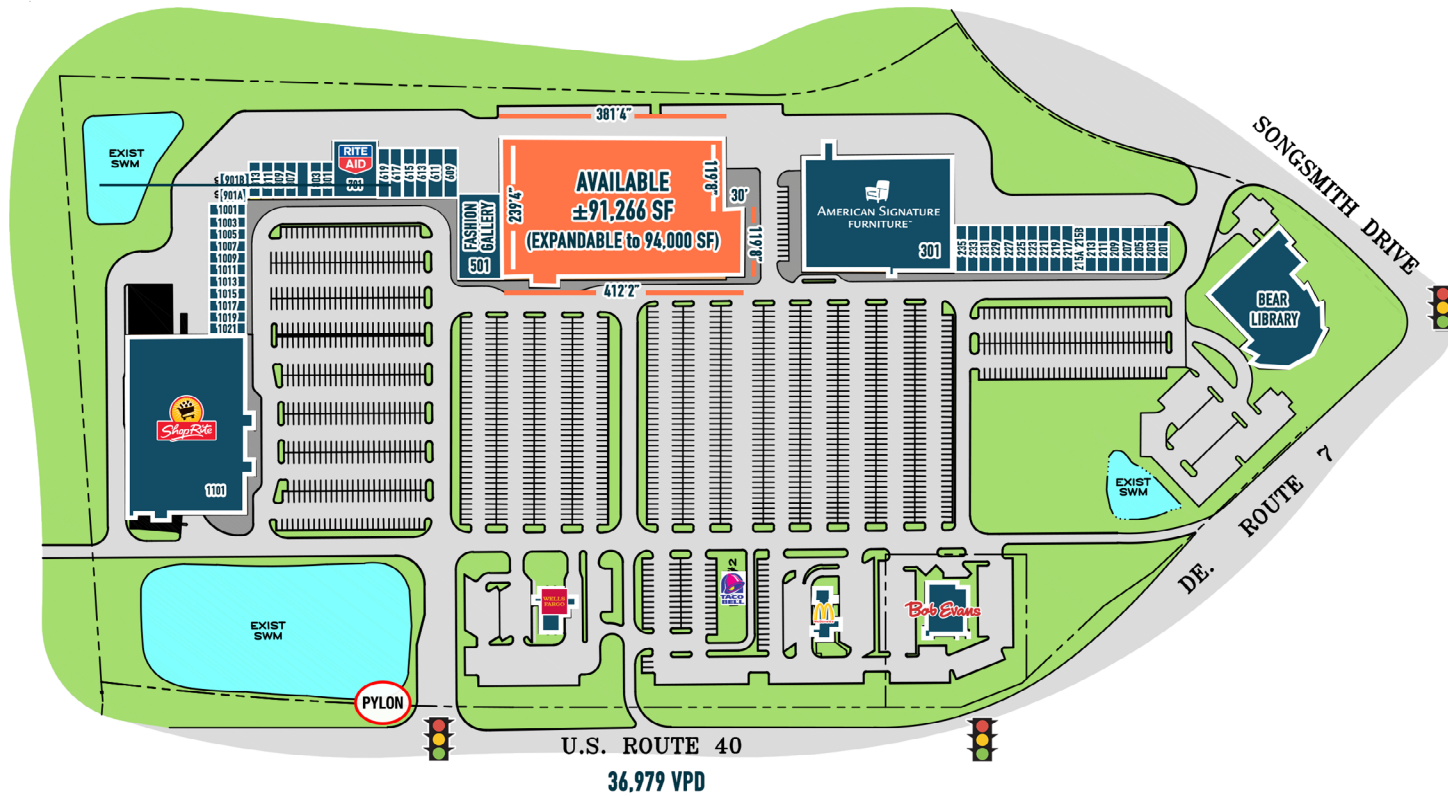


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± 94,000 SF ANCHOR POSITION AVAILABLE

UNIT #	TENANT NAME	SF	UNIT #	TENANT NAME	SF	UNIT #	TENANT NAME	SF	UNIT #	TENANT NAME	SF
201	Hibachi	1,600	227	Audio Jam	1,810	701	Rite Aid	7,341	1009	Hair Cuttery	1,200
203	Hibachi	1,600	229	Top Nails	1,390	801	Radio Shack	1,200	1011	VACANT	1,200
205	Hibachi	1,600	231	Anytime Fitness	1,600	803	Radio Shack	1,200	1013	Little Caesar's	1,100
207	Hibachi	1,600	233	Anytime Fitness	1,600	805	1-2-3 Cash	1,200	1015	Game Stop	1,200
209	Hibachi	1,600	235	Anytime Fitness	1,600	807	New Great Wall	1,200	1017	H&R Block	1,200
211	Hibachi	1,600	301	American Signature Furniture	51,154	809	Wings to Go	1,200	1019	H&R Block	1,200
213	Hand & Stone	1,600	401	AVAILABLE	91,266	811	Bear Chiropractic	1,200	1021	ShopRite	-
215A	Hand & Stone	800	501	Fashion Gallery	10,223	813	VACANT	1,200	1101	ShopRite	63,413
215B	Stewarts Brewing Co.	800	609	Sneaker Villa	2,280	901B	Maintenance Shop	900	PAD #1	Wells Fargo	-
217	Stewarts Brewing Co.	1,600	611	Sneaker Villa	1,727	901A	Liquor Mart	1,100	PAD #2	Taco Bell	-
219	Stewarts Brewing Co.	1,600	613	AKA Karate	1,600	1001	Liquor Mart	1,200	PAD #3	McDonald's	-
221	Stewarts Brewing Co.	1,600	615	AKA Karate	1,600	1003	Liquor Mart	1,200	PAD #4	Bob Evans	-
223A	Stewarts Brewing Co.	800	617	Tobacco Store	1,600	1005	Liquor Mart	1,200		TOTAL SF:	300,000
223B	Audio Jam	800	619	One Main Financial	1,600	1007	Liquor Mart	1,200			
225	Audio Jam	1,600									



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