



PRICKETT PRESERVE

YARDLEY | PA



±1,000 SF – 8,224 SF Available Retail Space



METRO[®]
COMMERCIAL

| MetroCommercial.com

TABLE OF CONTENTS



1 PROPERTY OVERVIEW



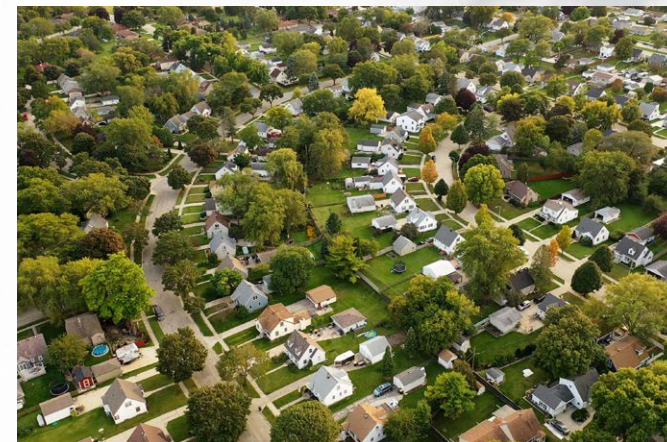
3 AERIALS



6 AVAILABILITY



7 DEMOGRAPHICS



PROPERTY OVERVIEW

PRICKETT PRESERVE

The vibrant town center that has been eagerly anticipated by residents and visitors alike! With its enticing blend of amenities and a warm sense of community, Prickett Preserve promises to be the epitome of contemporary living, where every day brings new adventures and cherished memories.

Now Open

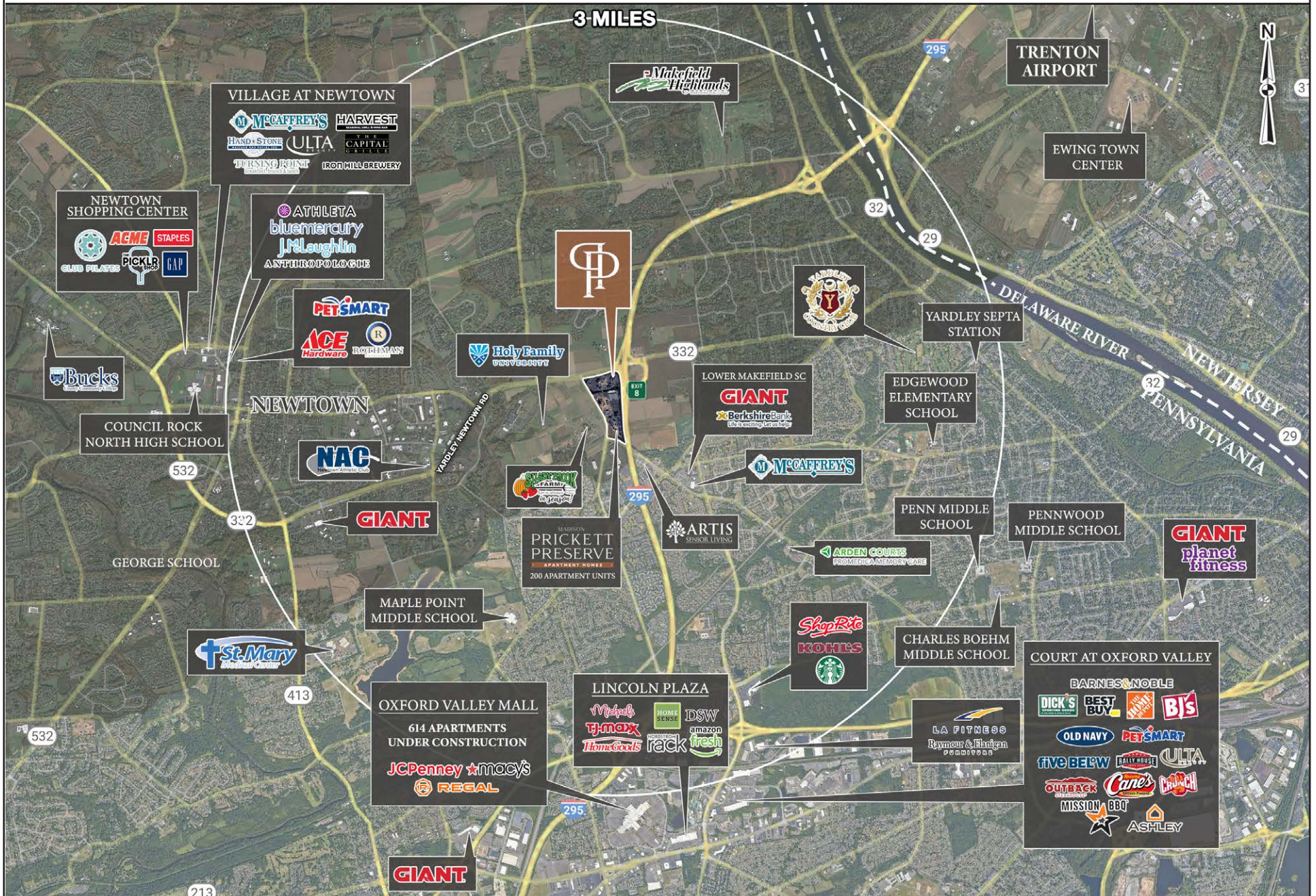
Wegmans  **CVS**

CHASE 

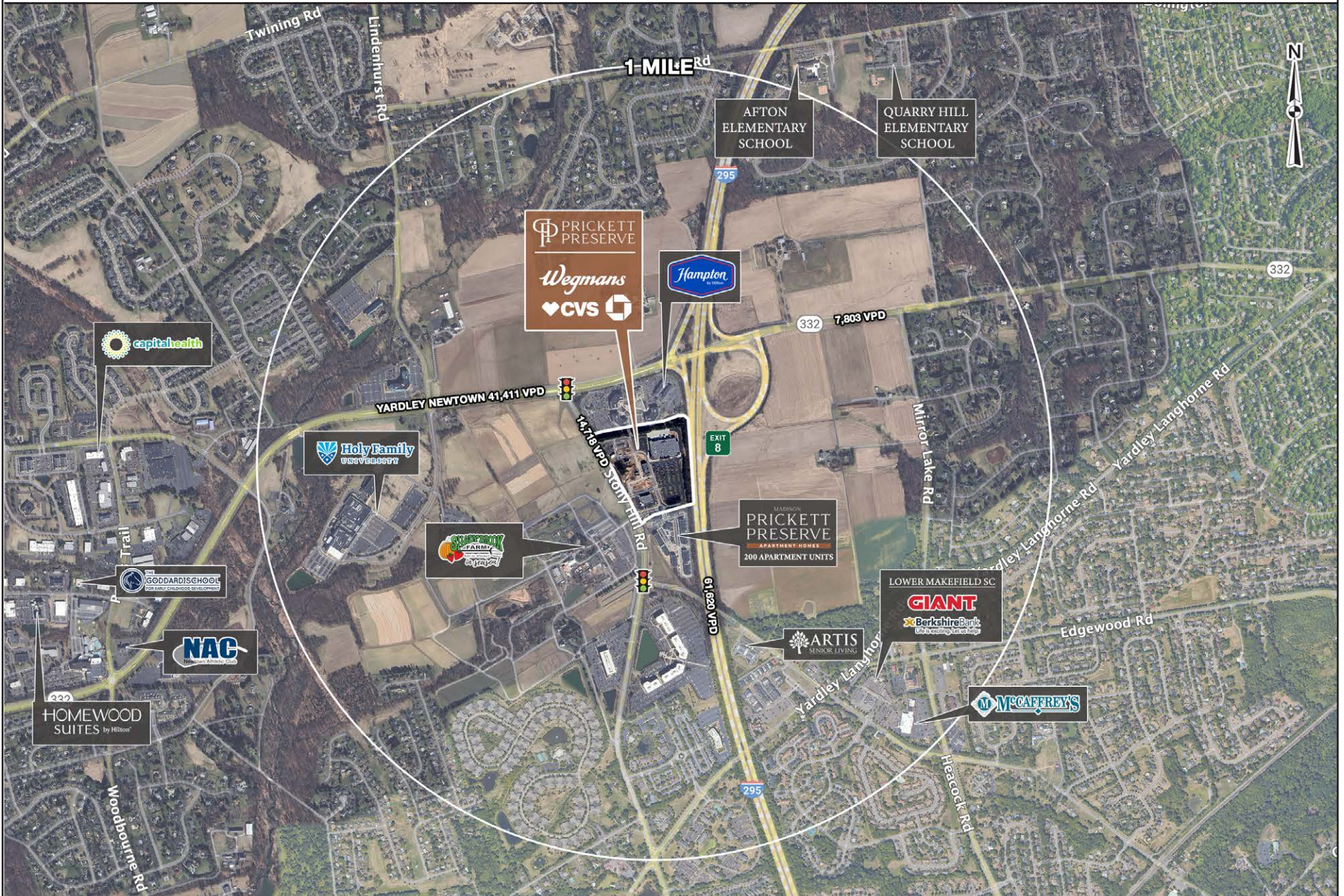




AERIAL - 3 MILE



AERIAL - 1 MILE



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 7.08.24

AERIAL - CLOSE UP



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 7.08.24

AVAILABILITY



Tenant	Size
Wegmans	Now Open
CVS	Now Open
Chase	Now Open
La Grange	5,797 SF
BUILDING 2	
Paris Baguette	3,000 SF
Available	2,827 SF
Available	1,000 SF
Verizon	1,221 SF
BUILDING 3	
Available	2,991 SF
BUILDING 4	
Firebirds	5,653 SF
Duck Donuts	1,020 SF
Michaels Jewelers	2,500 SF
Go Glow	1,300 SF
BUILDING 5	
Urgent Vet	2,500 SF
Simply Fruit	1,700 SF
BUILDING 6	
Available	8,224 SF

DEMOGRAPHICS



Ellis Preserve
Newtown Square, PA

Providence Town Center
Collegeville, PA

The Shoppes at Brinton Lake
Glen Mills, PA

Nassau Park Pavilion
Princeton, NJ

		Ellis Preserve Newtown Square, PA	Providence Town Center Collegeville, PA	The Shoppes at Brinton Lake Glen Mills, PA	Nassau Park Pavilion Princeton, NJ	
Population	3 Mile	44,542	37,685	45,592	29,446	24,291
	5 Mile	135,254	131,974	130,389	85,308	113,890
	7 Mile	350,028	329,176	214,938	227,688	268,543
Avg HH Income	3 Mile	\$202,773	\$225,881	\$169,418	\$205,634	\$200,421
	5 Mile	\$170,067	\$206,218	\$149,897	\$186,932	\$199,761
	7 Mile	\$138,809	\$183,180	\$152,910	\$156,683	\$160,986
HH's over \$100K	3 Mile	12,248	9,362	10,530	7,008	7,825
	5 Mile	31,860	30,156	27,420	19,236	26,247
	7 Mile	59,549	74,144	47,697	46,883	52,953
Daytime Pop	3 Mile	50,073	39,705	52,357	35,253	67,134
	5 Mile	141,562	137,102	123,642	87,877	154,089
	7 Mile	312,075	368,918	226,255	225,637	320,793
# of Businesses	3 Mile	2,373	1,391	1,472	1,327	2,106
	5 Mile	5,336	5,624	4,388	3,048	5,220
	7 Mile	10,113	15,110	8,016	9,021	10,559

ESRI 2023*



PRICKETT PRESERVE

YARDLEY | PA

CONTACT

Joe Dougherty

office 610.825.5222

direct 610.260.2670

jdougherty@metrocommercial.com

Andrew Shpigel

office 610.825.5222

direct 215.470.8510

ashpigel@metrocommercial.com

Glenn Marvin

office 610.825.5222

direct 610.260.2674

gmarvin@metrocommercial.com



METRO[®]
COMMERCIAL

| MetroCommercial.com