



AC
HOTELS

DELTA LIGHT

LUCIA'S

HANDMADE

Black Rabbit

Mander

EST. 1919

Ellis Preserve

at NEWTOWN SQUARE

FINAL PHASE NOW LEASING

colegas

Static's



METRO
COMMERCIAL
REAL ESTATE, INC.

developed by:
EQUUS
CAPITAL PARTNERS, LTD.









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 Images may be out-of-date and not current. 12.20.19

THE SHOPPES AT ELLIS PRESERVE NEWTOWN SQUARE, PA



RESIDENTIAL



252
LUXURY
APARTMENTS

66
STACKED
TOWNHOMES

78
CARRIAGE
HOMES

OFFICE



8,730
EMPLOYEES

2.0 MSF
CLASS A SPACE

FINAL PHASE

210 70
LUXURY APARTMENTS TOWNHOMES

80,000 SF
CLASS-A OFFICE

140-Room
MARRIOTT HOTEL

78,000 SF
LIFESTYLE RETAIL

SAP

AmeriHealth

Main Line Health

EQUUS
CAPITAL PARTNERS, LTD.

Trinity
Health

Main Line Health



HOTEL
138

ROOMS - HILTON GARDEN INN

SHOPPES AT
ELLIS PRESERVE

SHOPPES AT ELLIS PRESERVE

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 Images may be out-of-date and not current. 12.20.19

Pylon location subject to township approval.

THE SHOPPES AT ELLIS PRESERVE NEWTOWN SQUARE, PA





2 MILLION SF

CLASS A OFFICE*

190 K SF

LIFESTYLE RETAIL*



280

HOTEL ROOMS*

674

RESIDENTIAL UNITS*



218 ACRE

MASTER PLANNED, WALKABLE
MIXED-USE COMMUNITY*



8,730

EMPLOYEES*

11,670

TOTAL HEADCOUNT*



38,094

DAYTIME POPULATION
WITHIN 3 MILES



\$168,686

HOUSEHOLD INCOME WITHIN 3 MILES

40,690

POPULATION WITHIN 3 MILES

*On Campus Fall 2020



AN UNDERSERVED MARKET: DEMAND – SUPPLY = GAP

APPAREL / ACCESSORIES / HOME FURNISHINGS



Total Retail Trade and Food & Drink

3 MILES

\$492 M

5 MILES

\$865 M



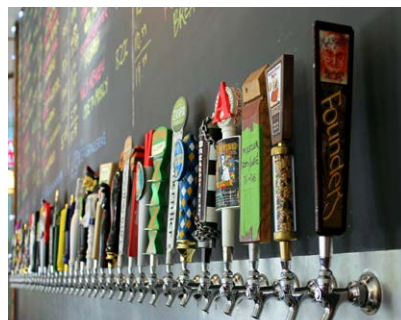
Total Retail Trade

3 MILES

\$447 M

5 MILES

\$789 M



Total Food & Drink

3 MILES

\$45 M

5 MILES

\$76 M

SOURCE: ESRI AND INFOGROUP, ESRI 2018 UPDATED DEMOGRAPHICS.

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. 12.20.19

THE SHOPPES AT ELLIS PRESERVE
NEWTOWN SQUARE, PA

EQUUS
CAPITAL PARTNERS, LTD.

METRO
COMMERCIAL
REAL ESTATE, INC.

SHOPPES AT ELLIS PRESERVE - BY THE NUMBERS



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. 12.20.19

THE SHOPPES AT ELLIS PRESERVE
NEWTOWN SQUARE, PA



**ELLIS PRESERVE
NEWTOWN SQUARE, PA**

Village at Newtown,
Newtown, PA

Uptown Worthington
Malvern, PA

Providence Town Center
Collegeville, PA

Brinton Lakes
Glen Mills, PA

Paoli Shopping Center
Paoli, PA

Population	3 Mile	40,690	42,161	32,837	45,560	30,172	36,911
	5 Mile	140,729	103,174	80,188	126,436	88,100	86,652
Avg HH Income	3 Mile	\$168,686	\$161,129	\$162,135	\$146,416	\$174,920	\$170,548
	5 Mile	\$161,286	\$165,932	\$166,555	\$126,505	\$161,015	\$174,068
HH's Over \$100K	3 Mile	8,382	9,901	7,014	9,089	6,454	8,913
	5 Mile	28,594	23,918	18,423	22,805	18,248	20,350

* DEMOGRAPHIC COMPARISONS ESRI 2018



±37,708

DAYTIME POPULATION
WITHIN 3 MILES



25,594

HH'S WITH \$100,000+
INCOME WITHIN 5 MILES



\$168,686

HOUSEHOLD INCOME
WITHIN 3 MILES



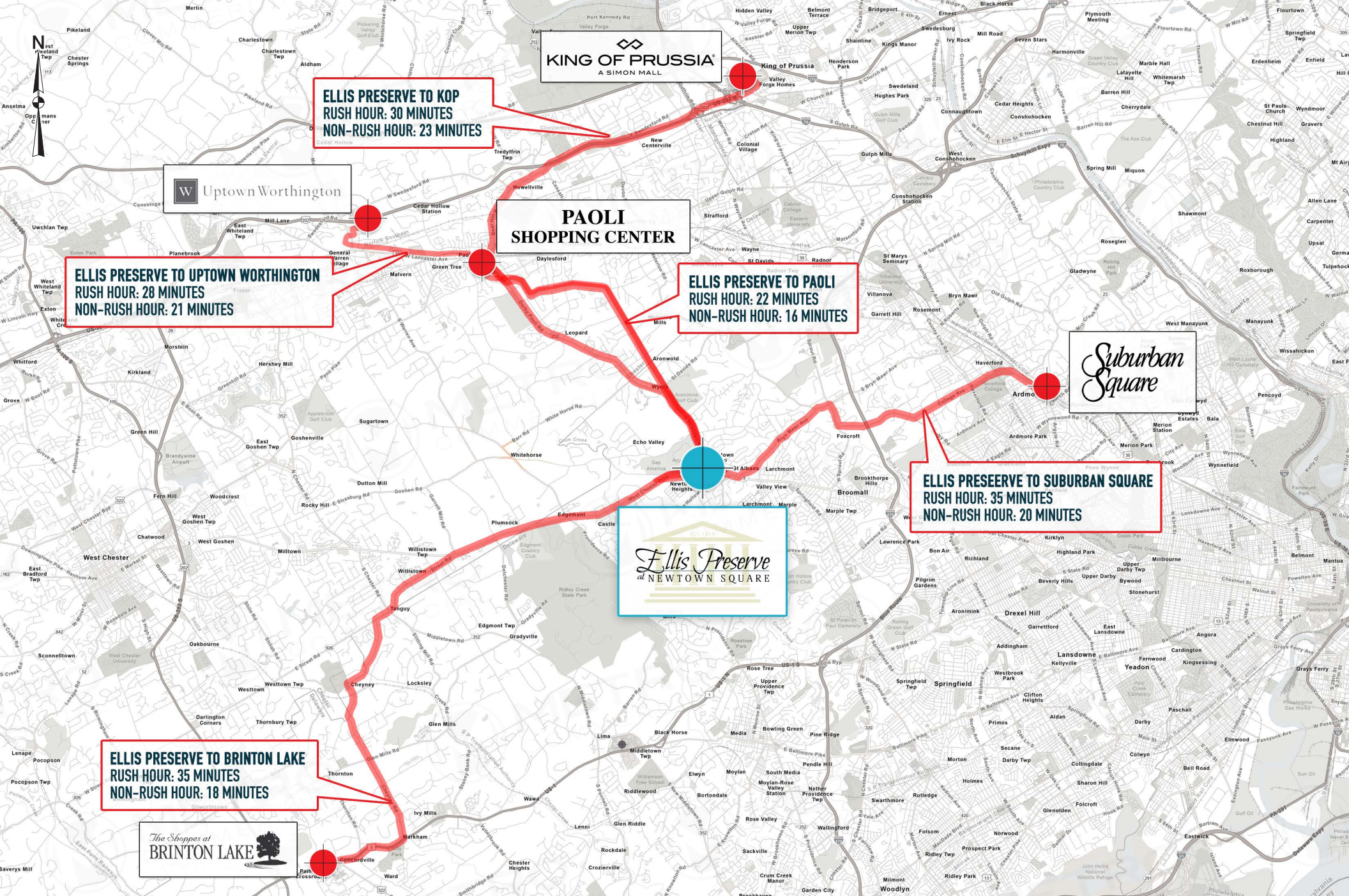
140,729

POPULATION
WITHIN 5 MILES

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. 12.20.19

**THE SHOPPES AT ELLIS PRESERVE
NEWTOWN SQUARE, PA**



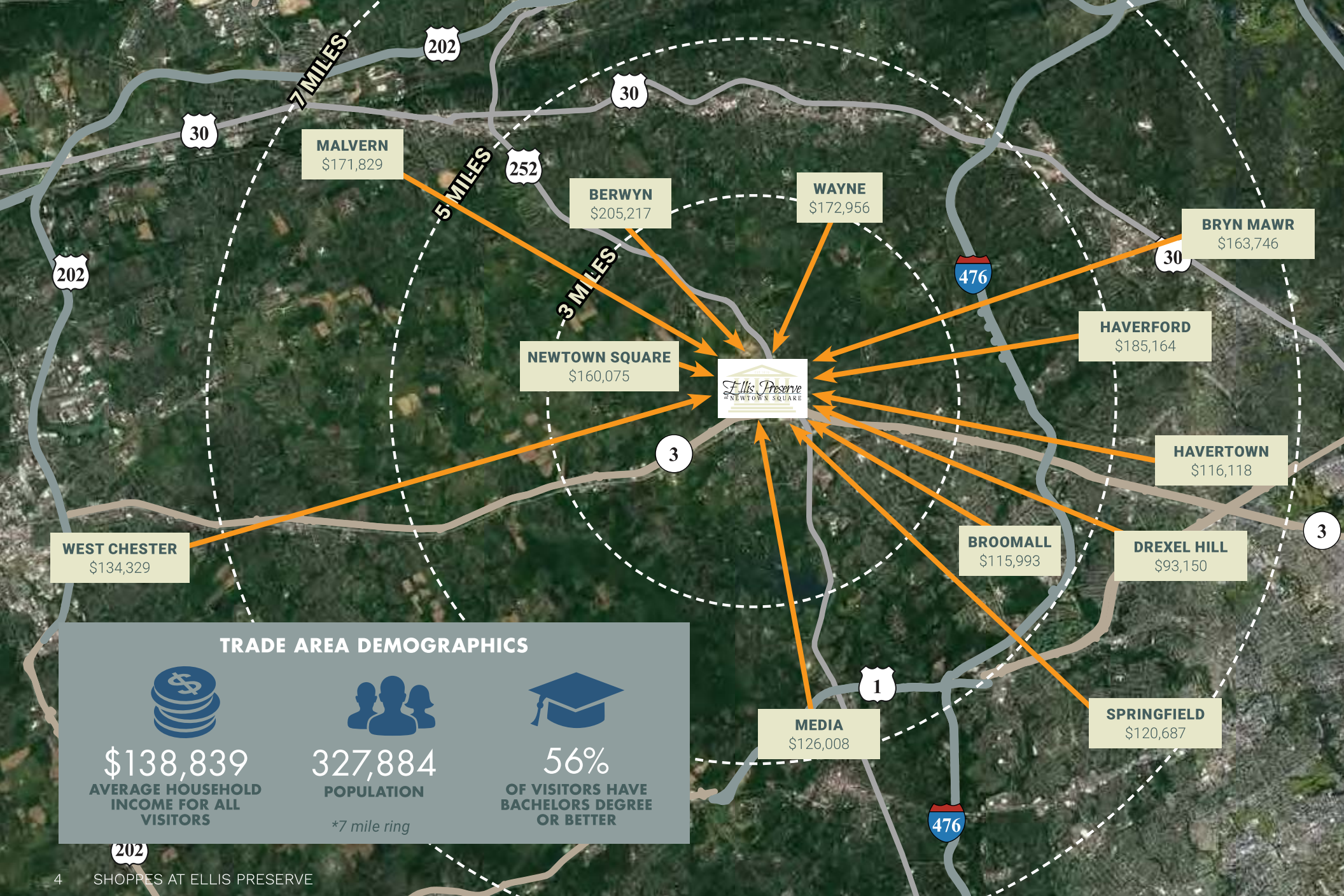


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.20.19

THE SHOPPES AT ELLIS PRESERVE NEWTOWN SQUARE, PA

EQUUS
CAPITAL PARTNERS, LTD.

METRO
COMMERCIAL
REAL ESTATE, INC.



THE SHOPPES AT ELLIS PRESERVE NEWTOWN SQUARE, PA



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. 12.20.19



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. 12.20.19

THE SHOPPES AT ELLIS PRESERVE
NEWTOWN SQUARE, PA





EST. 1919

Ellis Preserve

at NEWTOWN SQUARE

FINAL PHASE NOW LEASING



Leased by:

METRO[®]
COMMERCIAL
REAL ESTATE, INC.

Developed by:

EQUUS
CAPITAL PARTNERS, LTD.

get in touch.

KATHY SAWIN

office 610.825.5222
direct 610.260.2663

ksawin@metrocommercial.com

STEVE NIGGEMAN

office 610.825.5222
direct 610.260.2667

sniggeman@metrocommercial.com

ANDREW SHPIGEL

office 215.898.0300
direct 215.282.0153

ashpigel@metrocommercial.com