



**NOW  
DELIVERING!**

# *Ellis Preserve* at NEWTOWN SQUARE





# ELLIS PRESERVE

*Newtown Square, PA*

218-acre master planned mixed use community in the heart of  
Newtown Square, Pennsylvania



Designed in a rustic and contemporary look, and intended to feel like a  
walkable suburban downtown



More than 75,000 SF of destination dining and entertainment venues, an  
18,000 SF wedding and conference center, a 140 room Marriott AC hotel,  
200 additional Madison Ellis Preserve luxury apartments, 64 'Urban Style'  
Townhomes and a unique 105,000 SF, 5 story Mass Timber office building.



Steps from a permanently preserved 13-acre open space known as the Charles  
Ellis Green, The Village at Ellis Preserve will mark the completion of Delaware  
County's only Live-Work-Play destination that began as a big idea more than  
15 years ago.

## JOIN THESE TENANTS IN PHASE II

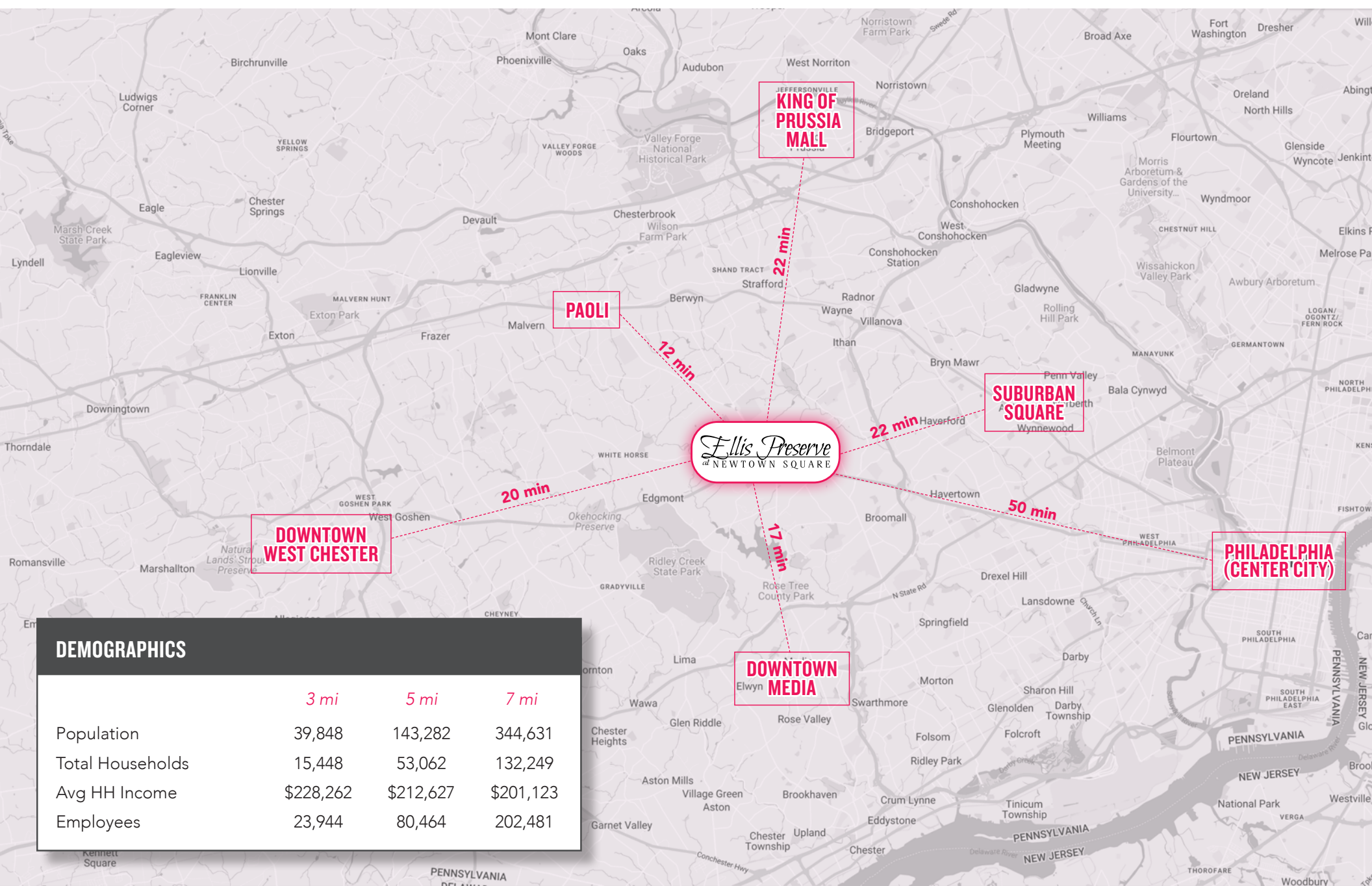


## JOIN THESE TENANTS IN PHASE I





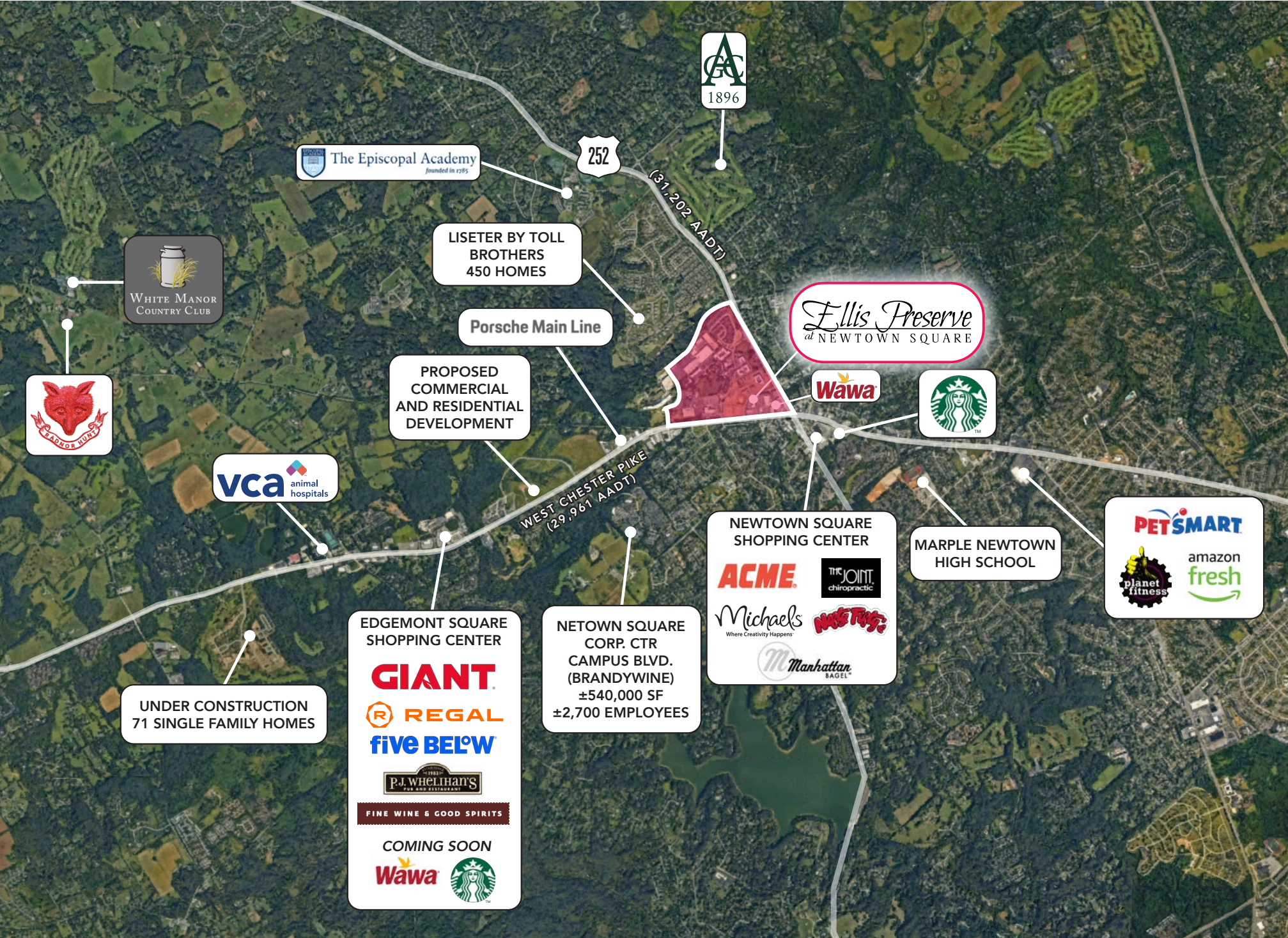
# REGIONAL OVERVIEW & DEMOGRAPHICS



DEMOGRAPHICS			
	3 mi	5 mi	7 mi
Population	39,848	143,282	344,631
Total Households	15,448	53,062	132,249
Avg HH Income	\$228,262	\$212,627	\$201,123
Employees	23,944	80,464	202,481

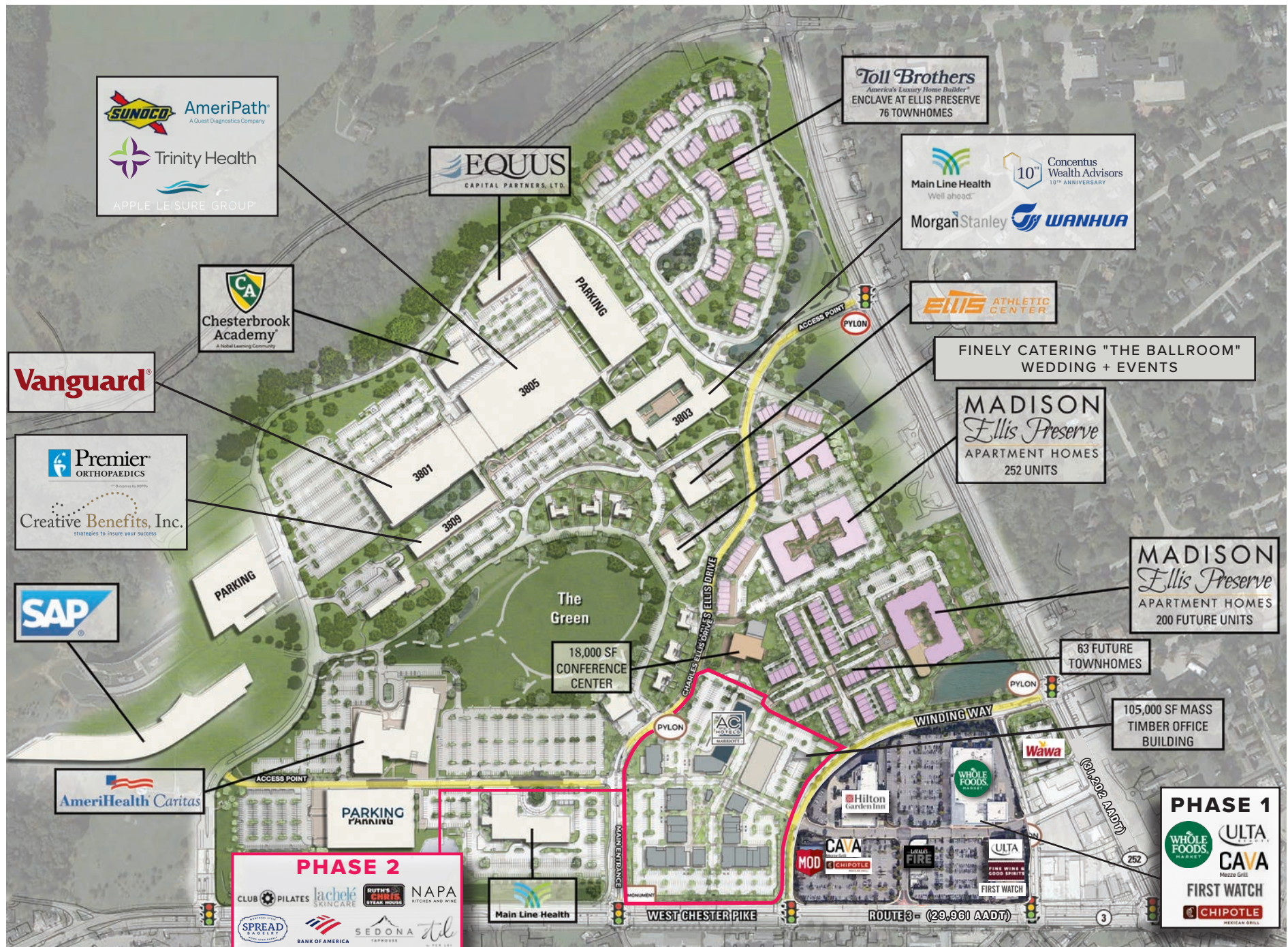


# MARKET AERIAL





# ELLIS PRESERVE CAMPUS OVERVIEW





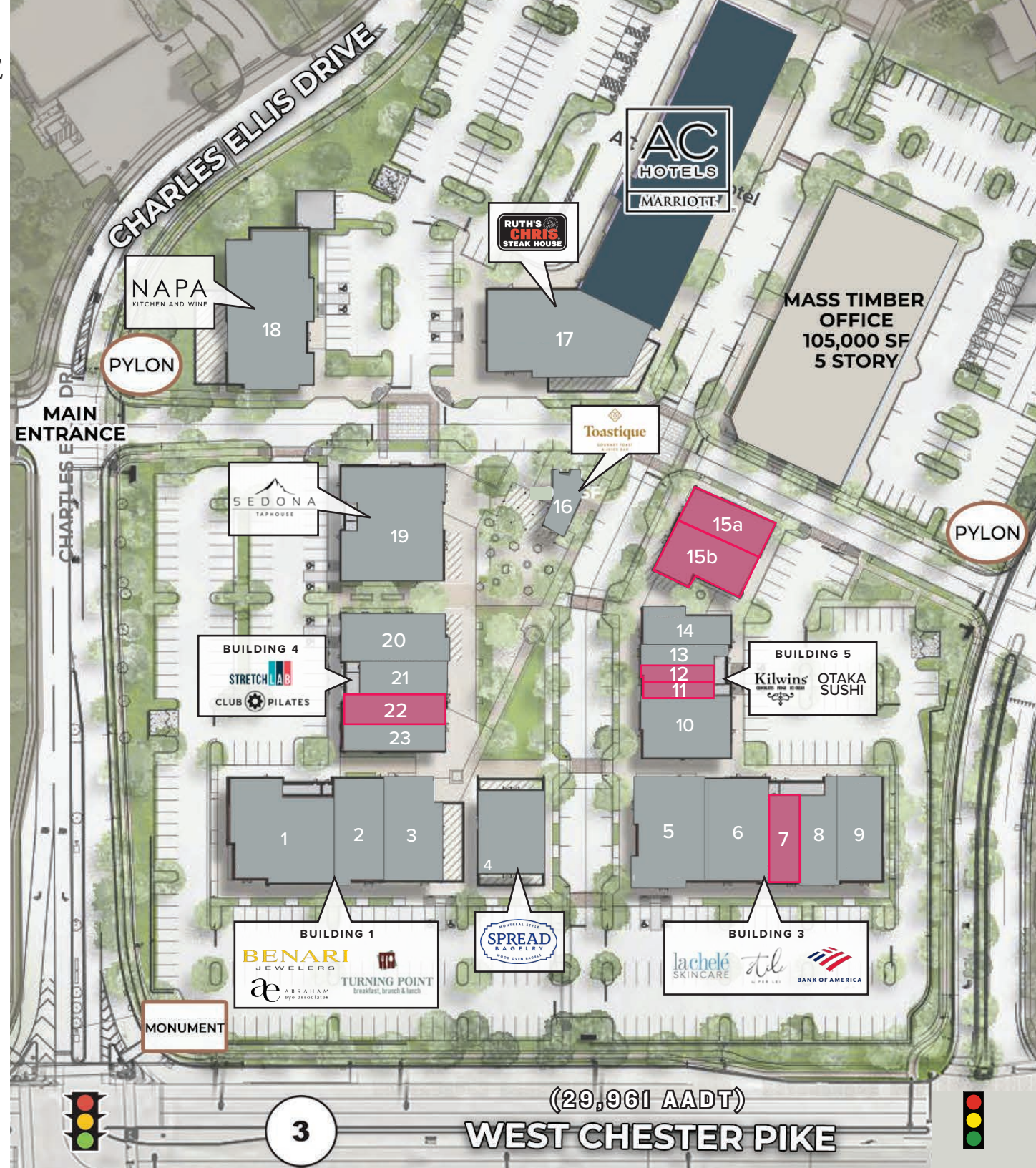
# VILLAGE AT ELLIS PRESERVE

## Newtown Square, PA

### Tenant Directory

<b>7</b> ±2,479 SF	<b>15a</b> ±1,860 SF
<b>11</b> ±1,200 SF	<b>15b</b> ±2,585 SF
<b>12</b> ±1,200 SF	<b>22</b> ±2,079 SF

- 1** Benari Jewelers
- 2** Abraham Eye Associates
- 3** Turning Point
- 4** Spread Bagelry
- 5** Chopt
- 6** Lachele Skincare
- 8** Per Lei
- 9** Bank of America
- 10** Kilwins Ice Cream
- 13** GoGlow
- 14** Otaka Sushi
- 16** Toastique
- 17** Ruth Chris Steakhouse
- 18** Napa Kitchen & Wine
- 19** dona Tapahouse
- 20** Paris Baguette
- 21** Stretch Lab
- 23** Club Pilates



(29,961 AADT)  
**WEST CHESTER PIKE**



*A Vibrant Live-Work-Play Town Center  
in the Heart of Newtown Square*





# JOIN THESE INCREDIBLE TENANTS AT ELLIS PRESERVE

*Where lifestyle meets daily needs*





# *Ellis Preserve* at NEWTOWN SQUARE



# MSC

For more information:

**Brittany Goldberg** | Executive Vice President  
[bgoldberg@hellomsc.com](mailto:bgoldberg@hellomsc.com) | 215.883.7405

**Jason Brooke** | Real Estate & Hospitality Specialist  
[jbrooke@hellomsc.com](mailto:jbrooke@hellomsc.com) | 215.883.7400

**Jason Bock** | Partner  
[jbock@hellomsc.com](mailto:jbock@hellomsc.com) | 215.883.7403

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