

The Shoppes at Brookhaven

NOW LEASING

158,000 SF CENTER • JOIN GIANT AND LA FITNESS



4800 Edgemont Ave, Brookhaven, PA

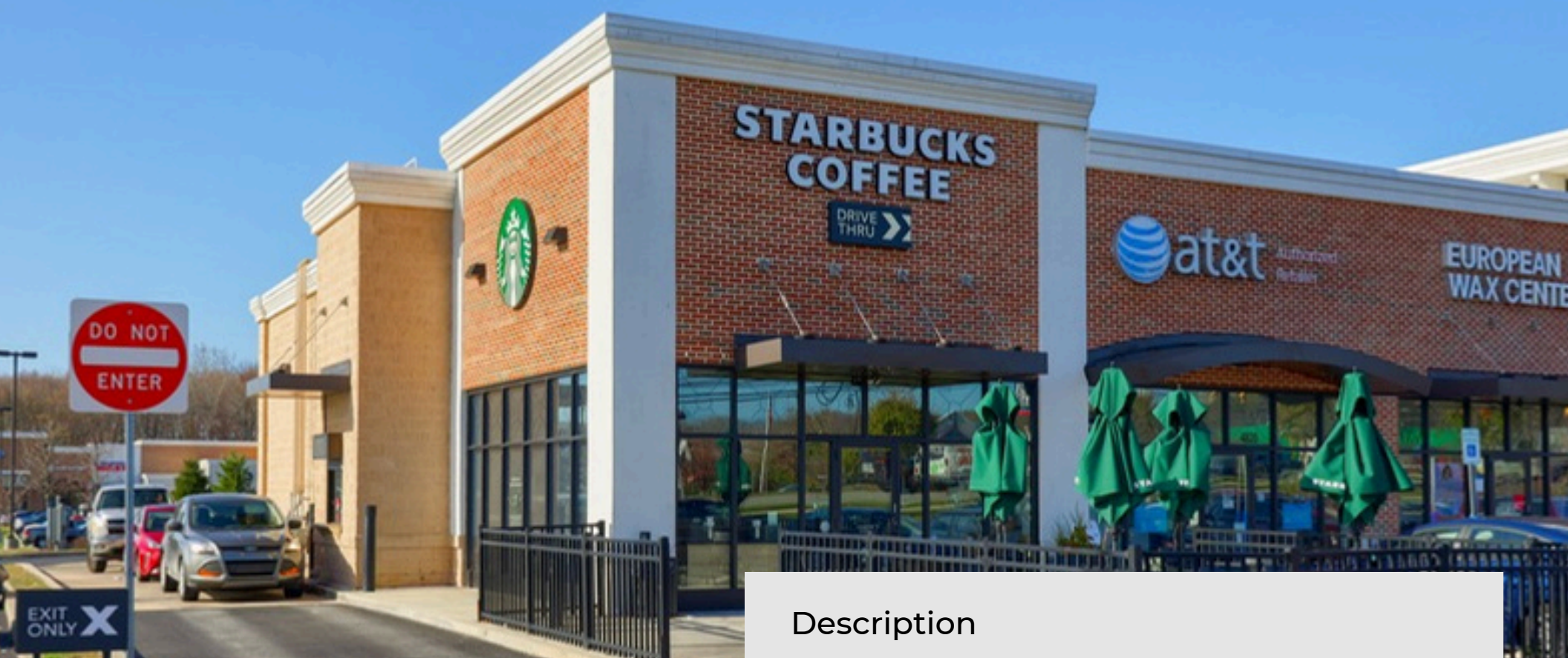


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Property Highlights

- A well-established 155,000 Sf shopping center on 25 acres, anchored by Giant Food and LA Fitness, featuring retailers such as Starbucks, Chili's, Chick-fil-A, and Fine Wine & Good Spirits, along with additional retail, restaurant, and service users.
- Located at the signalized intersection of Edgmont Avenue and Coeburn Boulevard, offering strong visibility and easy access in Brookhaven, PA (Delaware County).
- Currently under approvals for Flagship Carwash at main entrance.

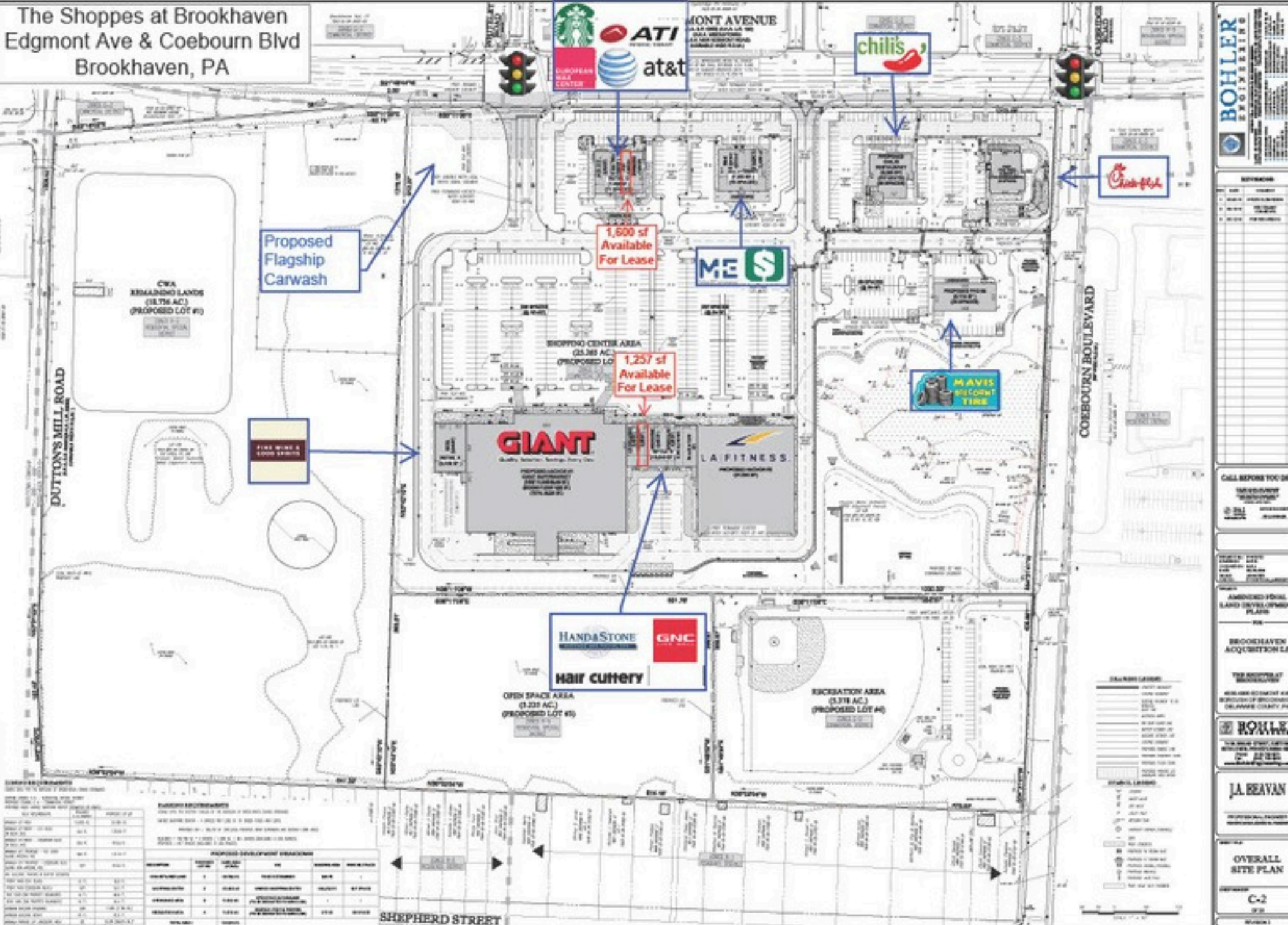
Description

- Available for Lease, In-line Space: 1,257 SF (Salon) and 1,600 SF (Retail).
- Traffic Counts: 28,000 ADT on Edgmont Avenue.
- Nearby Retailers: Lowe's, ShopRite, Aldi, Wawa, Citizens Bank, Verizon, Burger King.
- Trade Area: \$108,532 average HH income within 1 mile. 213,756 population within 5 miles.

[VIEW DRONE VIDEO](#) →



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Edgmont Ave & Coebourn Blvd
Brookhaven, PA





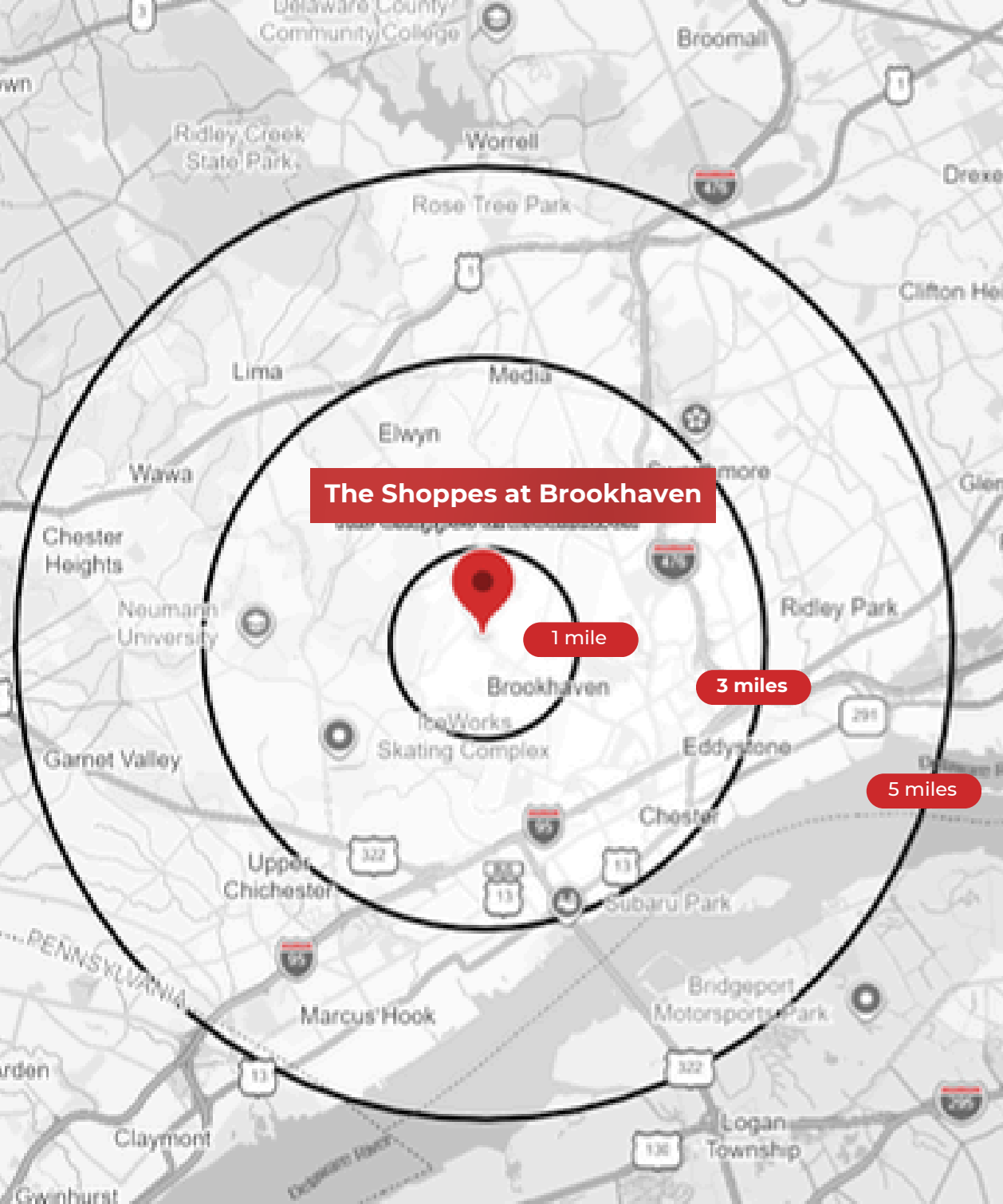




Demographics

2022 Summary	3 miles	5 miles
Population	107,736	213,756
Households	40,785	81,813
Families	25,753	53,506
Average Household Size	2.50	2.52
Owner Occupied Housing Units	26,263	55,447
Renter Occupied Housing Units	14,522	23,365
Median Age	38.3	40.3
Median Household Income	\$75,494	\$81,873
Average Household Income	\$100,437	\$105,853

2027 Summary	3 miles	5 miles
Population	108,434	214,879
Households	41,776	83,717
Median Household Income	\$90,799	\$98,543
Average Household Income	\$137,929	\$148,794





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