

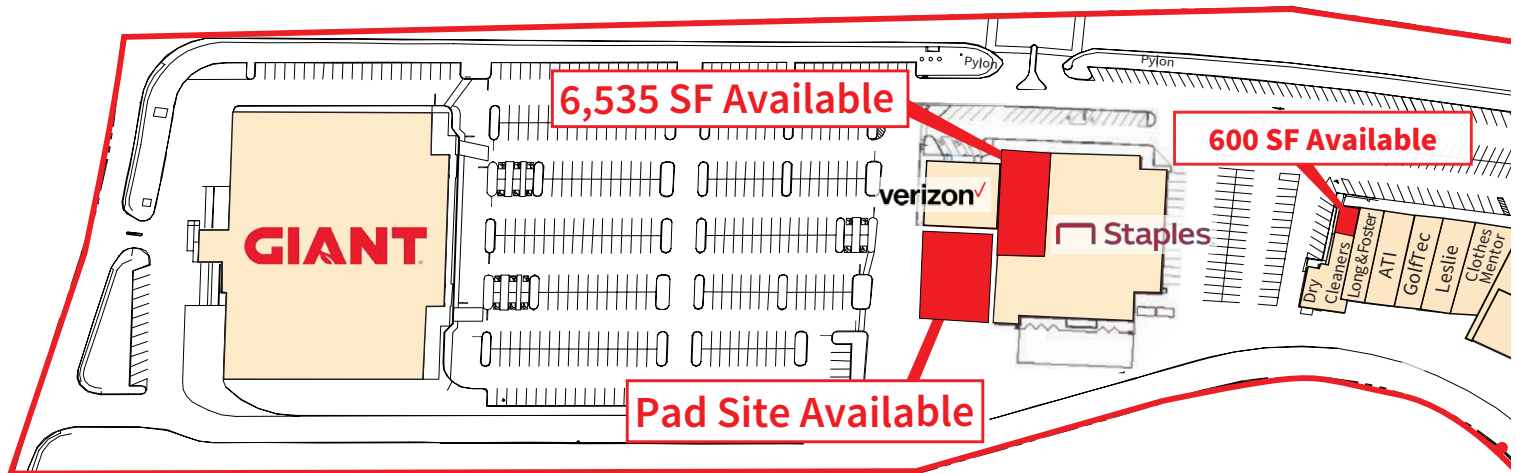
SPRINGFIELD SHOPPING CENTER

Inline, Endcap & Pad Sites Available

121 S. State Road, Springfield, Delaware County, PA

EQUITY CRE

JOIN **GIANT**  **Staples**  **Orangetheory**  **verizon** and more!



PROPERTY FEATURES & DETAILS

- Grocery-anchored, well positioned in the market, heavy traffic count & great visibility
- Join Giant Food, Verizon, Staples, Orange Theory Fitness and more!
- Pad Site available for lease/ground lease
- Signalized access to Route 1 & Route 320
- Strong Traffic Counts:
 - Rt 1/State Rd - 48,268 ADT,
 - Rt 320 Sproul Rd - 27,770 ADT



CONTACT

DAVID GOODMAN

dgoodman@equitycre.com

DIRECT 484.417.2219

ROB SAMTMANN

rsamtman@equitycre.com

DIRECT 484.417.2208

SPRINGFIELD SHOPPING CENTER

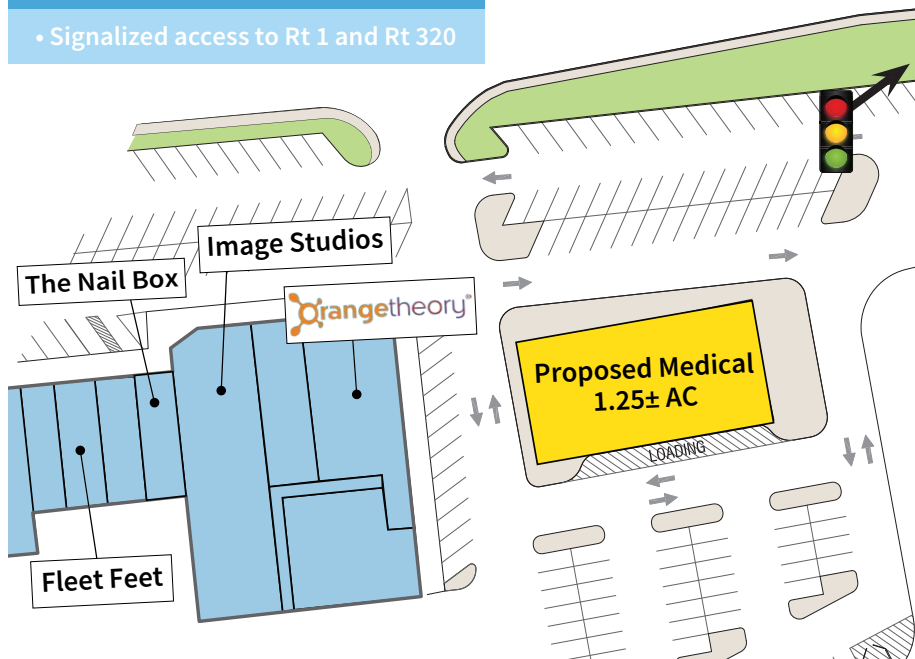
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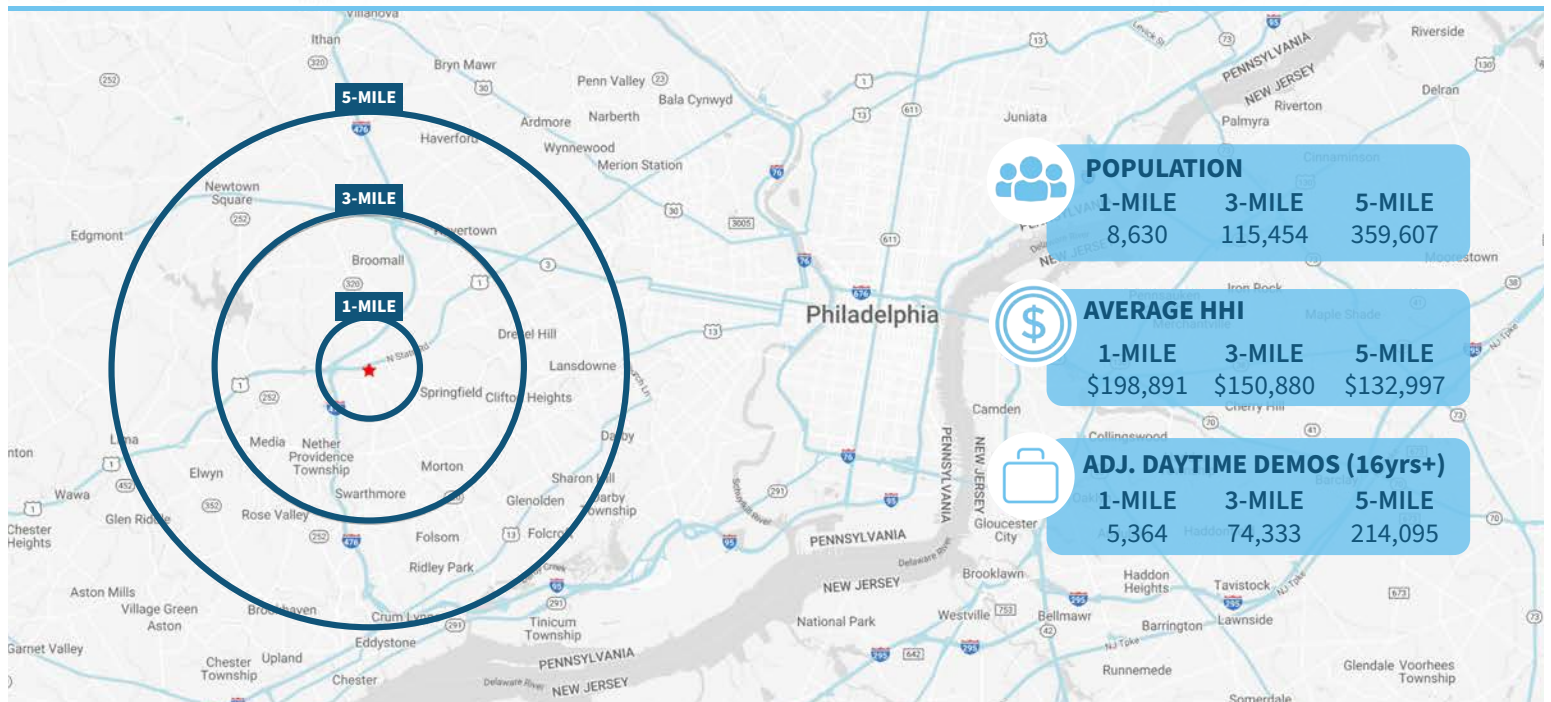
EQUITY CRE

Site Plan: Pad Site At Lease

- Signalized access to Rt 1 and Rt 320



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK



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06/25

MARKET AERIAL

Springfield Shopping Center | Delaware County, PA

EQUITY CRE

Marple Crossroads SC

Walmart
Burlington
amc THEATRES
Marshalls
DSW
OLD NAVY
JOANN
carter's
five BELOW
SALLY BEAUTY
CHIPOTLE MEXICAN GRILL

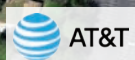


320



Proposed Medical
1.25± AC

State Road
48,268 ADT



6,535 SF
Available

600 SF
Available

Pad Site
Available

SITE: Springfield Shopping Center

GIANT Staples orangetheory
empire beauty schools ATI verizon
GOLFTEC Capriotti's SANDWICH SHOP

Aerial Source: Google Earth Pro & Traffic Count Source: PIncer.ai ('22)