

BRANDYWINE TOWN CENTER

WILMINGTON, DE

EAST WING OPPORTUNITY



Brandywine Town Center is a super-regional power shopping center anchored by the number 1 trafficked Target in greater Philadelphia, plus Dick's House of Sport, Lowe's, PetSmart, Michaels and many more. The center is located at the intersection of the dominant retail corridor and heavily trafficked, US Route 202 (Concord Pike) and State Route 92 (Naamans Rd) in Wilmington, DE.

This center benefits from traffic counts of more than *53K cars daily*. Delaware's tax free shopping attracts shoppers from a substantive radius beyond Delaware including PA, MD, and NJ.

#1 Most trafficked Target, Michael's and PetSmart in the state of Delaware

#2 Most trafficked shopping center in the state of Delaware

LEASING

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ACADIA
REALTY TRUST

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PROPERTY INFORMATION

Address

Route 202 (Concord Pike) & Route 92
(Naaman's Rd)
Wilmington, Delaware 19803

GLA

945,536 ± SF

Parking

5,158 Spaces

Anchors

Target, Dick's Sporting Goods House of Sport, Lowe's Home Improvement, Bob's Discount Furniture, Johnny Janosik, Regal, Michaels, PetSmart, Old Navy, Ashley Homestore, Kirkland's, Guitar Center



EVERY SEASON STARTS AT

DICK'S
SPORTING GOODS

HOUSE OF SPORT



STORE HIGHLIGHTS



#1 most trafficked out of the 51 Target locations in the greater Philadelphia DMA

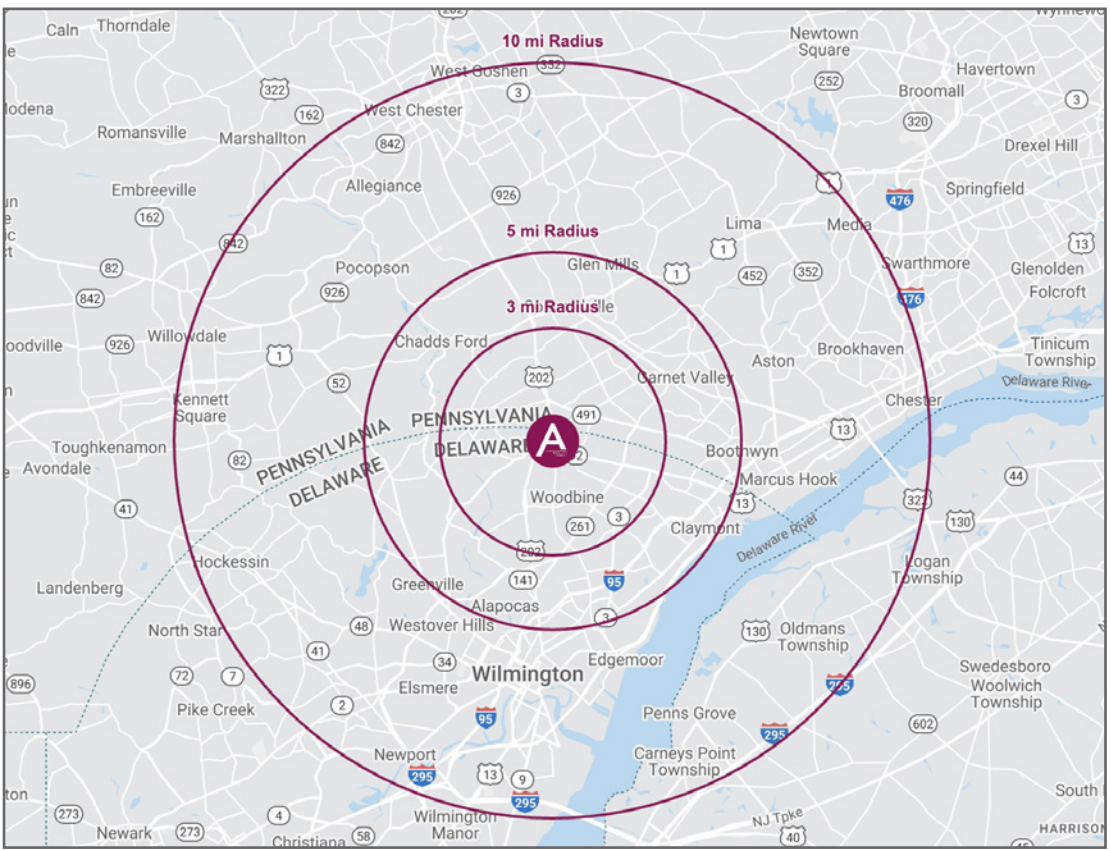





#2 most trafficked out of the 46 PetSmart locations in the greater Philadelphia DMA



#2 most trafficked Michael's out of the 32 locations in the greater Philadelphia DMA

DEMOGRAPHICS



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
POPULATION 	46,158	124,994	520,267
HOUSEHOLDS 	18,334	51,123	205,310
AVERAGE HHI 	\$152,243	\$132,752	\$113,702

MARKET AERIAL

BRANDYWINE TOWN CENTER

DICK'S SPORTING GOODS **HOUSE OF SPORT** **R**
TARGET **LOWE'S** **Ashley HOMESTORE**
Michaels **BOB'S DISCOUNT FURNITURE** **JOHNNY JANOSIK WORLD OF FURNITURE**
PET SMART **OLD NAVY** **KIRKLAND'S**
Sola **TUTOR TIME** **Guitar Center** **RED ROBIN**

28K CREC DED

Raymour & Flanigan FURNITURE

BEST BUY **ULTA**

macy's
Boscov's
H.M.
Retro Fitness

fortunoff
backyard store
MEN'S WEARHOUSE

THE VITAMIN SHOP

Concord Square
BARNES & NOBLE
Giant **Marshalls**
Walgreens
OSH KOSH
verizon

DOLLAR TREE

MARKET SQUARE
TJ-maxx
TRADER JOE'S
Panera
Bassett
SULLIVANS STEAKHOUSE
MATTRESS FIRM

ROUTE 202 S.C.
American Red Cross
JARED
The Galleria Of Jewelry

Burlington
the Tile Shop
www.tileshop.com
Raymour & Flanigan FURNITURE

KOHL'S

RED LOBSTER
LONE STAR STEAKHOUSE & SALOON
Olive Garden
FRIDAYS

Orangetheory FITNESS
CVS/pharmacy

53K CARS DAILY

STAPLES
that was easy.
FIVE BELOW

NAAMANS RD



ACCESS POINTS

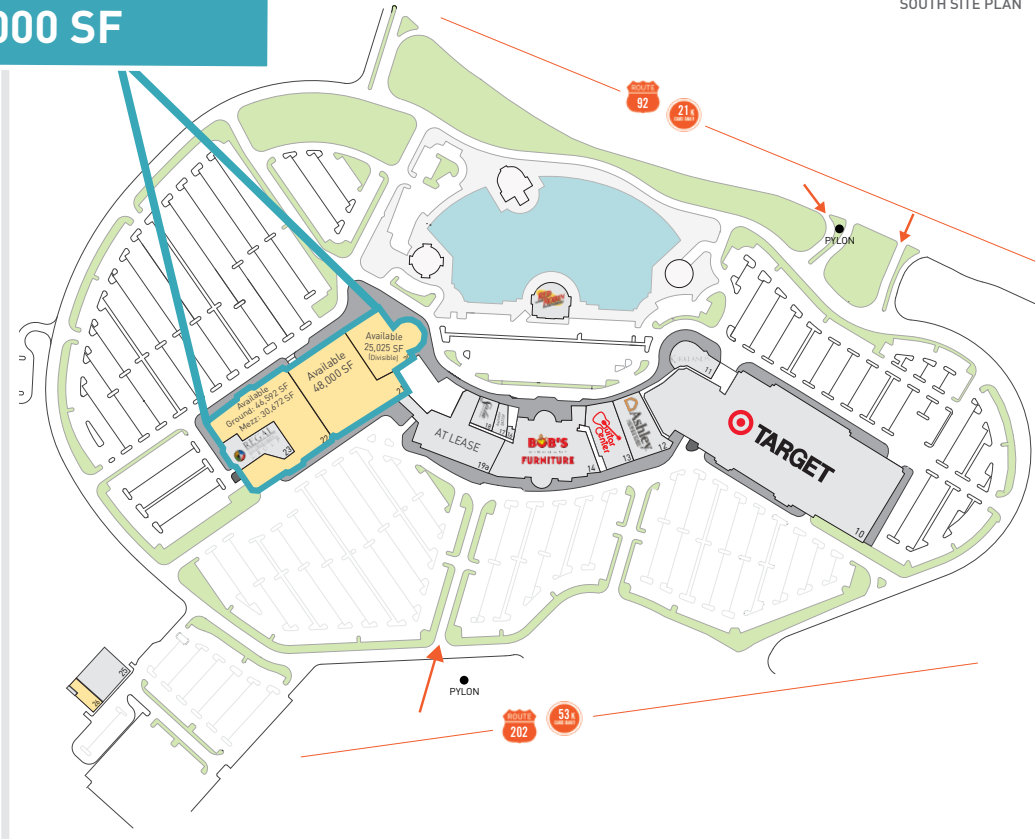
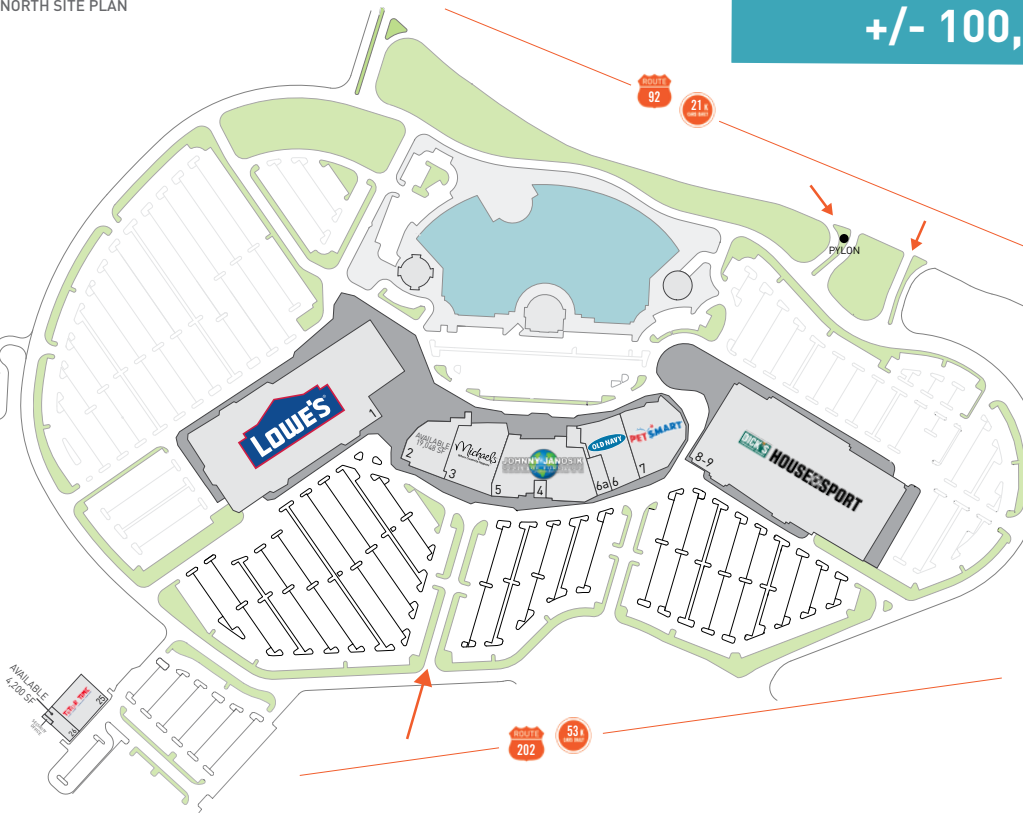


SITE PLAN

EAST WING OPPORTUNITY
4-5 JR. ANCHORS
+/- 100,000 SF

SOUTH SITE PLAN

NORTH SITE PLAN



LEASED AVAILABLE

TENANT ROSTER

1. Lowe's Home Improvement	140,000 sf
2. Available	19,048 sf
3. Michaels	24,876 sf
4. Storage	n/a
5. Johnny Janosik.....	37,383 sf
6. Old Navy	20,895 sf
6a. VisionWorks.....	4,426 sf
7. PetSmart	23,963 sf
8-9. Dick's Sporting Goods House of Sport	100,000 sf

10. Target	165,716 sf
11. Kirkland's	8,965 sf
12. Ashley Home Store.....	21,872 sf
13. Guitar Center.....	14,535 sf
14. Bob's Discount Furniture	43,679 sf
16. Storage	467 sf
17. Available	2,822 sf
18. Sola Salon	5,500 sf
19a. At Lease.....	28,493 sf

20. Available	25,025 sf
21. Available	48,000 sf
22. Available	Ground 46,592 sf
	Mezz 30,672 sf
23. Regal Cinemas	65,641 sf
24. Red Robin	8,100 sf
25. Tutor Time	10,317 sf
26. Available	4,200 sf

EAST WING - OPTION A



EAST WING - OPTION B





Christmas Tree Shops

ACADIA

ENHANCING OPPORTUNITIES
CAN BE CREATED HERE