

Suburban Square

Ardmore, Pennsylvania



- For nearly 80 years, Suburban Square has offered the finest retail boutiques and restaurants in a lifestyle atmosphere with distinctive art-deco architecture.
- Anchored by Strawbridge's (conversion to Macy's-Fall 2006), the 330,000 square foot retail destination featuring the nation's top retailers plus an upscale mix of unique local and regional boutiques, is also home of the renowned and newly expanded Ardmore Farmers Market.
- It is conveniently located at the heart of the Philadelphia "Main Line", one of America's most affluent areas.

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A Special Place

Located in the heart of Philadelphia's prestigious Main Line in the affluent suburb of Ardmore, Pennsylvania, Suburban Square is a 330,000 square foot historic mixed-use shopping village established in 1928.

Known as one of America's first shopping centers, this landmark project features a charming mix of top national retailers and unique local and regional boutiques. With its enduring quality and outstanding record of success in specialty retail, Suburban Square offers the ultimate shopping experience and functions as the downtown for a highly affluent trade area.



The Project

- Developed in the late 20's with a bank, post-office and few small tenants, it later added Strawbridge's, the nation's first suburban department store.
- In 2003, marking its 75th anniversary, Suburban Square initiated a major expansion, adding over 50,000 square feet of space.
- This latest renaissance created an enlarged and totally new Ardmore Farmers Market, an integral part of the property's appeal to the Main Line's one-stop shopper, and welcomed Trader Joe's specialty food market. Continuing on this growth program, new retail space is available for 2006 occupancy.
- High profile tenants include Apple, Free People, Eileen Fisher, Ann Taylor, Lilly Pulitzer, Banana Republic, Coach, Chico's, White House/Black Market, Crabtree and Evelyn, Gap/Gap Kids, J.Crew, Theory, Victoria's Secret, Janie & Jack, Williams-Sonoma, and Corner Bakery Cafe.

The Location

- Ardmore, Pennsylvania is 10 miles east of Philadelphia.
- The Main Line area includes Merion, Wynnewood, Ardmore, Haverford, Bryn Mawr, Rosemont, Bala Cynwyd, Wayne, Gladwyne, Narberth, and Villanova; offering attractive villages, quality schools and magnificent real estate.
- Located at the intersections of Anderson Avenue/Montgomery Avenue and Anderson Avenue/Coulter Avenue.
- The Ardmore Station, a major feature of the property, is part of the SEPTA (Southeastern Pennsylvania Transportation Authority) System and Amtrak, serving the Northeast corridor.
- It is easily accessible from all major highways and sandwiched between two major suburban arteries.

Strengths

- Historical name recognition with an extremely successful retail sales of \$550 per square foot
- Excellent street access/visibility
- Convenient parking
- High demographics and population density
- Balance of strong national retailer plus unique mix of upscale local/regional retailers and restaurants.

Customer Profile

- Residing within a 7-mile radius is a highly educated population of over 800,000 potential shoppers.
- In the Primary Market, household incomes average close to \$150,000.
- 46.7% of the trade area population have incomes of \$100,000 or higher.
- Median age is 38 years.

Market Profile

	1 Mile	3 Mile	5 Mile
Population	16,972	122,743	418,977
2010 Population Projection	17,374	125,075	422,717
Households	7,222	47,081	165,507
2010 Household Projection	7,452	48,233	167,789
Average Household Size	2.22	2.45	2.43
Average Household Income	\$125,007	\$126,313	\$85,329
Average Family Income	\$166,653	\$158,705	\$107,880
Daytime: # of Businesses	925	4,697	13,135
Daytime: # of Employees	8,616	39,090	133,859

Source: ESRI 2005 Estimates

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