

BRANDYWINE TOWN CENTER

WILMINGTON, DE

JUST SIGNED

BOOT BARN

AOE
PICKLEBALL CLUB

CRUNCH

NOW OPEN
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS
HOUSE OF SPORT

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

411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580

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, Guitar Center, Ace Pickleball, Crunch Fitness, Boot Barn





NOW OPEN!

DICK'S

HOUSE OF SPORT

EVERY SEASON STARTS AT

DICK'S
SPORTING GOODS

HOUSE OF SPORT

THE GOLF PRO SHOP



THE CAGE



THE WALL



STORE HIGHLIGHTS



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



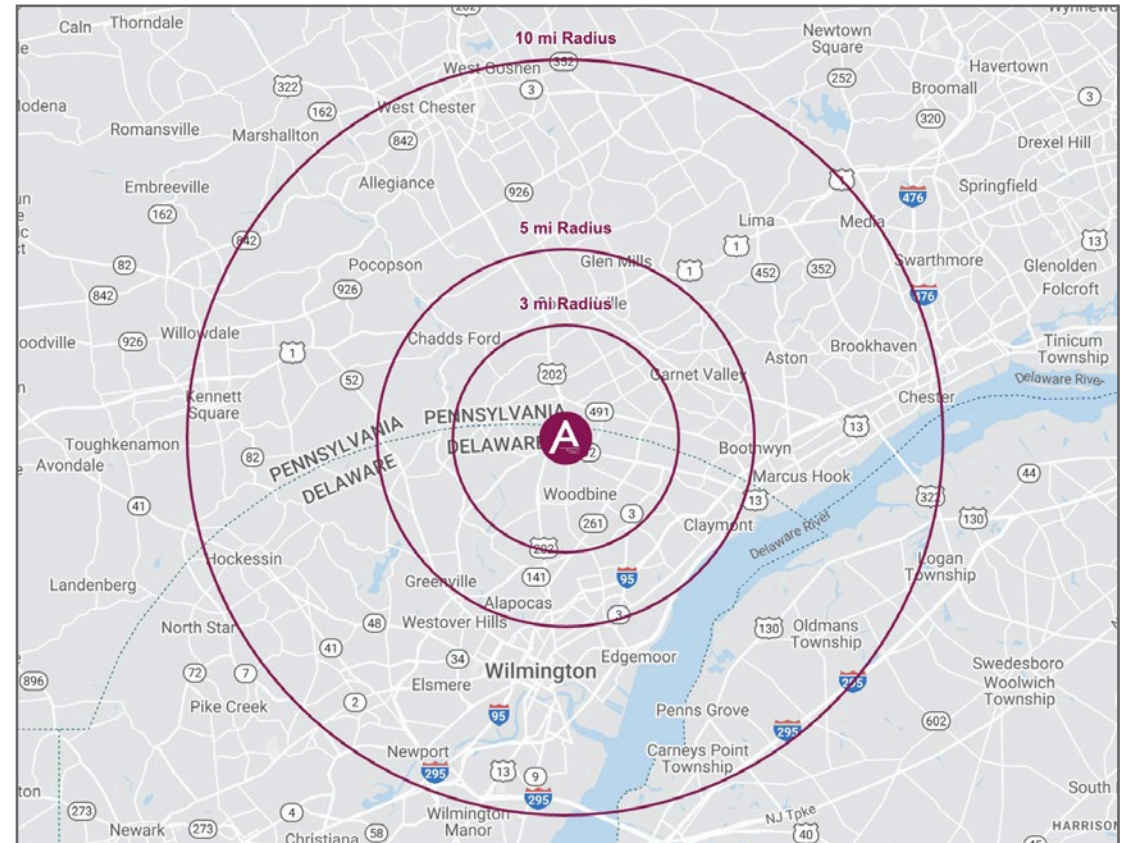
#2 most trafficked out of the 46 PetSmart locations in the greater Philadelphia DMA



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



DEMOGRAPHICS



DEMOGRAPHICS

		3 MI.	5 MI.	10 MI.
POPULATION		46,575	126,334	528,921
HOUSEHOLDS		18,506	51,645	211,182
AVERAGE HHI		\$190,279	\$159,288	\$133,043

MARKET AERIAL

BRANDYWINE TOWN CENTER



28k
CARDS DAILY

Raymour & Flanigan
FURNITURE

BEST BUY
ULTA

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

fortunoff
Backyard Store
MEN'S WEARHOUSE

V
VITAMIN SHOP

Concord Square

BARNES & NOBLE
Giant
Marshalls
Walgreens
OSH KOSH
Bogert
verizon

1
DOLLAR TREE

53k
CARDS DAILY

MARKET SQUARE

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

ROUTE 202 S.C.

goldfish
swimschool
American Red Cross
JARED
The Galleria Of Jewelry

Burlington
The Tile Shop
Raymour & Flanigan
FURNITURE

KOHL'S

RED LOBSTER
LONE STAR STEAKHOUSE SALOON
Olive Garden
FRIDAYS

Orangetheory
CVS

STAPLES
that was easy:
FIVE BELOW

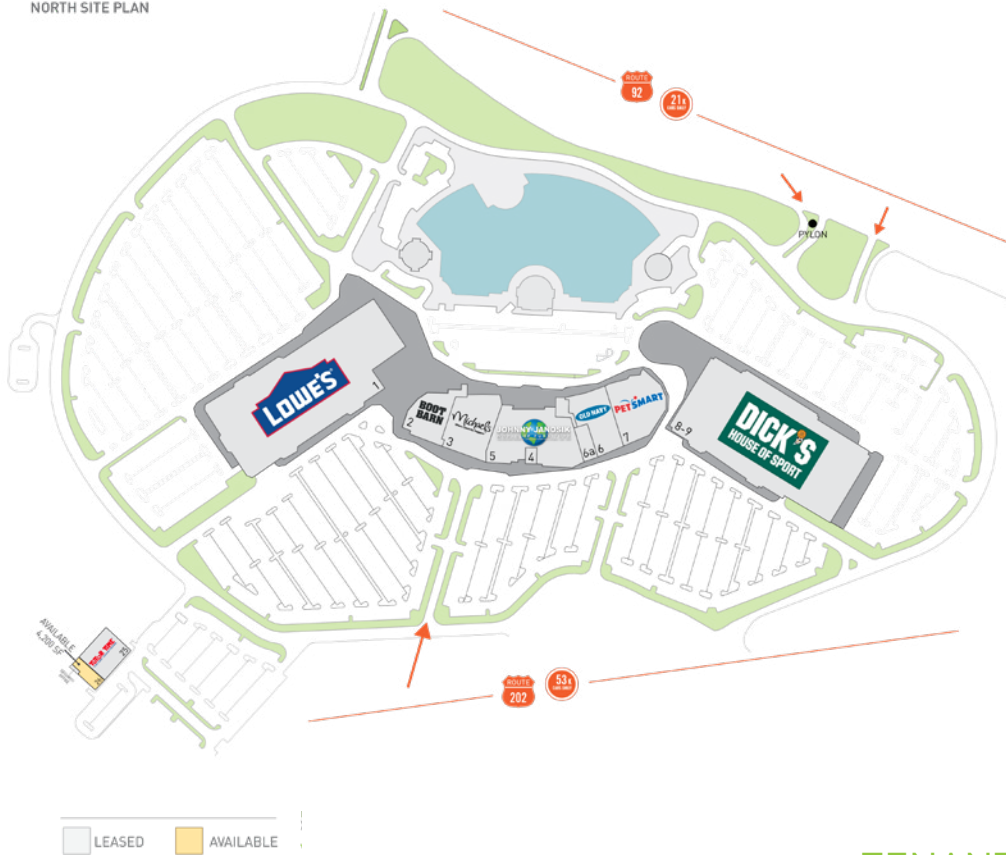


ACCESS POINTS



SITE PLAN

NORTH SITE PLAN



SOUTH SITE PLAN



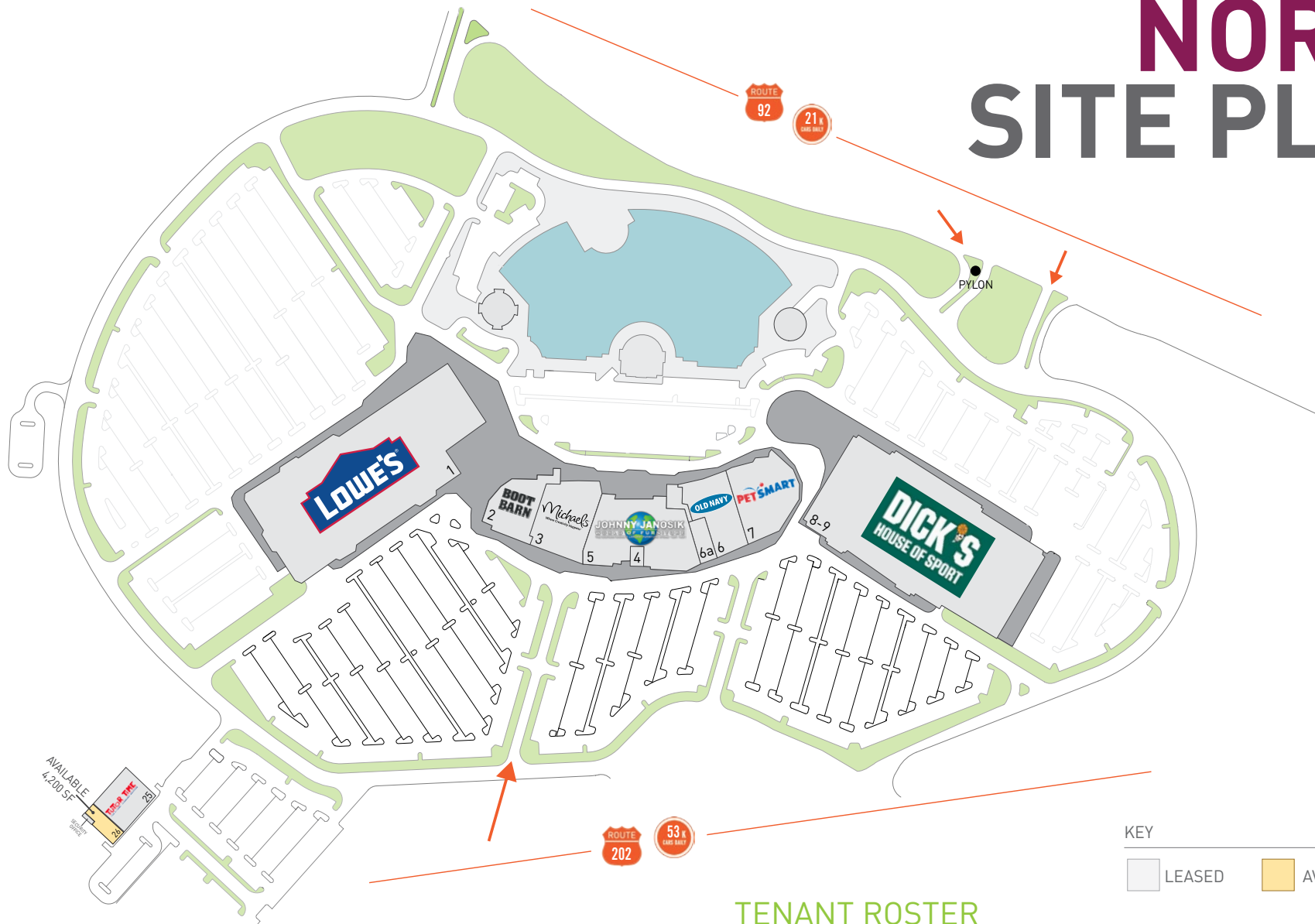
TENANT ROSTER

1. Lowe's Home Improvement	140,000 sf
2. Boot Barn	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. Available	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
2nd Gen Restaurant	
18. Sola Salon	5,500 sf
19a. Crunch Fitness	28,493 sf
20. Available	25,025 sf

21. Available	54,844 sf
22. Ace Pickleball	39,640 sf
22a. Lease Out	10,832 sf
23. Regal Cinemas	65,641 sf
24. Red Robin	8,100 sf
25. Tutor Time	10,317 sf
26. Available	4,200 sf

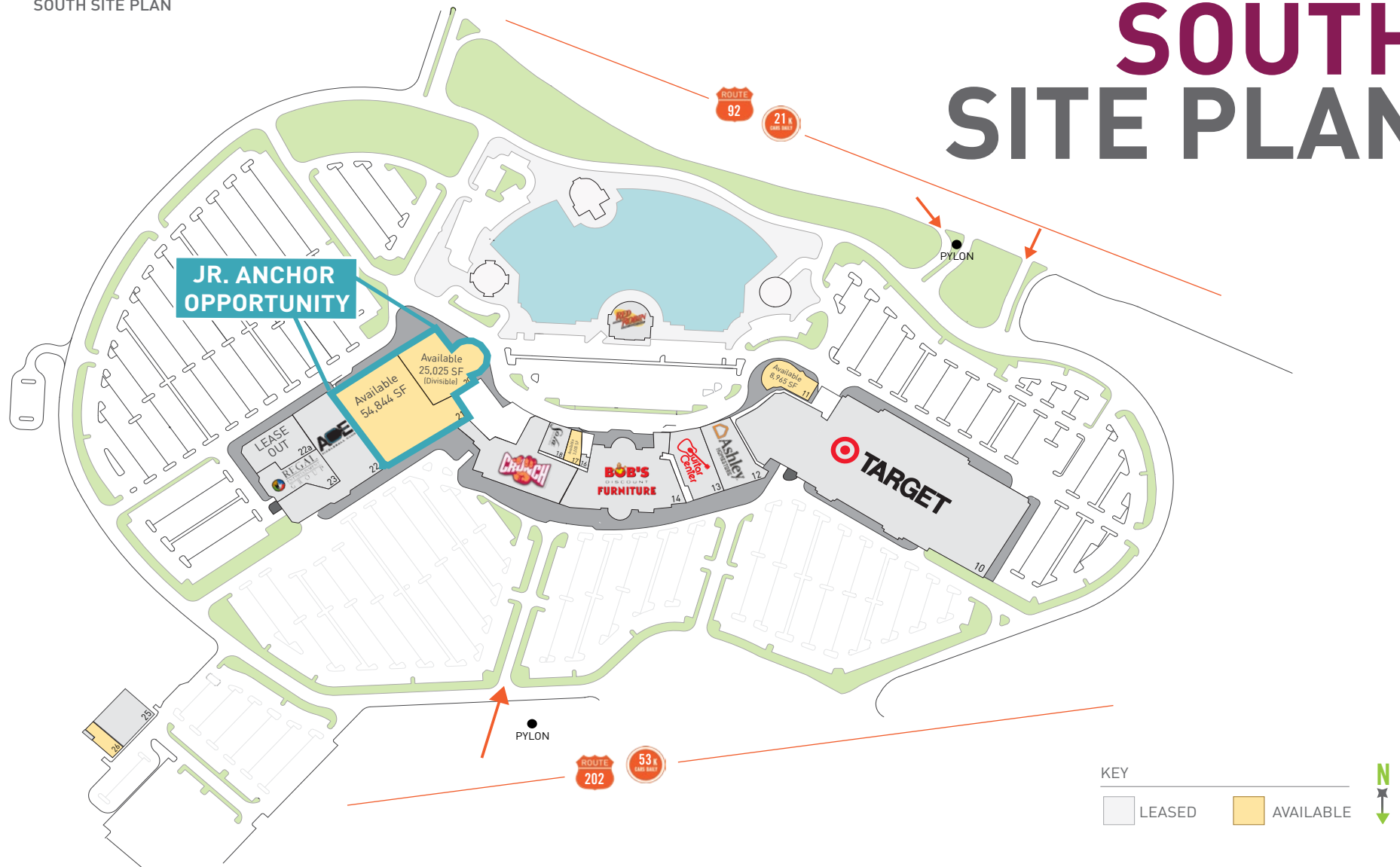
NORTH SITE PLAN



TENANT ROSTER

1. Lowe's Home Improvement	140,000 sf	6a. VisionWorks	4,426 sf
2. Boot Barn	19,048 sf	7. PetSmart	23,963 sf
3. Michaels	24,876 sf	8-9. Dick's Sporting Goods House Of Sport	100,000 sf
4. Storage	n/a	25. Tutor Time	10,317 sf
5. Johnny Janosik	37,383 sf	26. Available	4,200 sf
6. Old Navy	20,895 sf		

SOUTH SITE PLAN



TENANT ROSTER

10. Target.....	165,716 sf	18. Sola Salon	5,500 sf
11. Available	8,965 sf	19a. Crunch Fitness.....	28,493 sf
12. Ashley Home Store.....	21,872 sf	20. Available	25,025 sf
13. Guitar Center.....	14,535 sf	21. Available	54,844 sf
14. Bob's Discount Furniture ..	43,679 sf	22. Ace Pickleball.....	39,640 sf
16. Storage	467 sf	22a. Lease Out	10,832 sf
17. Available	2,822 sf	23. Regal Cinemas	65,641 sf
2nd Gen Restaurant		24. Red Robin	8,100 sf

EXCITING JR ANCHOR OPTION A



Architectural floor plan of a building with various areas labeled for availability and lease. The plan includes a large yellow-shaded area labeled "AVAILABLE 44,112 SF", a medium yellow-shaded area labeled "AVAILABLE 22,470 SF", and a small yellow-shaded area labeled "AVAILABLE 5,348 SF". A large grey-shaded area is labeled "LEASE OUT". The plan also shows a "COMMON LOADING" area, a "NEW TRASH COMPACTOR", and a "Regal Cinema". The "AOC PICKLEBALL CLUB" logo is prominently displayed. Dimensions are provided for various sections and the overall building footprint.

Key features and dimensions:

- AVAILABLE 5,348 SF:** A small circular area on the left side of the plan.
- AVAILABLE 22,470 SF:** A medium-sized rectangular area in the center-left.
- AVAILABLE 44,112 SF:** A large rectangular area in the center-right.
- LEASE OUT:** A large rectangular area on the right side of the plan.
- COMMON LOADING:** Located at the top left of the plan.
- NEW TRASH COMPACTOR:** Located near the top left of the plan.
- Regal Cinema:** Located in the bottom right corner of the plan.
- AOC PICKLEBALL CLUB:** Logo located in the center-right of the plan.
- Dimensions:** Various dimensions are provided for different sections and the overall building footprint, including 122' 7 5/8", 187' 11 5/8", 159' 6 1/2", and 119' 9 1/2".

LEASE
OUT

EXCITING JR ANCHOR - OPTION B



Architectural floor plan of a building with various areas labeled for availability and lease out. The plan includes dimensions, area calculations, and a logo for the AOE Pickleball Club.

Available Areas:

- AVAILABLE 5,348 SF:** A circular area on the left side of the plan.
- AVAILABLE 22,470 SF:** A large rectangular area in the center-left.
- AVAILABLE 22,700 SF:** A large rectangular area in the center-right.
- AVAILABLE 21,390 SF:** A large rectangular area on the right side.

Lease Out Area:

- LEASE OUT:** A large rectangular area on the far right side.

Other Labels and Dimensions:

- COMMON LOADING:** Located at the top left.
- NEW TRASH COMPACTOR:** Located near the top left.
- AOE PICKLEBALL CLUB:** Logo in the center-right.
- Regal Cinema:** Located near the bottom right.
- PROPOSED ENTRANCE:** Multiple locations along the bottom edge.
- 152'-4" TOTAL STOREFRONT PERIMETER:** Dimension along the left edge.
- Dimensions:** Various linear dimensions are provided throughout the plan, including 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3/4", 4'-2 1/4", 122'-7 5/8", 121'-9 5/8", 172'-9", 98'-9 3/8", 98'-10 1/2", 119'-8", 111'-1 1/2", 228'-11 3/4", 234'-2 3/4", 122'-7 5/8", 98'-9 3/8", 89'-2 1/4", 159'-6 1/2", 119'-9 1/2", 95'-1", 85'-1 1/2", 159'-6 1/2", 22'-5 1/2", 59'-4", 22'-4 1/2", 119'-8", 119'-9 1/2", 9'-8 3/4", 40'-8 3/4", 48'-5 1/2", 20'-1 1/2", 52'-7 1/2", 50'-9 3

LEASE
OUT

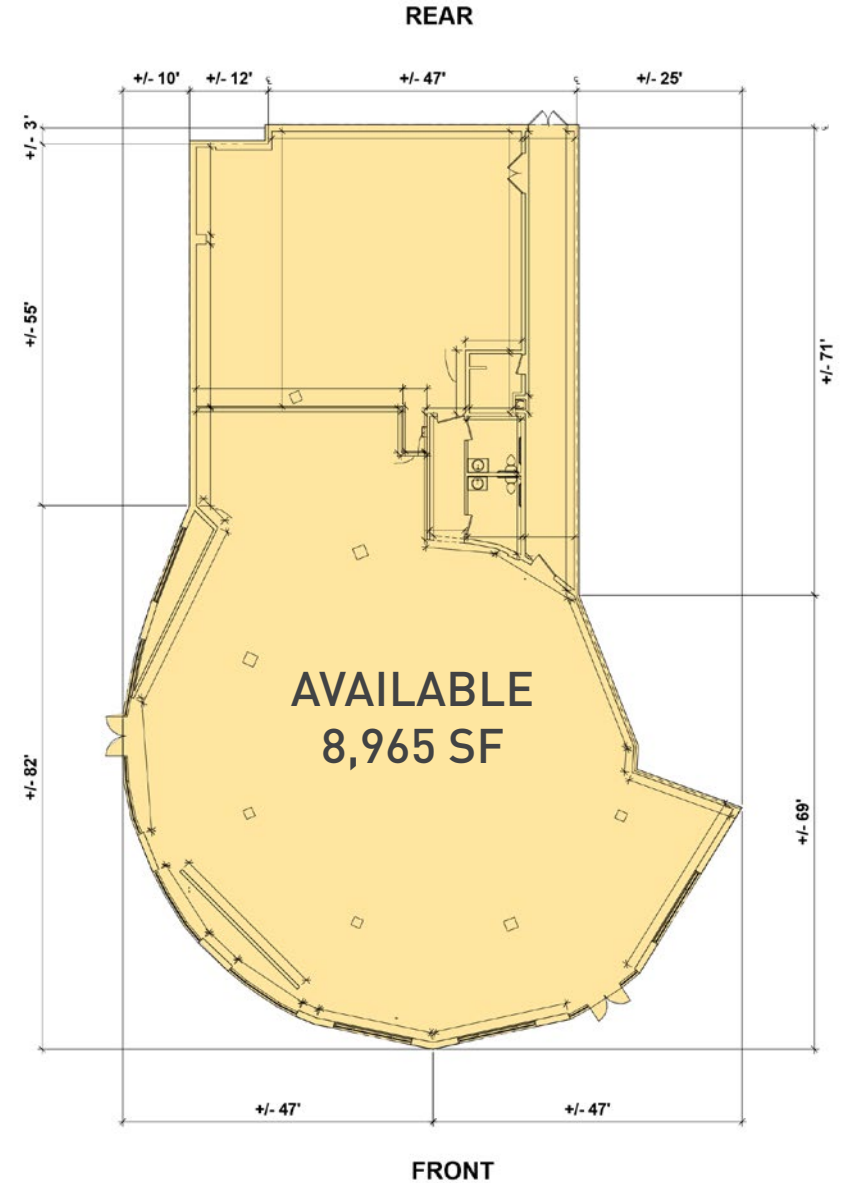
Jr. ANCHOR SPACE AVAILABLE

- ~10,000 SF
- ADJACENT TO TARGET

SPACE 11

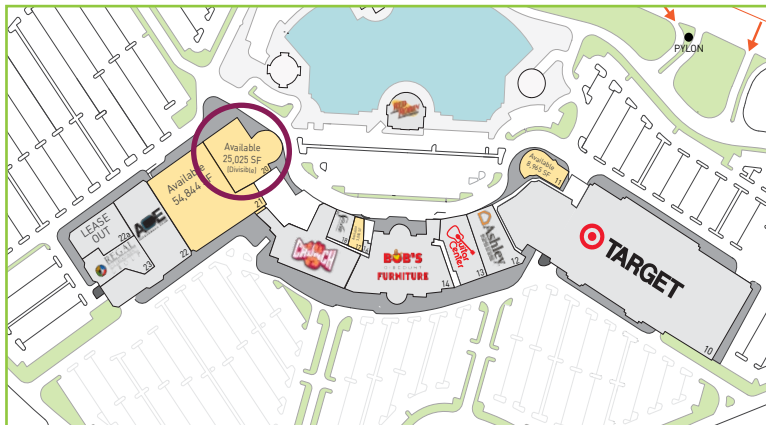


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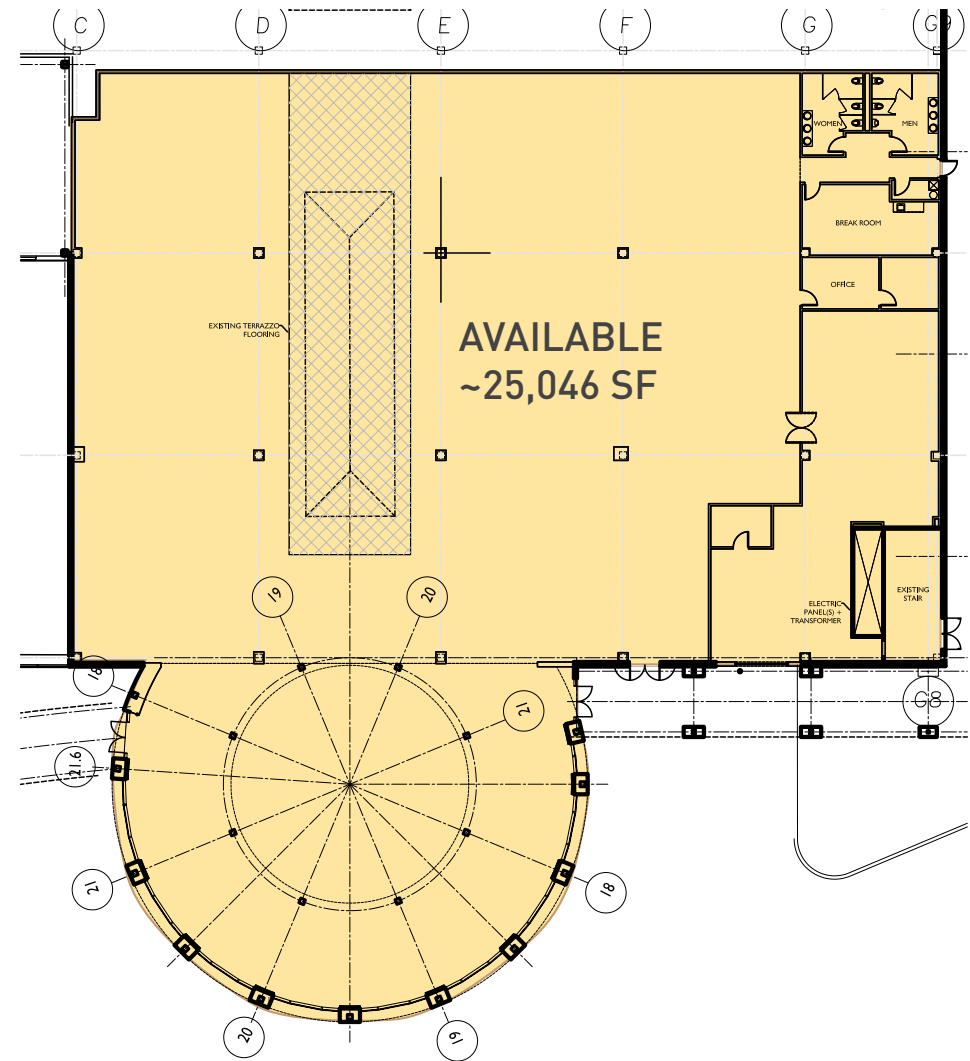
Jr. ANCHOR SPACE AVAILABLE

- 25,025 SF
- BEAUTIFULLY WELL LIT SPACE
- PRIME VIEW OF THE POND
- ADJACENT TO NAAMANS RD



KEY

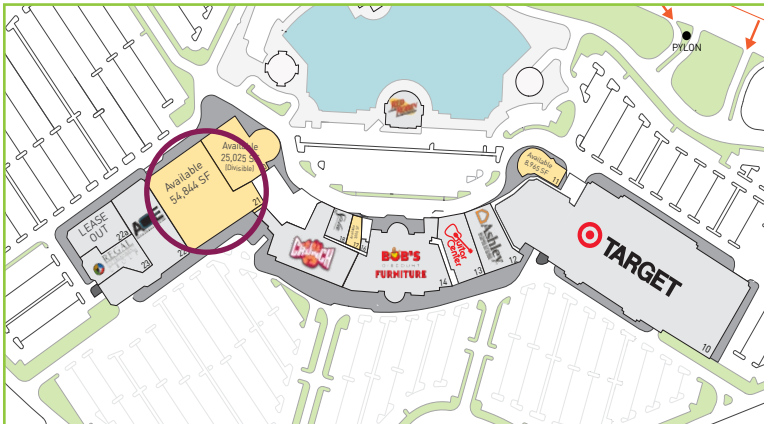
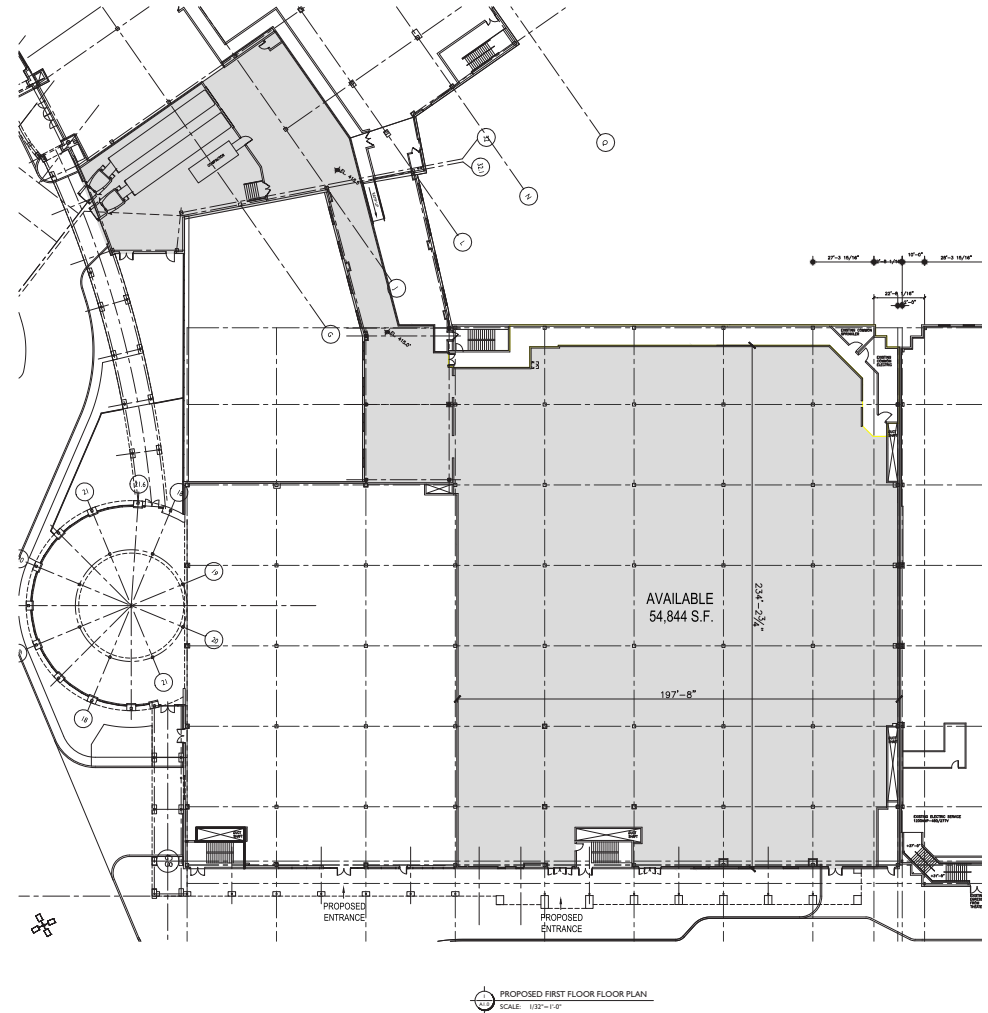
SPACE 20



Jr. ANCHOR SPACE AVAILABLE

- ~54,844 SF

SPACE 21



KEY

ENDCAP SPACE AVAILABLE

- ~4,600 SF
- 51' FRONTAGE
- AMPLE PARKING
- SUGGESTED USES: OFFICE, RESTAURANT, BOUTIQUE FITNESS, ENTERTAINMENT, RECREATION, FOOD

SPACE 26



KEY

