



Suburban Square and Coulter Place

Ardmore, PA

Philadelphia-Camden-Wilmington (PA-NJ-DE-MD)



Mark Curcio
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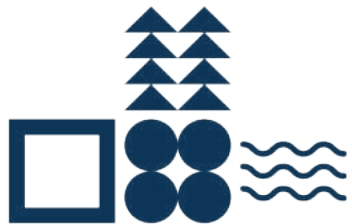
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Ardmore, PA

www.kimcorealty.com/115780



AERIAL



GROSS LEASABLE AREA (GLA)

403,716 SF

PARKING SPACES

937

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DENSITY AERIAL



Property Overview

Suburban Square is a beautiful lifestyle center situated in the heart of the Main Line where dense demographics and high incomes combine.

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■ Available ■ Non-Controlled 📍 Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
6 Maman	2,173	29 Gilbert & Evans	2,135	55 The Shade Store	1,041	90 Aziatisch	368
7 Available	5,264	30 Framebridge	856	56 Cava	2,573	92 Prospect 14	4,872
8 Brandy Melville	2,377	31 El Quetzal	841	57 Fusion Learning, Inc.	9,722	95 KW Main Line	8,150
9 Design Within Reach	6,050	32 See Eyewear	783	60 Faherty Brand	2,225	105A Available	1,109
10 Gorjana	1,789	33 Francesca's Collections	1,447	61 Warby Parker	2,200	109 Available	633
11 Lululemon Athletica	5,290	34 Dandelion	632	62 Sweetgreen	1,789	111 Ardmore Produce	1,145
12 My Salon Suite	3,466	35 Lilly Pulitzer	2,211	64 Pearle Vision	1,000	120 Stoltzfus Bakery & Produce	704
13 West Elm	10,543	36 Jenni Kayne	2,517	65 Hip City Veg	1,785	121 Guaranteed Rate	1,326
14 Life Time Fitness	78,363	37 Sephora	5,200	66 Addison Bay	704	126 Lindsey F. Marshall D.M.D	855
15 Arhaus	4,991	38 Eileen Fisher	1,330	67 GapKids	5,196	129 DiBruno Brothers	2,591
16 Alo Yoga	3,278	40 Veronica Beard	1,042	68 Seasalt Cornwall	2,000	134 Kimco Realty Corporation	1,730
17 Apple Computer	4,475	41 Lola's Garden	3,340	69 Axiom Art Gallery	2,000	138 Madison Reed Color Bar	1,500
18 Available (Former Restaurant)	1,162	42 Dan Dan	3,619	70 Gap	7,524	138A Custom Ink	1,505
19 Simon Pearce	2,230	43 Van Leeuwen Ice Cream	1,646	71 Trader Joe's	12,548	140 Stoltzfus Family Foods	1,481
20 Sunglass Hut	1,146	44 Pilot and Powell	585	72 Compass	11,575	200 Tenant	3,349
21 Stile by Per Lei	1,188	45 Elizabeth Johns	8,826	73 Urban Outfitters	8,282	201 Rhone	2,047
22 Not Your Average Joe's	5,064	46 SoulCycle	3,394	74 Free People	3,004	202 New Balance	3,135
23 Rosa Mexicano	6,040	47 Drybar	1,923	84 Available	446	203 Sugared + Bronzed	1,813
24 Paper Source	2,085	48 Kendra Scott	1,590	85 Tabouli	690	204 Skin Laundry	1,846
25 Madewell	2,614	49 PopUp Bagels	1,034	86 The Ultimate Bake Shoppe	690	205 Available	3,668
26 Rowan	1,375	50 Shake Shack	2,449	87 The Buttery	305	206 Barry's Bootcamp	3,891
27 Starbucks Coffee	1,864	51 The Beaufort Bonnet Company	1,200	88 Sushi Sei	369	265 ZenQMS LLC	4,854
28 Bluemercury	1,972	52 Ruby & Jenna	1,582	89 Ardmore Seafood	817		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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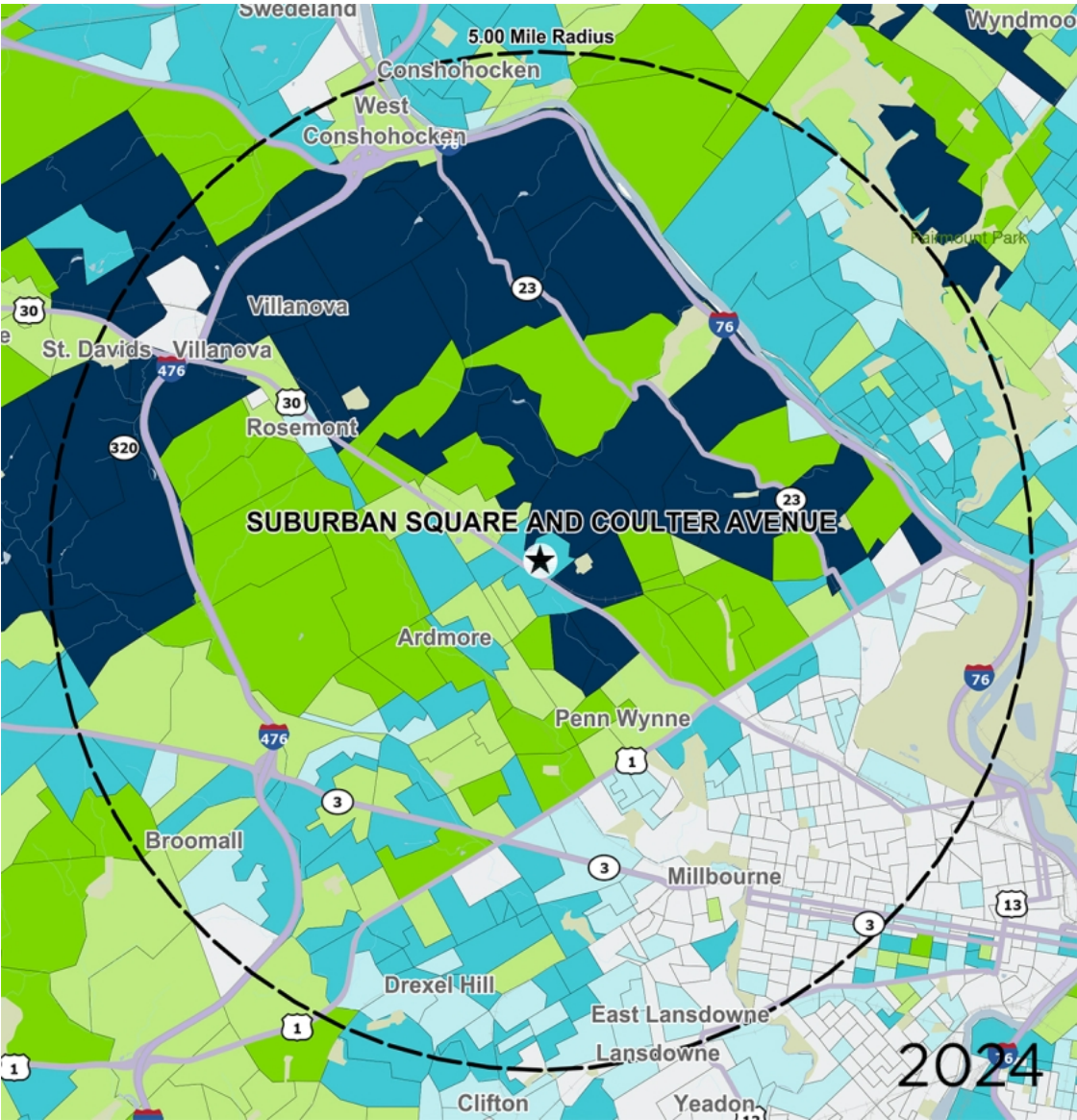


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	19,139	131,696	443,442
Daytime Pop	22,469	150,241	438,957
Households	7,891	49,203	175,879
Average HH Income	\$207,252	\$193,175	\$128,980
Median HH Income	\$132,311	\$122,623	\$80,965
Per Capita Income	\$87,161	\$74,499	\$52,509

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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