



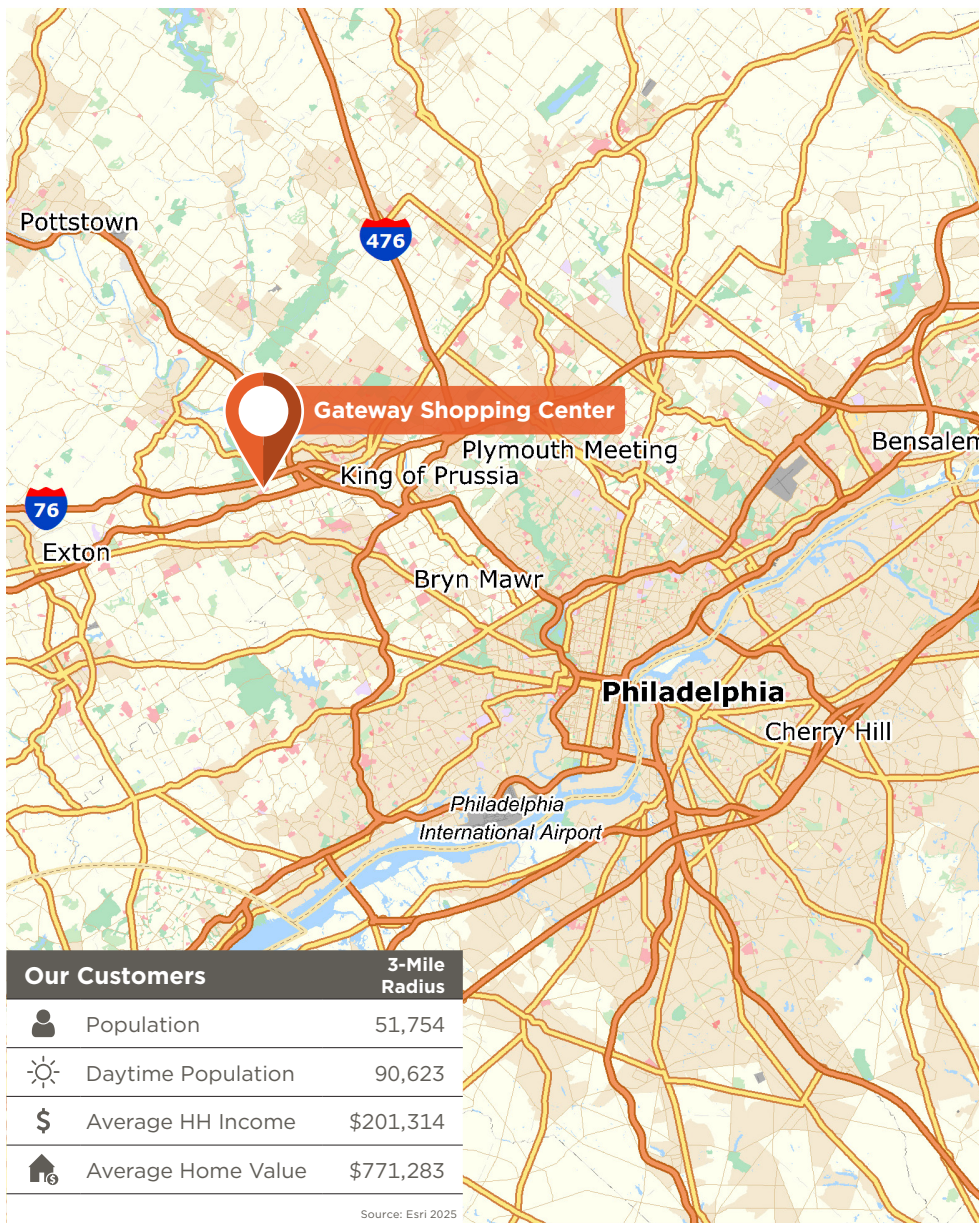
12,000 SF DIVISIBLE JUNIOR ANCHOR OPPORTUNITY
Gateway Shopping Center



125 E Swedesford
Wayne, PA 19087

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The Location

Embedded in Philadelphia's Main Line

Gateway Shopping Center is a premier retail destination located near King of Prussia, the center combines high visibility, exceptional traffic, and a thriving customer base seeking upscale shopping experiences. Gateway Shopping Center provides a unique opportunity to connect with an established, affluent audience.

Key Highlights

- **Traffic & Visitors** - 3.7 million visits annually from 778.7K unique visitors, with 43% from ultra-wealthy families and 11% from wealthy suburban households.
- **12,000 SF Divisible Junior Anchor Opportunity** - A prime space available for retailers looking to capitalize on the high foot traffic and affluent customer base.
- **Prime Accessibility** - Excellent visibility on US-202 with 88,917 vehicles daily and easy access from surrounding affluent neighborhoods.

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LIFESTYLE SEGMENT*

Ultra Wealthy Families

43%

Ultra wealthy consumers, presenting an opportunity for retailers to showcase their luxury offerings to a highly receptive audience.



LIFESTYLE SEGMENT*

Wealthy Suburban Families

11%

Affluent families, making it an ideal choice for family-centric retailers and community-driven services.

Source: 2025 Spatial.ai Personalive, based on 70% of shopping center visitors.

		1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
	Population	5,777	51,754	128,952	54,107
	Daytime Population	7,311	90,623	210,486	97,787
	Average HH Income	206,558	201,314	193,910	191,442
	Average Home Value	757,308	771,283	716,613	728,504
	Bachelor's Degree or Higher	80%	78.2%	70.8%	75.9%

Source: Esri 2025



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LEASING PLAN

CENTER SIZE: 223,519 SF

AVAILABLE

SPACE	TENANT	SF
0153	JUNIOR ANCHOR OPPORTUNITY AVAILABLE	+/-12,000 Divisible to 6,000
A125103	AVAILABLE (2 ND FLOOR)	1,417

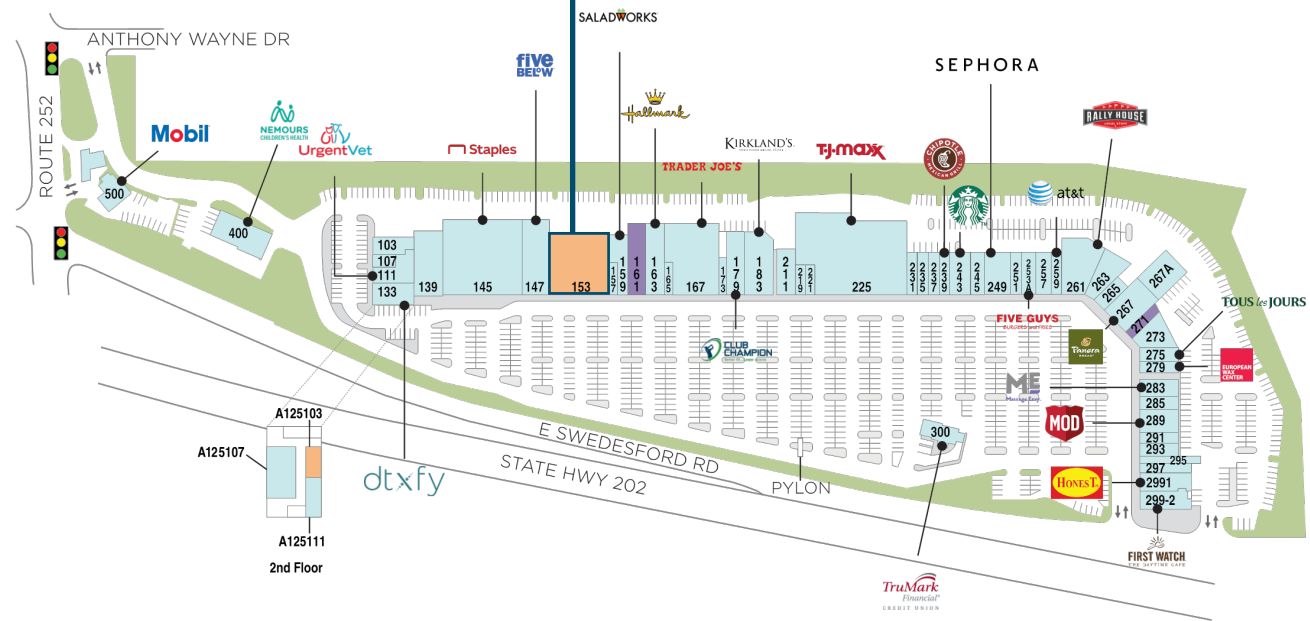
AVAILABLE SOON

0161	AVAILABLE SOON	6,762
0271	AVAILABLE SOON	1,489

LEASED

0103	THE HAPPY MIXER GLUTEN BAKERY	2,100
0107	ANN'S TAILORING	600
0111	URGENTVET	3,200
0133	DTXFY	3,000
0139	HOME FURNISHING CONSIGNMENT	6,900
0145	STAPLES	24,000
0147	FIVE BELOW	6,688
0157	UBREAKIFIX BY ASURION	750
0159	SALADWORKS	2,800
0163	HALLMARK	5,400
0165	SOLUTIONS 4 HEALTH	750
0167	TRADER JOE'S	11,310
0173	RAZRBAR	825
0179	CLUB CHAMPION	3,500
0183	KIRKLAND'S HOME	8,040
0211	MATTRESS FIRM	3,664
0219	GREAT CLIPS	557
0221	BB.Q CHICKEN	612
0225	TJ MAXX	28,000
0231	KABAB CAFE	1,360
0235	STILE BY PER LEI	1,360
0237	NUUVI MED SPA	1,600
0239	CHIPOTLE MEXICAN GRILL	2,013
0243	STARBUCKS	2,600
0245	NOTHING BUNDT CAKES	1,755
0249	SEPHORA	4,131
0251	TROPICAL SMOOTHIE CAFE	1,600
0253A	FIVE GUYS BURGERS & FRIES	2,310
0257	C2 EDUCATION CENTER	1,800
0259	AT&T	1,520

12,000 SF
Demising Option Available
6,000 SF/6,000 SF

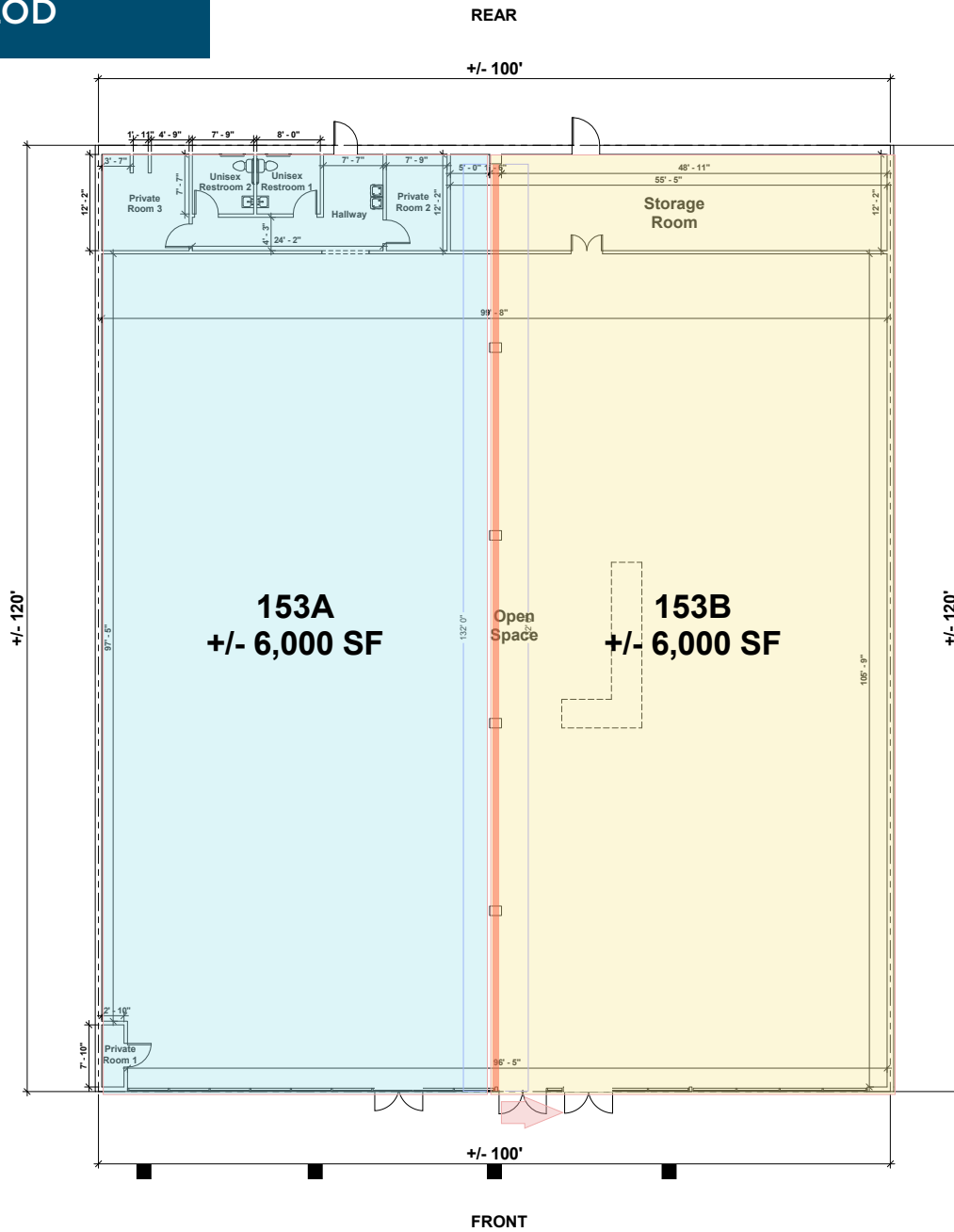


■ AVAILABLE
 ■ AVAILABLE SOON
 ■ LEASED
 NAP (NOT A PART)

0261	RALLY HOUSE	8,026	0293	AMAZING LASH STUDIO	1,600
0263	GREENE STREET CONSIGNMENT SHOP	3,100	0295	THE UPS STORE	1,350
0265	HAKATA	2,150	0297	CRUMBL COOKIES	1,750
0267	PANERA BREAD	5,000	0299-1	HONEST INDIAN RESTAURANT	3,333
0267A	MAIN LINE CROSSFIT	4,970	0299-2	FIRST WATCH	3,450
0273	PING PONG	3,300	0300	TRUMARK FINANCIAL CREDIT UNION	1,800
0275	TOUS LES JOURS	2,400	0400	NEMOURS CHILDREN'S HEALTH	5,211
0279	EUROPEAN WAX CENTER	1,600	0500	GATEWAY MOBILE	2,746
0283	MASSAGE ENVY	3,307	A125107	THE NACKORD KARATE SYSTEM (2 ND FLOOR)	3,167
0285	SATORI LASER	1,613	A125111	DEVON PEDIATRIC DENTISTRY (2 ND FLOOR)	2,433
0289	MOD SUPER FAST PIZZA	3,200			
0291	GATEWAY NAILS	1,600			

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About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



David Sherin

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District at Metuchen
Metuchen, NJ



Pike Creek
Wilmington, DE



Glenwood Green
Old Bridge, NJ

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