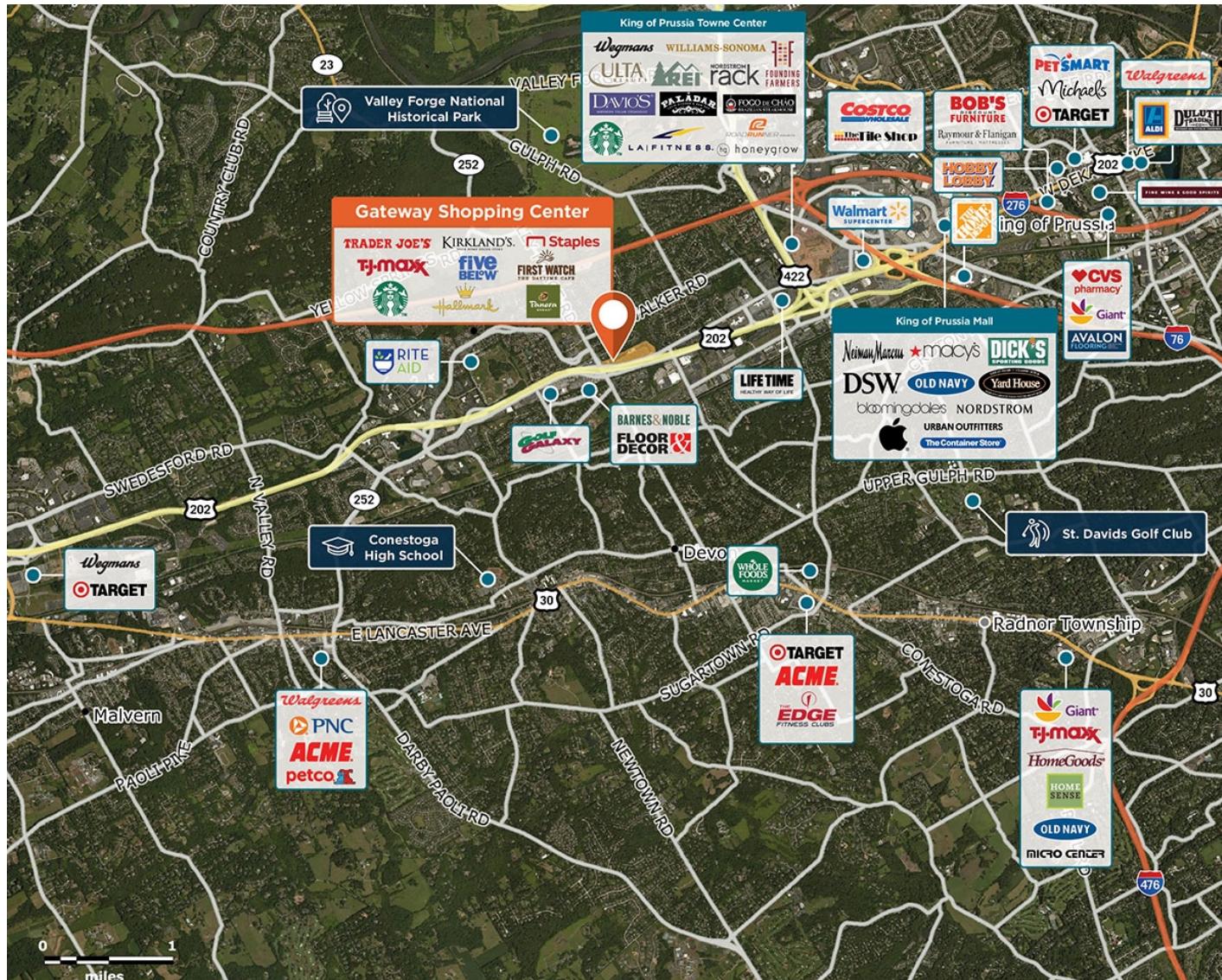


Gateway Shopping Center

125 E Swedesford, Wayne, PA 19087



A center with strong day and evening traffic surrounded by an office community and near a super regional mall.

Center Size: 223,519

Spaces Available: 3

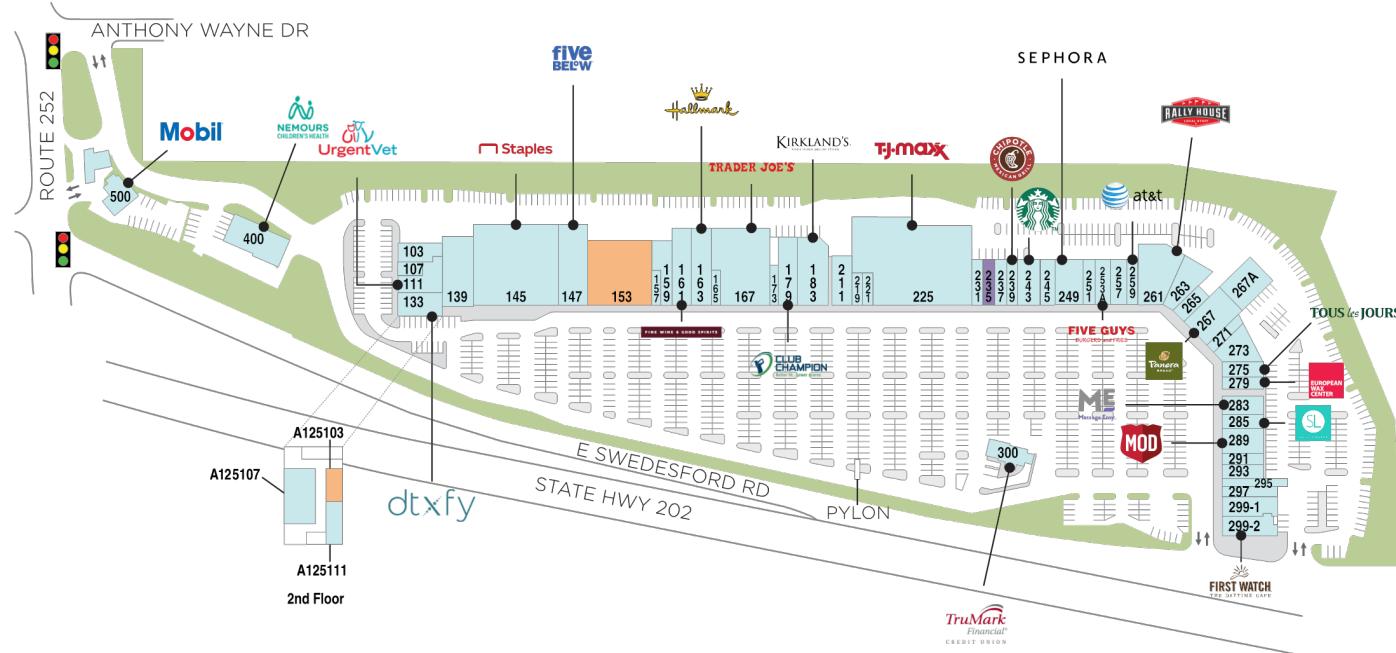
Within 3 Miles

Population	51,754
Avg. Household Income	201,314
Avg. Home Value	\$771,283
Annual Visits	3,958,193
Vehicles Per Day	88,917

Gateway Shopping Center

125 E Swedesford, Wayne, PA 19087

Center Size: 223,519



AVAILABLE

AVAILABLE SOON

LEASED

NAP (NOT A PART)

1 of 2

Regency
Centers.

Jessica Sena
Leasing Contact

703 442 4336
JessicaSena@regencycenters.com

Updated: Feb 23 2026

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

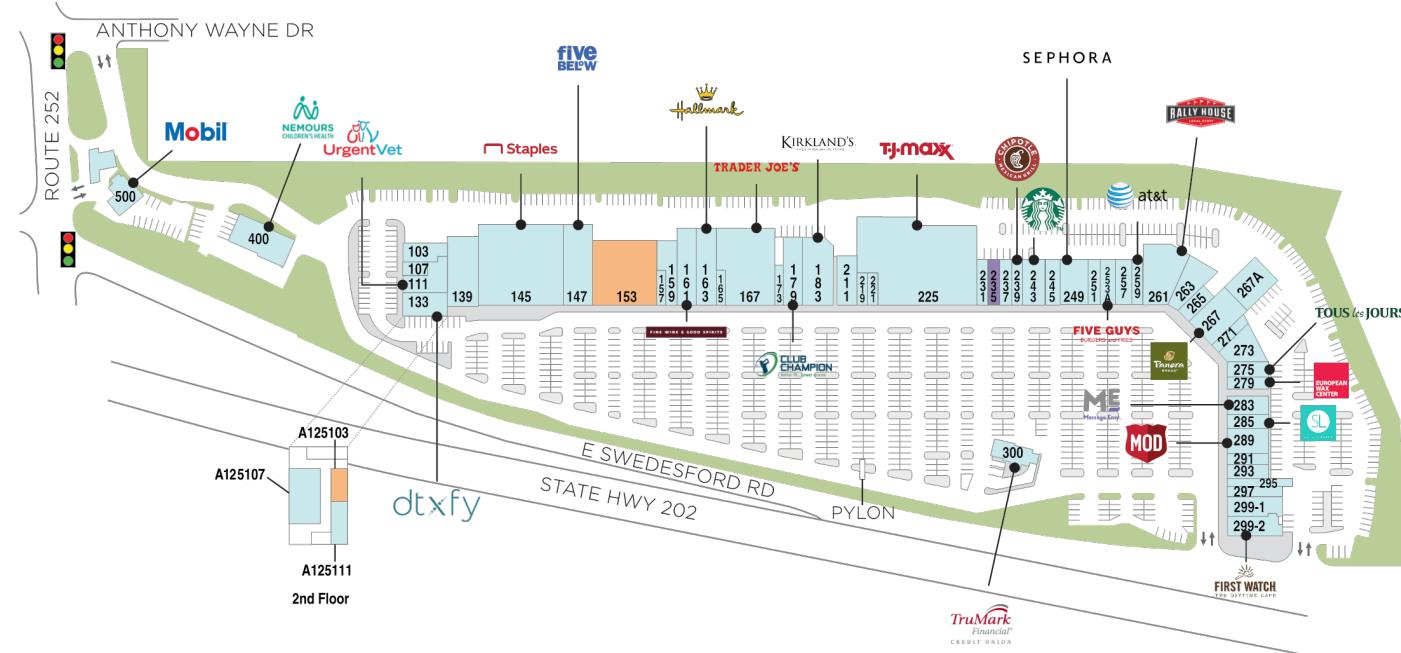
SPACE	TENANT	SF
0153	AVAILABLE	12,000
A125103	AVAILABLE	1,417
0235	AVAILABLE SOON	1,360
0103	THE HAPPY MIXER GLUTEN FREE	2,100
0107	ANN'S TAILORING	600
0111	URGENTVET	3,200
0133	DTXFY	3,000
0139	HOME FURNISHING CONSIGNMENT	6,900
0145	STAPLES	24,000
0147	FIVE BELOW	6,688
0157	UBREAKIFIX BY ASURION	750
0159	SALADWORKS	2,800
0161	PA LIQUOR CONTROL BOARD	6,762
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
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

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Gateway Shopping Center

125 E Swedesford, Wayne, PA 19087

Center Size: 223,519



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

2 of 2

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SPACE	TENANT	SF
0261	RALLY HOUSE	8,026
0263	GREENE STREET CONSIGNMENT SHOP	3,100
0265	HAKATA	2,150
0267	PANERA BREAD	5,000
0267A	MAIN LINE CROSSFIT	4,970
0271	LUNA WIRELESS	1,489
0273	PING PONG	3,300
0275	TOUS LES JOURS	2,400
0279	EUROPEAN WAX CENTER	1,600
0283	MASSAGE ENVY	3,307
0285	SATORI LASER	1,613
0289	MOD SUPER FAST PIZZA	3,200
0291	GATEWAY NAILS	1,600
0293	AMAZING LASH STUDIO	1,600
0295	THE UPS STORE	1,350
0297	CRUMBL COOKIES	1,750
02991	HONEST INDIAN RESTAURANT	3,333
0299-2	FIRST WATCH	3,450
0300	TRUMARK FINANCIAL CREDIT UNION	1,800
0400	NEMOURS CHILDREN'S HEALTH	5,211
0500	GATEWAY MOBILE	2,746
A125107	THE NACKORD KARATE SYSTEM	3,167
A125111	DEVON PEDIATRIC DENTISTRY	2,433