

THE DISTRICT AT BLACK ROCK

(ROUTE 29), COLLEGEVILLE, PA

MSC



MIXED-USE, GOURMET GROCER ANCHORED,
NEW RETAIL DEVELOPMENT





THE DISTRICT AT BLACK ROCK

JOIN THESE AREA TENANTS



PROPERTY DETAILS

- ▶ First ground-up, new construction, grocery-anchored retail development in Collegeville in over 15 years
- ▶ Situated directly at the Route 29 interchange of Route 422, location provides unmatched regional access to high-growth corridor
- ▶ Located at (existing) fully signalized traffic signal for great access on heavily trafficked Collegeville Road (Rt. 29)
- ▶ Affluent trade area with substantial daytime population (Pfizer & GSK) provides unique opportunity at optimal location in higher barrier to entry market
- ▶ 122 luxury townhouses on-site creates a walkable, mixed-use town center
- ▶ Q4 2027 Delivery

DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
3 mi	51,871	3 mi	17,332
5 mi	129,596	5 mi	45,063
7 mi	226,897	7 mi	141,981
10 mi	442,329	10 mi	264,911
EST. AVERAGE HH INCOME		EST. HOUSEHOLDS	
3 mi	\$176,200	3 mi	18,556
5 mi	\$160,360	5 mi	50,644
7 mi	\$158,958	7 mi	88,916
10 mi	\$169,460	10 mi	171,305

ZOOMED AERIAL



2 MI
DOWNTOWN
PHOENIXVILLE

ROUTE
422

62,000 AADT

PHOENIXVILLE / COLLEGEVILLE
ROUTE 29 INTERCHANGE

COLLEGEVILLE ROAD

ROUTE
29

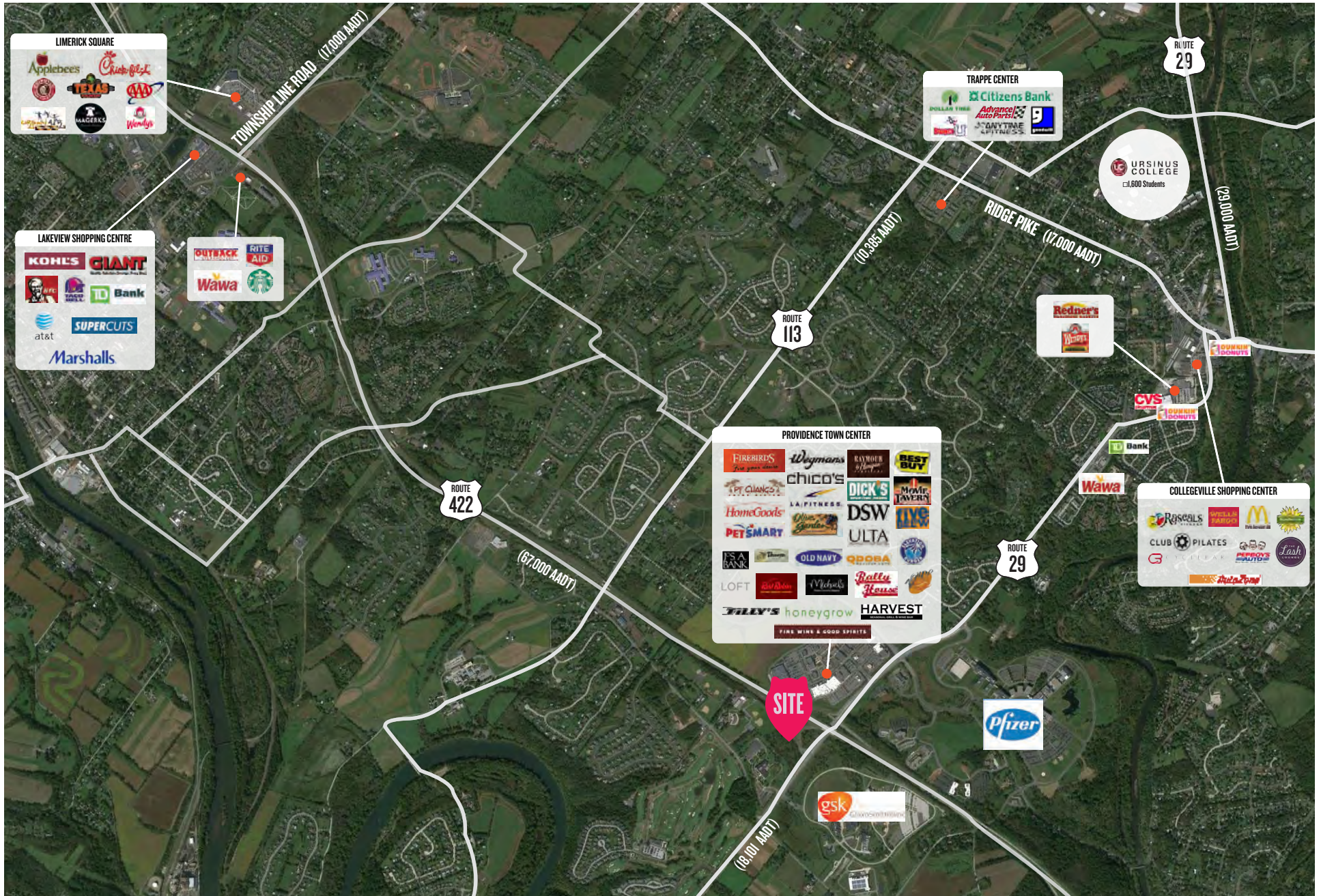
18,101 AADT

Wegmans

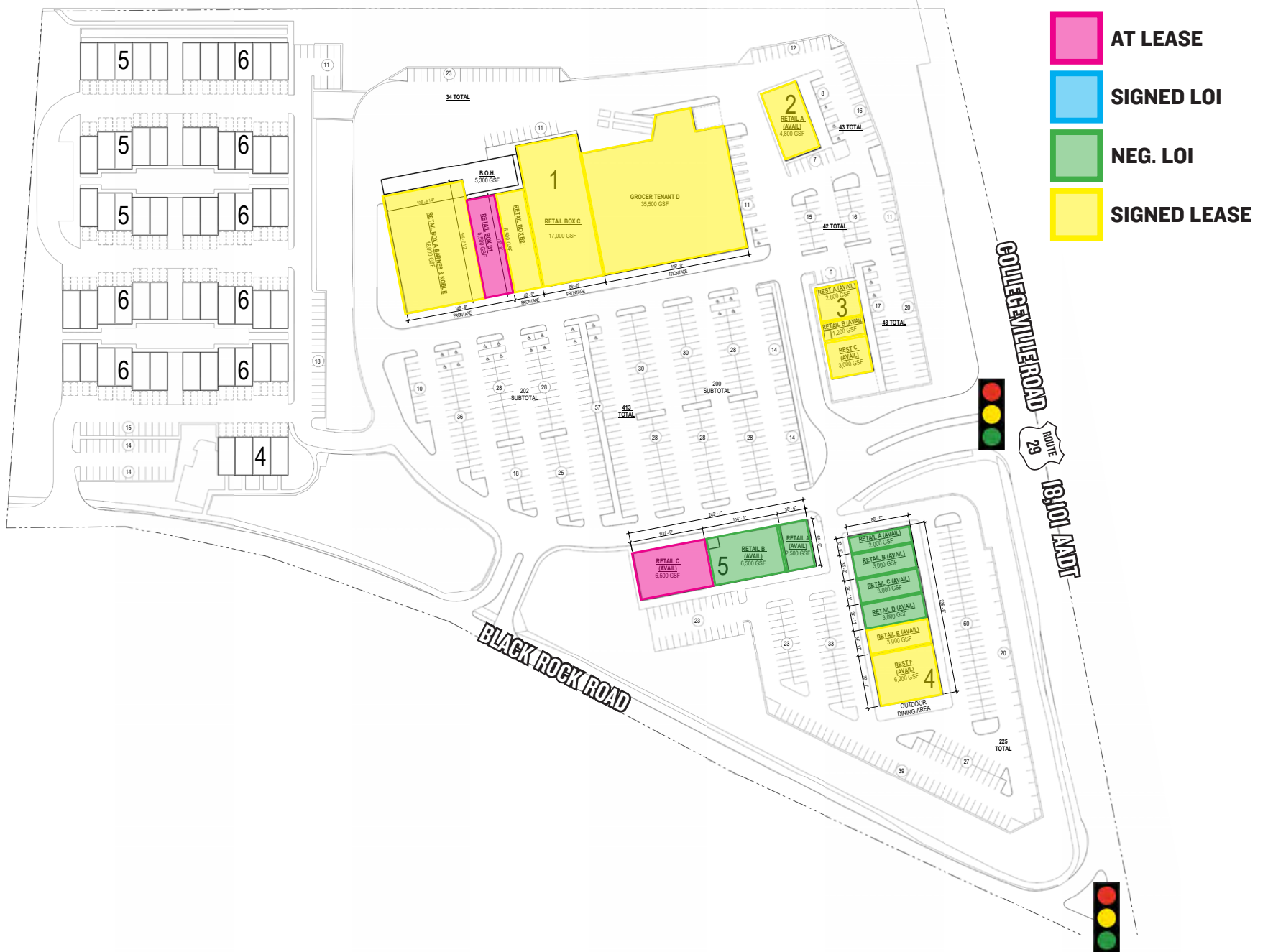
AERIAL



MARKET AERIAL



CONCEPT SITE PLAN



CONCEPT RENDERINGS

SHAKE SHACK & WONDER, PAD 3



CONCEPT RENDERINGS

ENDCAP OF PAD 4 FROM ENTRANCE



CONCEPT RENDERINGS

GOURMET GROCER



CONCEPT RENDERINGS

BIG BOX ANCHORS



CONCEPT RENDERINGS





MSC

For more information:

Douglas Green
dgreen@hellomsc.com | 215.883.7400

