



THE DISTRICT AT BLACK ROCK

(ROUTE 29), COLLEGEVILLE, PA

MSC



THE DISTRICT AT BLACK ROCK

Collegeville, PA

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



JOIN THESE AREA TENANTS



Information herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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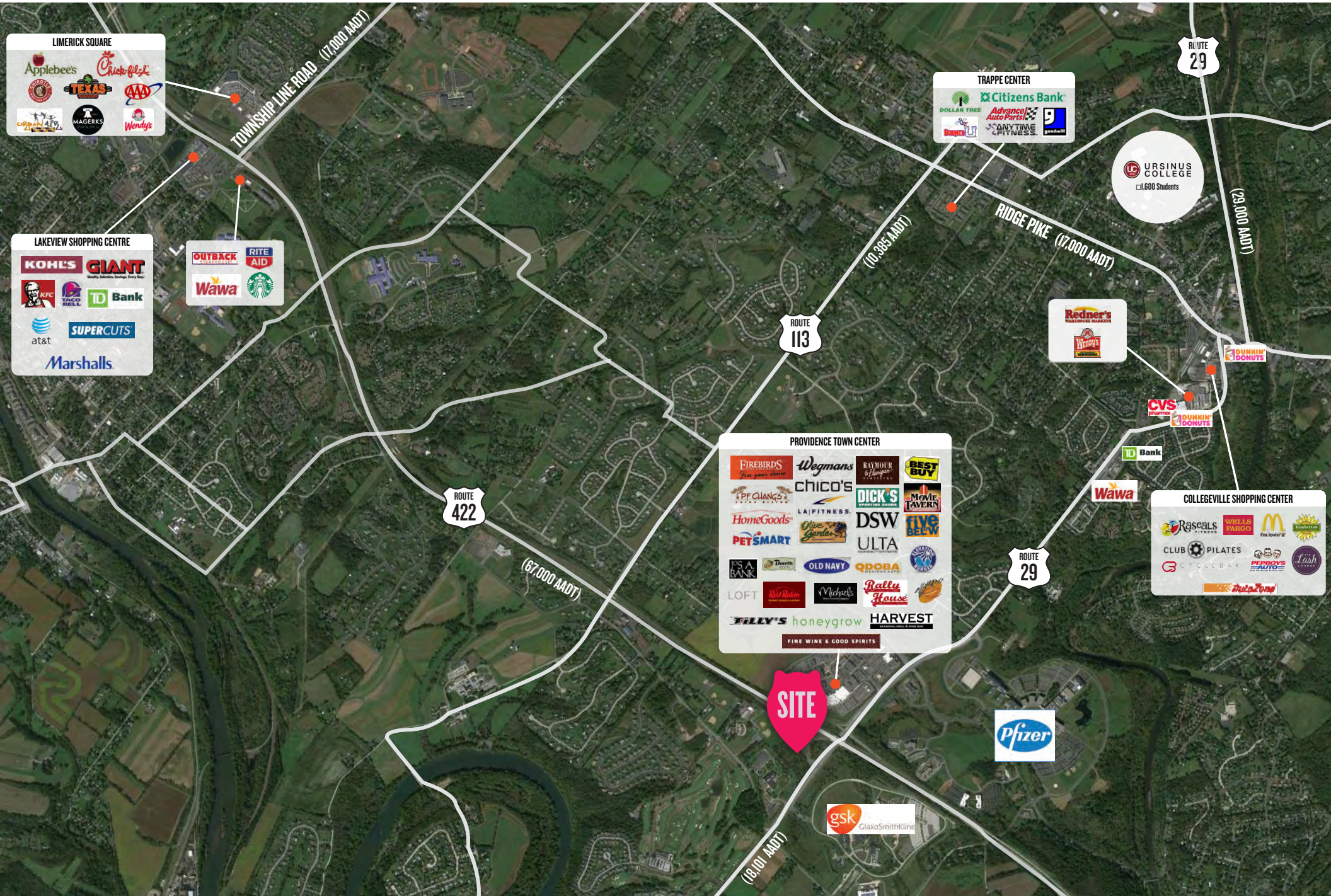
ZOOMED AERIAL



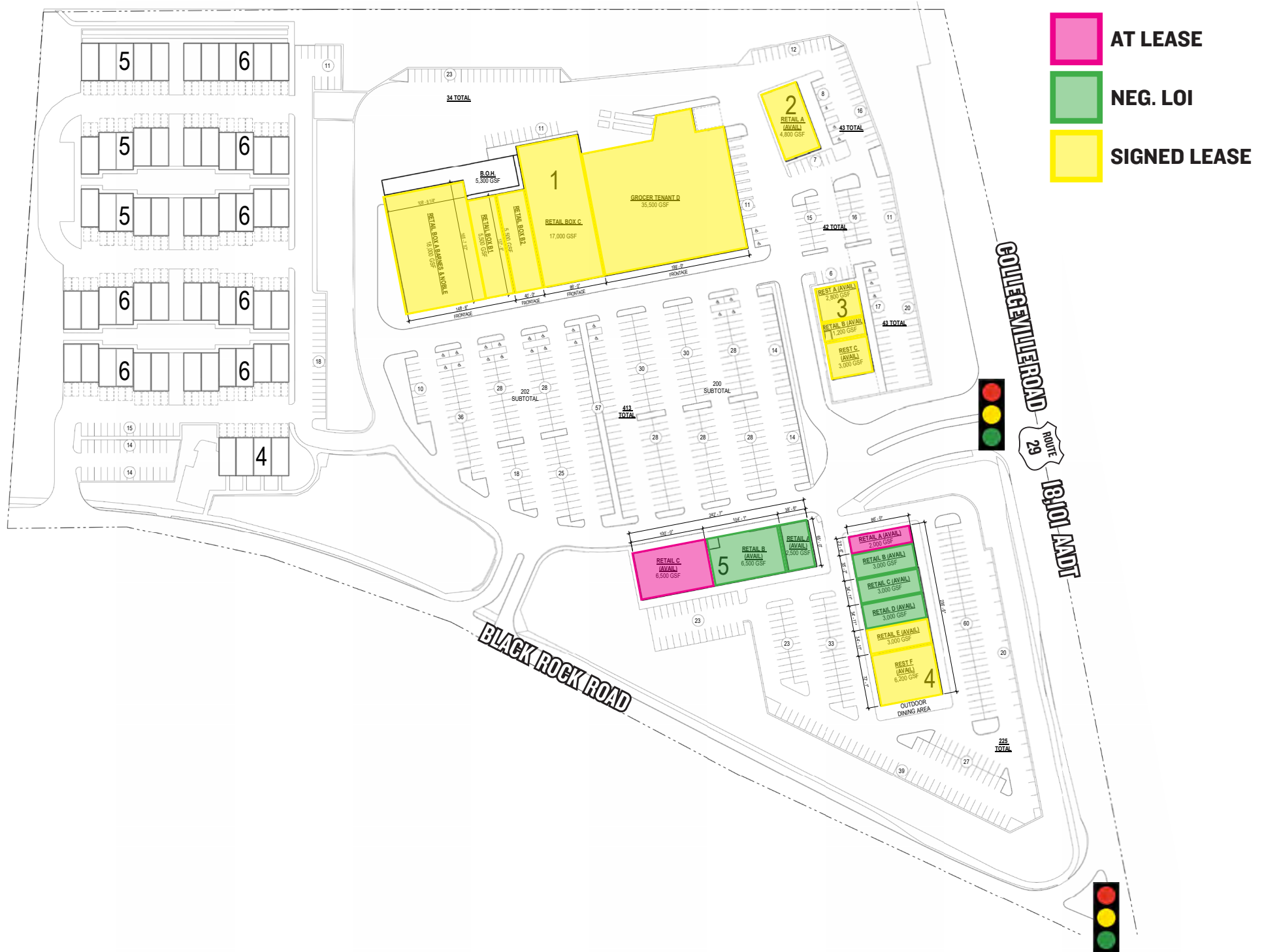
AERIAL



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





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