

UNDER CONSTRUCTION!
Q4 2027 DELIVERY

JOIN THESE TENANTS

WHOLE
FOODS
MARKET

L.L.Bean

{B}
BURTONS
GRILL & BAR

J.CREW
FACTORY

BARNES & NOBLE

SHAKE SHACK

SEPHORA

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



Under Construction - Q4 2027 Delivery

JOIN THESE TENANTS

**WHOLE
FOODS
MARKET**

L.L.Bean

**{B}
BURTONS
GRILL & BAR**

**J.CREW
FACTORY**

BARNES & NOBLE

SHAKE  SHACK

SEPHORA

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.

MSC

ZOOMED AERIAL



2 MI
DOWNTOWN
PHOENIXVILLE

ROUTE
422

62,000 AADT

PHOENIXVILLE / COLLEGEVILLE
ROUTE 29 INTERCHANGE

COLLEGEVILLE ROAD

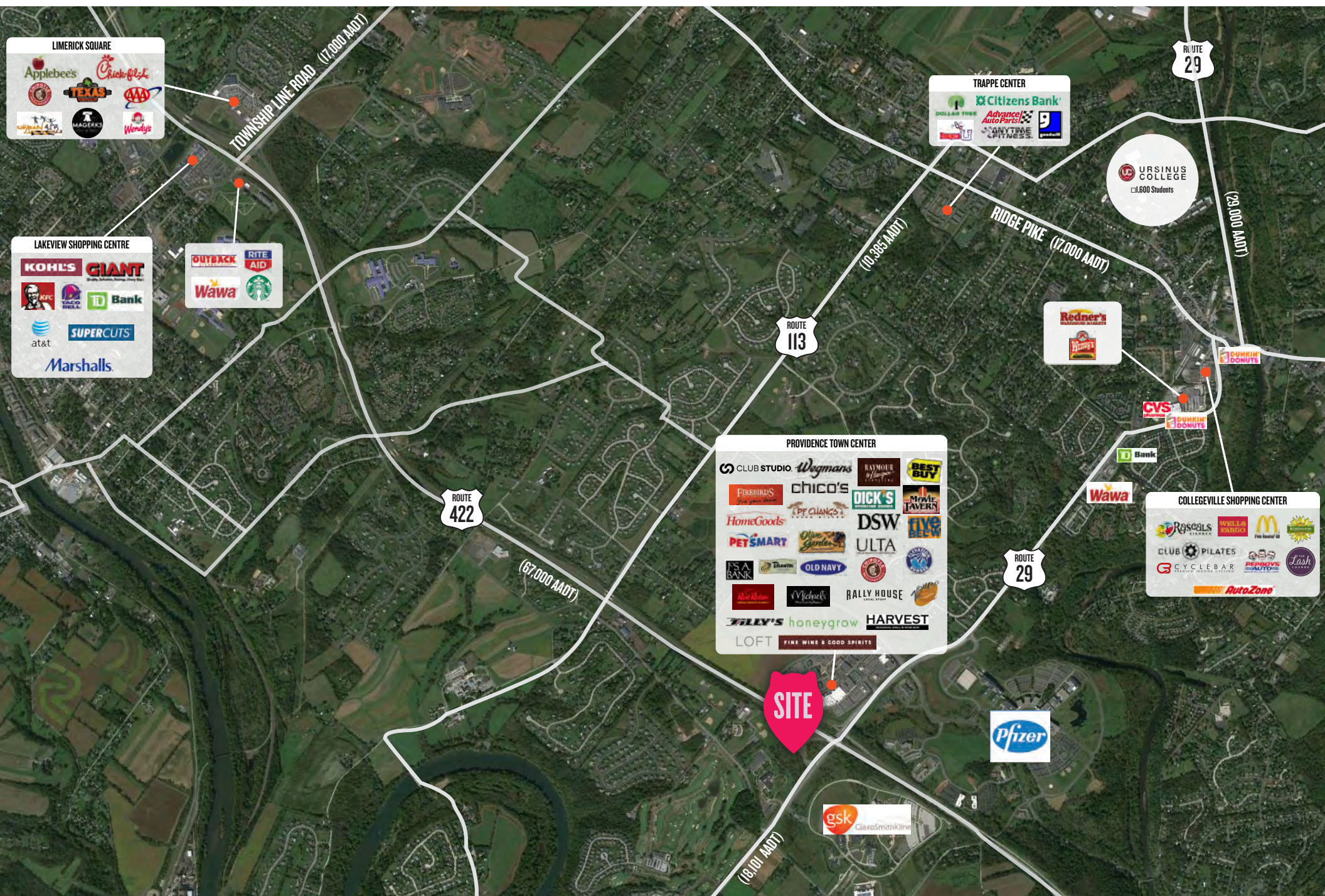
ROUTE
29

18,101 AADT

AERIAL



MARKET AERIAL



CONCEPT SITE PLAN



CONCEPT RENDERINGS

SHAKE SHACK, WONDER & PLAYA BOWLS, PAD 3



CONCEPT RENDERINGS

ENDCAP OF PAD 4 FROM ENTRANCE



CONCEPT RENDERINGS

WHOLE FOODS MARKET ANCHORED



CONCEPT RENDERINGS



CONCEPT RENDERINGS





MSC

For more information:

Douglas Green
dgreen@hellomsc.com | 215.883.7400

