

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*
- ▶ *Summer 2027 Delivery*

DEMOGRAPHICS

<i>EST. POPULATION</i>		<i>EST. EMPLOYEES</i>	
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
<i>EST. AVERAGE HH INCOME</i>		<i>EST. HOUSEHOLDS</i>	
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

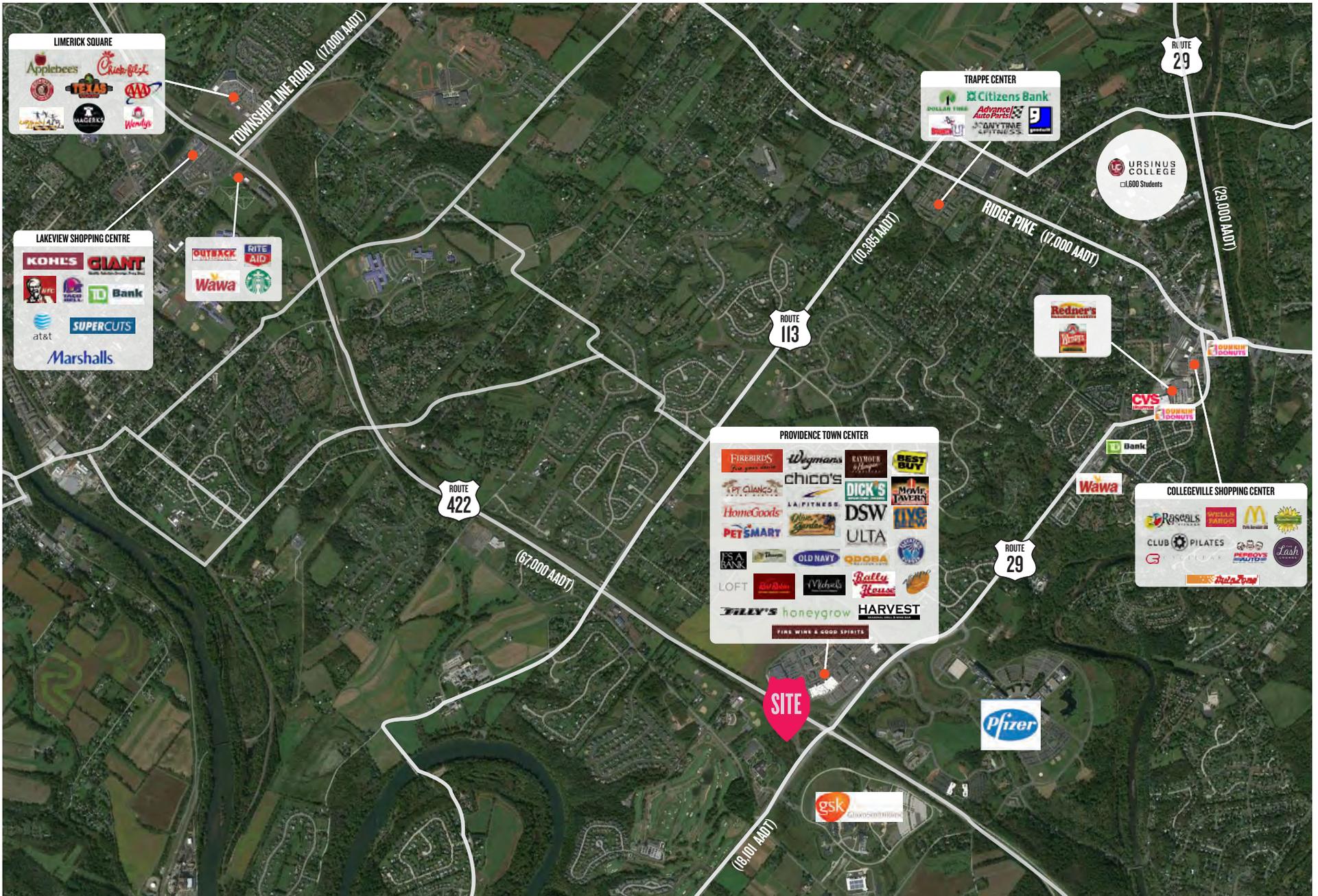
18,101 AADT

Wegmans

AERIAL



MARKET AERIAL



CONCEPT SITE PLAN



- AT LEASE
- SIGNED LOI
- NEG. LOI
- SIGNED LEASE

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

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