

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

3 mi 51,871

5 mi 129,596

7 mi 226,897

10 mi 442,329

EST. EMPLOYEES

3 mi 17,332

5 mi 45,063

7 mi 141,981

10 mi 264,911

EST. AVERAGE HH INCOME

3 mi \$176,200

5 mi \$160,360

7 mi \$158,958

10 mi \$169,460

EST. HOUSEHOLDS

3 mi 18,556

5 mi 50,644

7 mi 88,916

10 mi 171,305

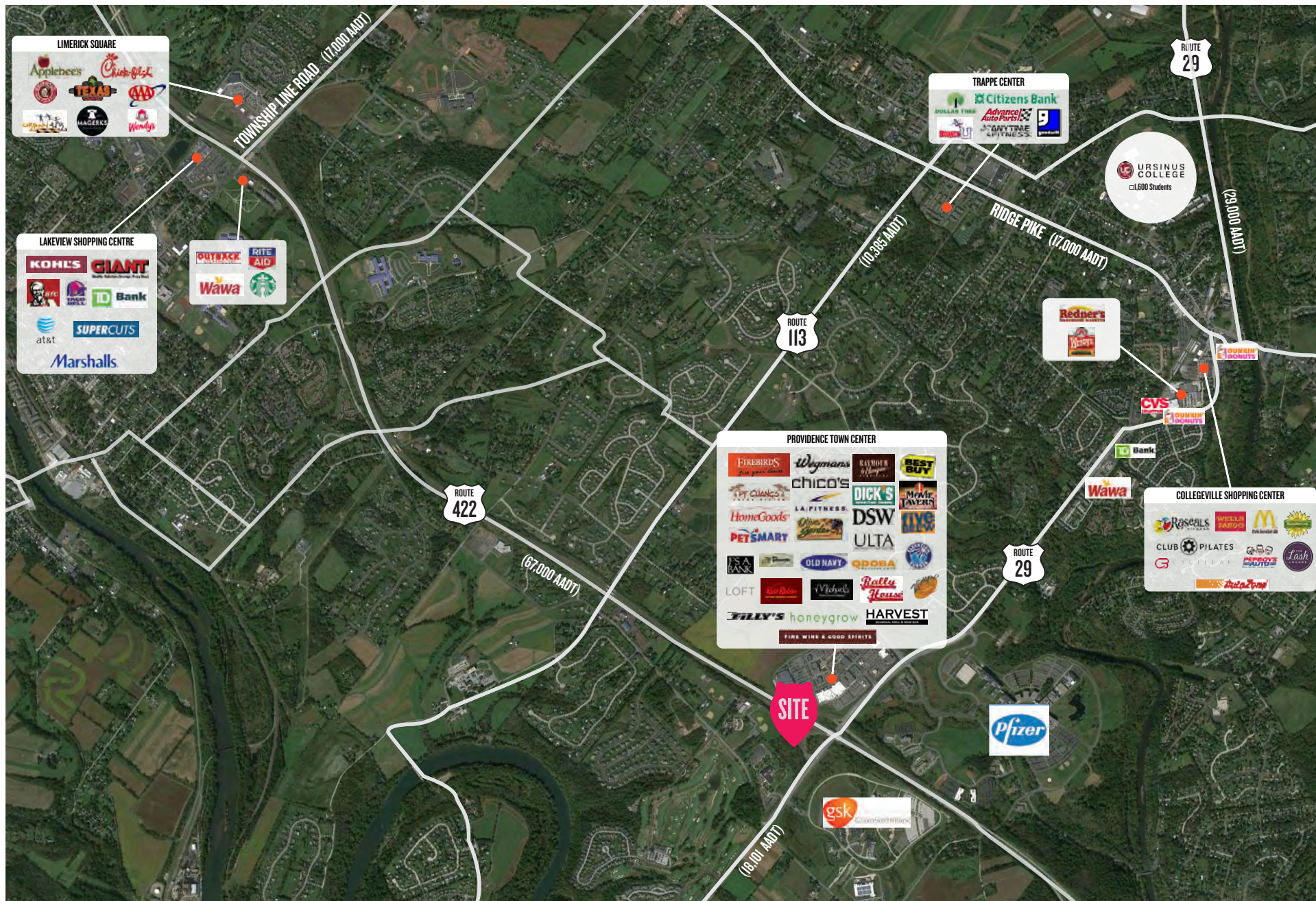
ZOOMED AERIAL



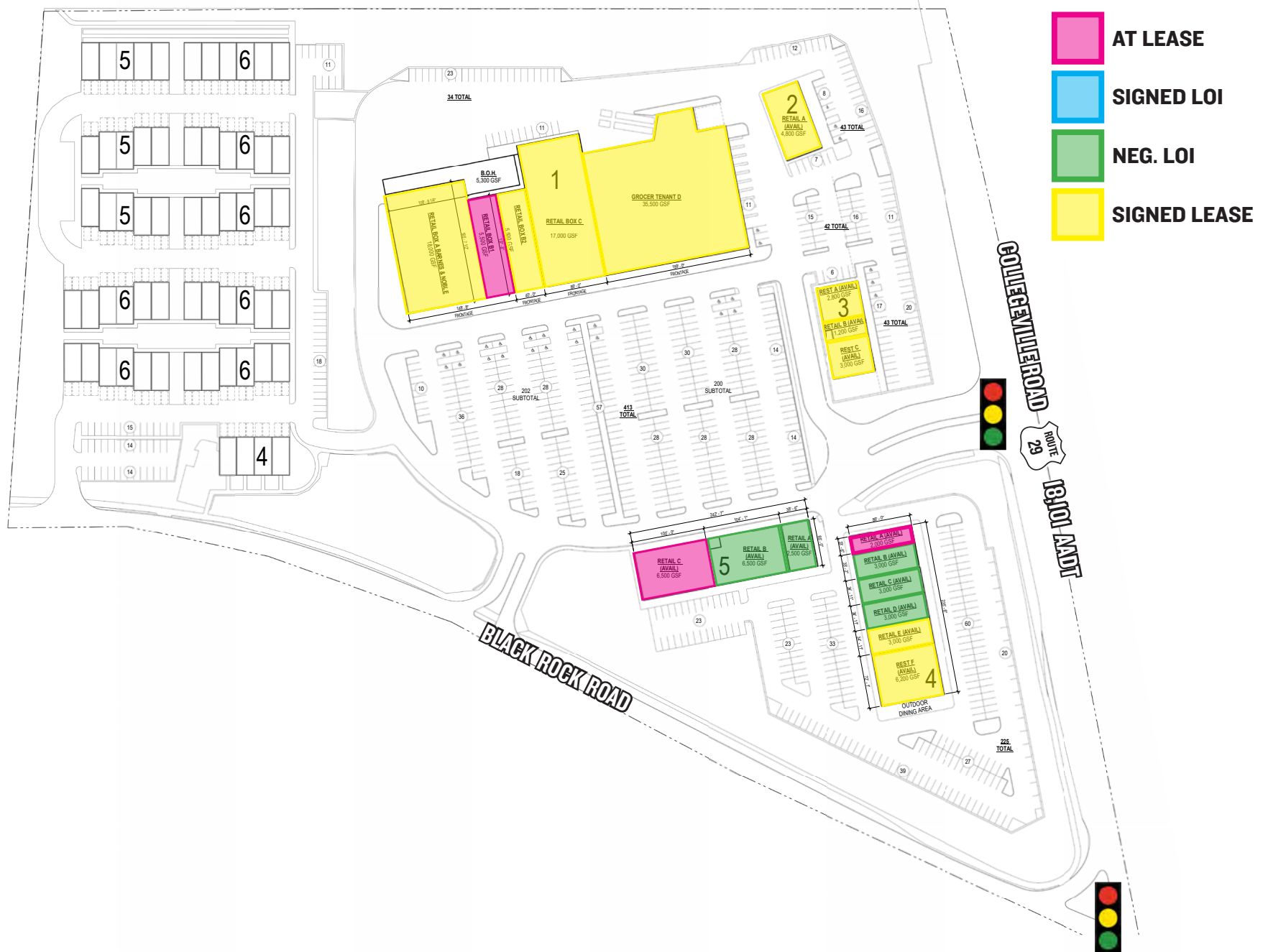
AERIAL



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





MSC

For more information:

Douglas Green
dgreen@hellomsc.com | 215.883.7400

