

# THE DISTRICT AT COLLEGEVILLE

(ROUTE 29), COLLEGEVILLE, PA

MSC

MIXED-USE, GOURMET GROCER ANCHORED,  
NEW RETAIL DEVELOPMENT







# THE DISTRICT AT COLLEGEVILLE

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

### 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



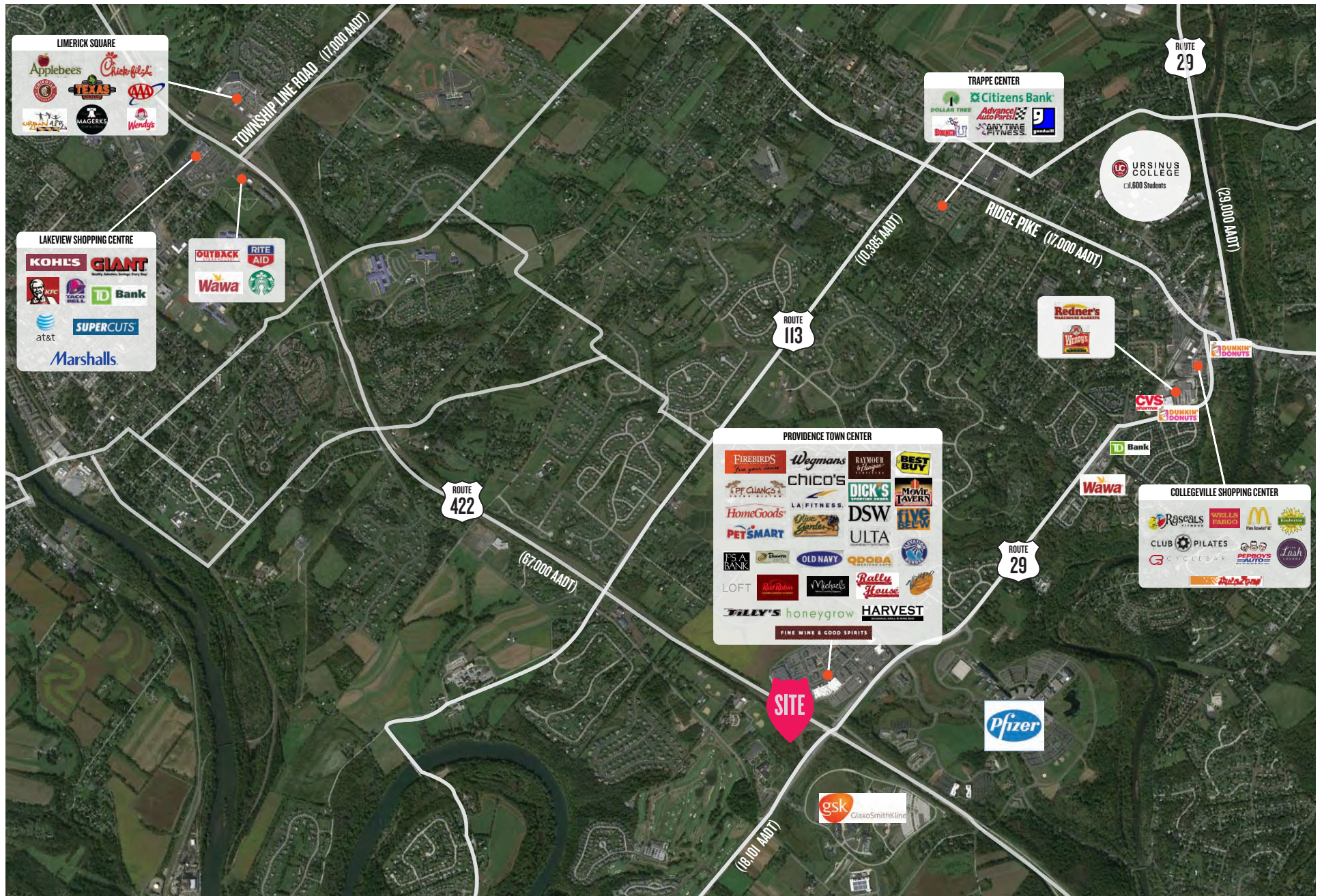


# AERIAL



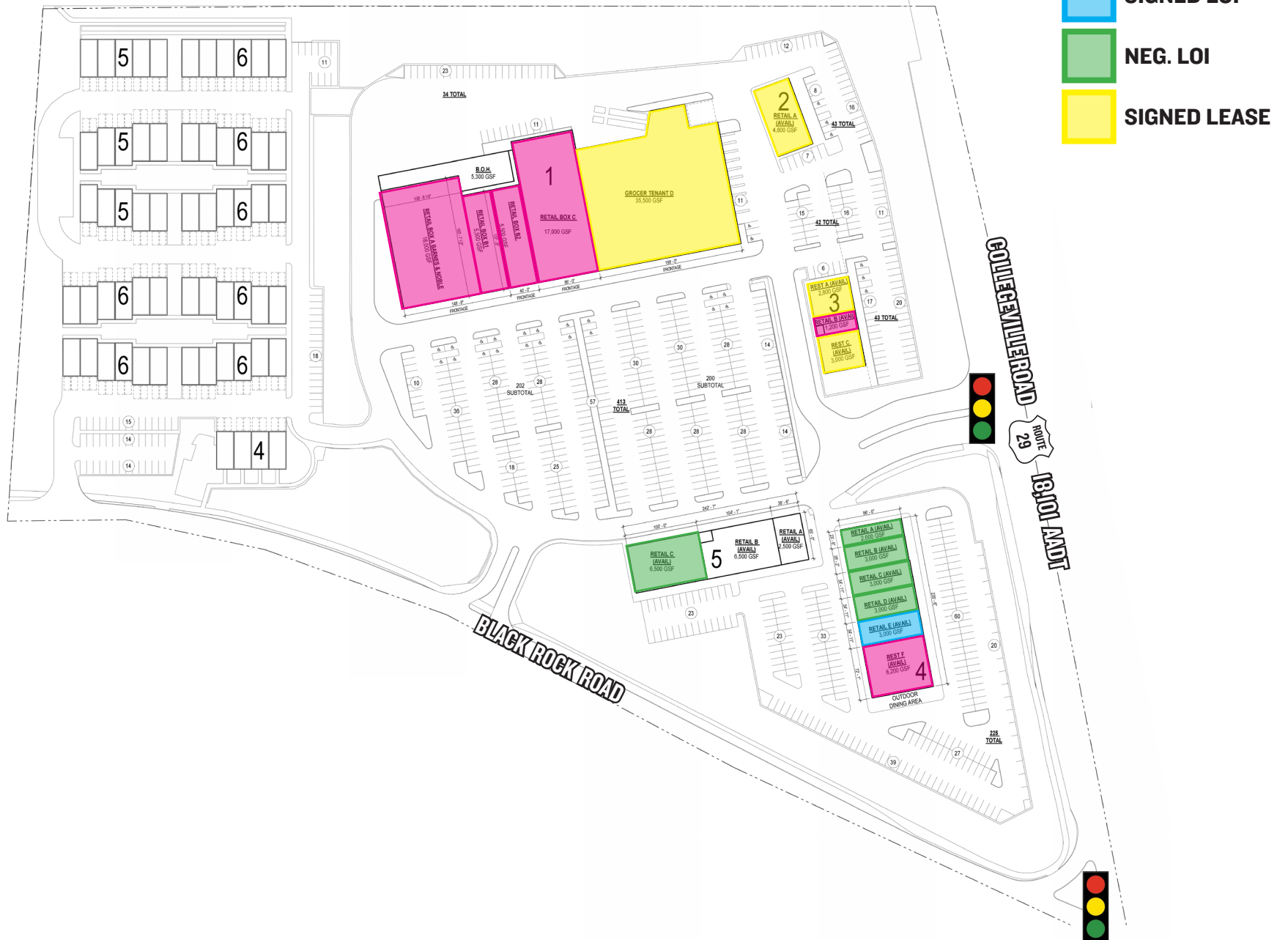


# MARKET AERIAL





# 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

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