

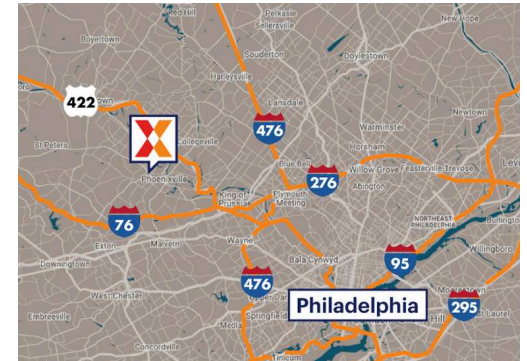


Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

SHOPPES AT VALLEY FORGE

40.135791, -75.543935
260 Schuylkill Road | Phoenixville, PA 19460

CENTER SIZE: 176,676 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	8,518	42,951	86,135
🏠	3,597	17,376	33,183
💰	\$96,501	\$101,798	\$119,711

Premier neighborhood center serving the Phoenixville market and anchored by Redner's Warehouse Market, Tuesday Morning & French Creek Outfitters

High visible retail space from 16,000+ vehicles daily on Route 23 at Township Line Rd

Store location surrounded by an affluent population with an average household income of \$101,000+ within a 3-mile radius

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
SHOPPES AT VALLEY FORGE

40.135791, -75.543935
 260 Schuylkill Road | Phoenixville, PA 19460

AVAILABLE SPACE

d	
4	5,217 SF
7	2,880 SF
12	29,525 SF

CURRENT RETAILERS

A	Redner's Warehouse Market	59,445 SF
B	Rent-A-Center	3,927 SF
Y	Wells Fargo	2,000 SF
1	H&R Block	1,391 SF
1A	GameStop	1,900 SF
2	Infinito's Pizza, Pasta & Salad Buffet	4,866 SF
3	Rent-A-Center	3,781 SF
5	Tuesday Morning	8,017 SF
06	Fit 'N Fun Gymnastics	15,558 SF
8	Pro Vu Nail Salon	1,050 SF
9	MetroPCS	1,191 SF
10	Only Results Fitness	1,191 SF
11	Staples	24,000 SF
13	Creamery Tire	9,493 SF
14	Rosie's Full Beauty Salon & Spa	1,200 SF
15	King Chef Chinese Restaurant	1,200 SF



4076 - 02.13.25