

# Shoppes at Valley Forge

Chester County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 176,676 Sq Ft

260 Schuylkill Road | Phoenixville, PA 19460

401356, -75.5437



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 9,596     | 46,162    | 92,013    |
| Daytime Pop. | 9,557     | 38,646    | 83,831    |
| Households   | 4,246     | 19,400    | 36,405    |
| Income       | \$150,425 | \$151,446 | \$176,027 |

Source: Synergos Technologies, Inc. 2024

- Redner’s Warehouse Market anchored center with a strong national retailer lineup including Ross Dress For Less, Five Below and Rent-A-Center
- Surrounded by an affluent and well-educated population with an average household income of \$151K+ and 54% college educated within a 3-mile radius
- Close proximity to the 144-bed Phoenixville Hospital
- High visibility from 17K+ VPD on Schuylkill Rd (Kalibrate, 2025)



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## Available Spaces

1A 1,900 Sq Ft 360° OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|    |                                |        |
|----|--------------------------------|--------|
| 1  | H&R Block                      | 1,391  |
| 2  | iSmash                         | 4,866  |
| 3  | Rent-A-Center                  | 3,781  |
| 4  | Seamless Sewing Arts           | 3,967  |
| 5  | Five Below                     | 9,267  |
| 6  | Aerials Fit 'N' Fun Gymnastics | 14,402 |
| 7  | Brazil 2 Go                    | 2,880  |
| 8  | Pro Vu Nail Salon              | 1,050  |
| 9  | Metro by T-Mobile              | 1,191  |
| 10 | Pilão Brazilian Eatery         | 1,191  |
| 11 | Ross Dress for Less            | 24,000 |
| 12 | Ocean State Job Lot            | 29,525 |
| 13 | Creamery Tire                  | 9,493  |
| 14 | Rosie's Full Beauty Salon & Sp | 1,200  |
| 15 | King Chef Chinese Restaurant   | 1,200  |
| A  | Redner's Markets               | 59,445 |
| B  | Rent-A-Center                  | 3,927  |
| Y  | Wells Fargo                    | 2,000  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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