

Shoppes at Valley Forge

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

260 Schuylkill Road | Phoenixville, PA 19460

40.1356, -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° 12 29,525 Sq Ft 360°

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 |
| 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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