

# The Shoppes at Concord

**NOW LEASING**  
158,000 CENTER • JOIN GIANT AND CLUB FITNESS



Route 202 and Ridge Road, Concord, PA



**TYLER ARSENAULT**  
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[tarsenault@retailsites.net](mailto:tarsenault@retailsites.net)

**ROBERT HILL**  
O: (856) 778-4900 | C: (856) 275-9366  
[rmhill@retailsites.net](mailto:rmhill@retailsites.net)



## Property Highlights

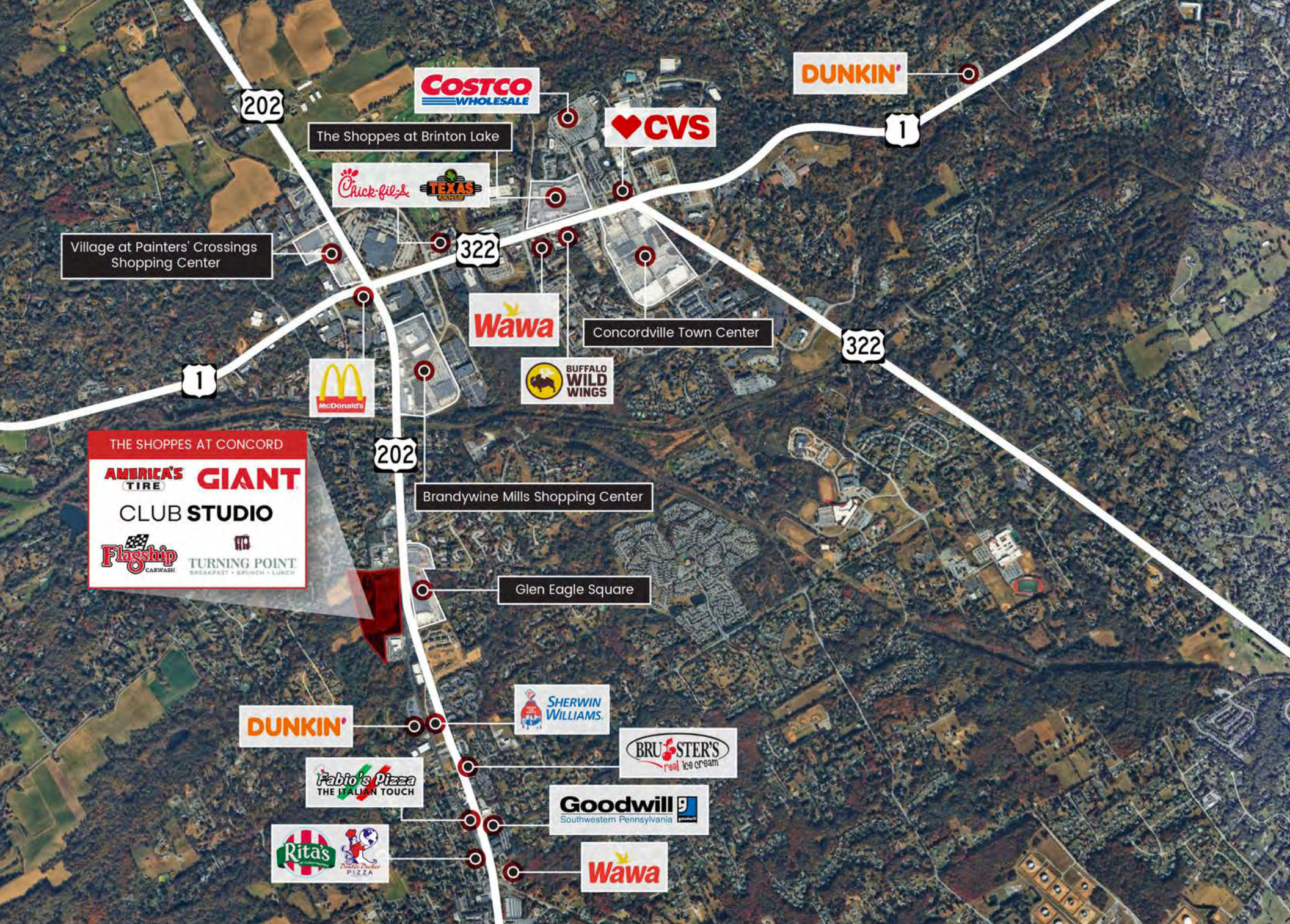
- A proposed 158,091 Sf shopping Center anchored by Giant Foods and Club Studio featuring retailers such as Turning Point, America's Tire, Flagship Car Wash, along with additional retail, restaurant, and service users.
- Currently 68% leased. Construction Start projected for Q4 2026
- New left-hand turn at a new traffic signal from northbound Route 202 into the site. Additional widening and improvements to Ridge Road.

## Description

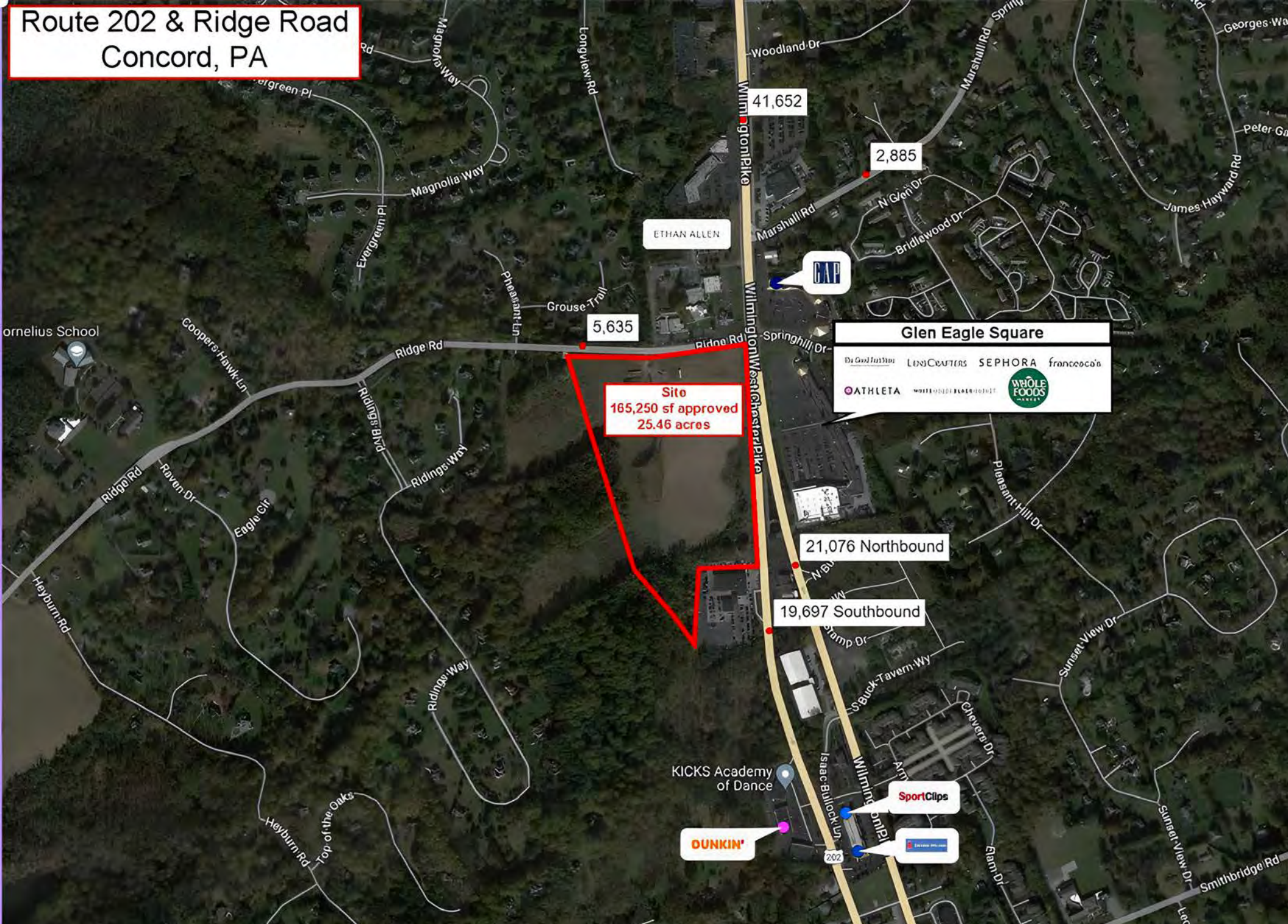
- Available for Lease: Inline, Endcap, and Pad Sites with Drive Throughs available.
- Traffic Counts:
  - 40,000 ADT on Route 202
  - 5,635 ADT on Ridge Road
- New Outdoor dining and community gathering locations:
  - The Community Patio- A vibrant 60-ft shared open space separates GIANT and Club Studio connecting seamlessly.
  - The Lawn- an outdoor gathering area adjacent to outdoor dining

[VIEW DRONE VIDEO](#) →





# Route 202 & Ridge Road Concord, PA





### REVISIONS

[illegible]

NOT APPROVED FOR  
CONSTRUCTION

PROJECT NO. RAJ2510  
DRAWN BY: CMC/STW  
CHECKED BY: STW  
DATE: 08/03/00  
EAG ID: 08/03/00

PROJECT: **PRELIMINARY  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR  
**CONCORD  
ACQUISITION  
LLC**  
PROPOSED DEVELOPMENT  
"THE SHOPPES AT CONCORD"  
WILMINGTON-WEST CHESTER  
AND RIDGE ROAD  
GLEN MILLS, PA 19342  
CONCORD TOWNSHIP  
DELAWARE COUNTY

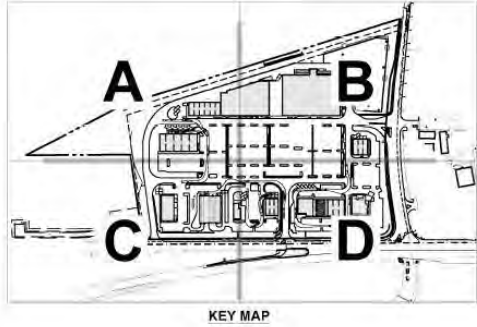
**BOHLER**  
1650 MANOR DRIVE, SUITE 2  
CHALFONT, PA 19914  
Phone: (717) 906-9700  
Fax: (717) 906-6700  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**E.A. BRITZ**

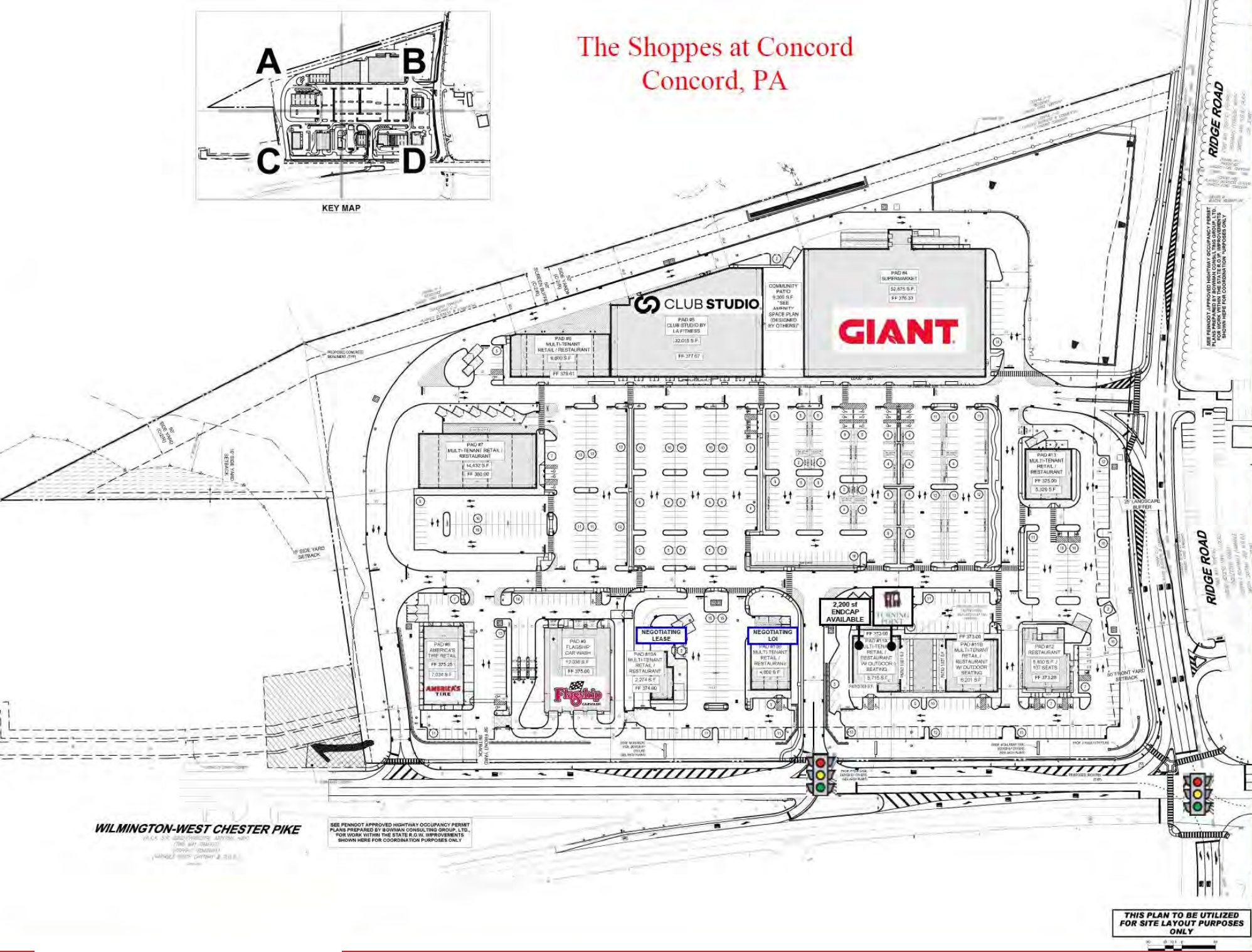
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. PE004620

### OVERALL SITE PLAN

SHEET NUMBER:  
**X-301**



# The Shoppes at Concord Concord, PA



BOHLER  
SITE CIVIL AND LANDSCAPE ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN

| REV | DATE       | COMMENT          |
|-----|------------|------------------|
| 1   | 10/20/2023 | GENERAL REVISION |
| 2   | 10/20/2023 | GENERAL REVISION |

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 230001  
SHEET NO.: 01  
DATE: 10/20/2023  
DRAWN BY: JAC  
CHECKED BY: JAC

PRELIMINARY FINAL LAND DEVELOPMENT PLANS FOR CONCORD ACQUISITION LLC

PROPOSED DEVELOPMENT: THE SHOPPES AT CONCORD

1900 MANOR DRIVE, SUITE 100, CHALFONTE, PA 18811  
PHONE: (717) 855-9110  
FAX: (717) 855-9110  
WWW.BOHLENGRUPP.COM

E.A. BRITZ ENGINEERS, INC.  
PROJECT ENGINEER  
FOUNDER / PRINCIPAL

OVERALL SITE PLAN

SHEET NUMBER: C-301







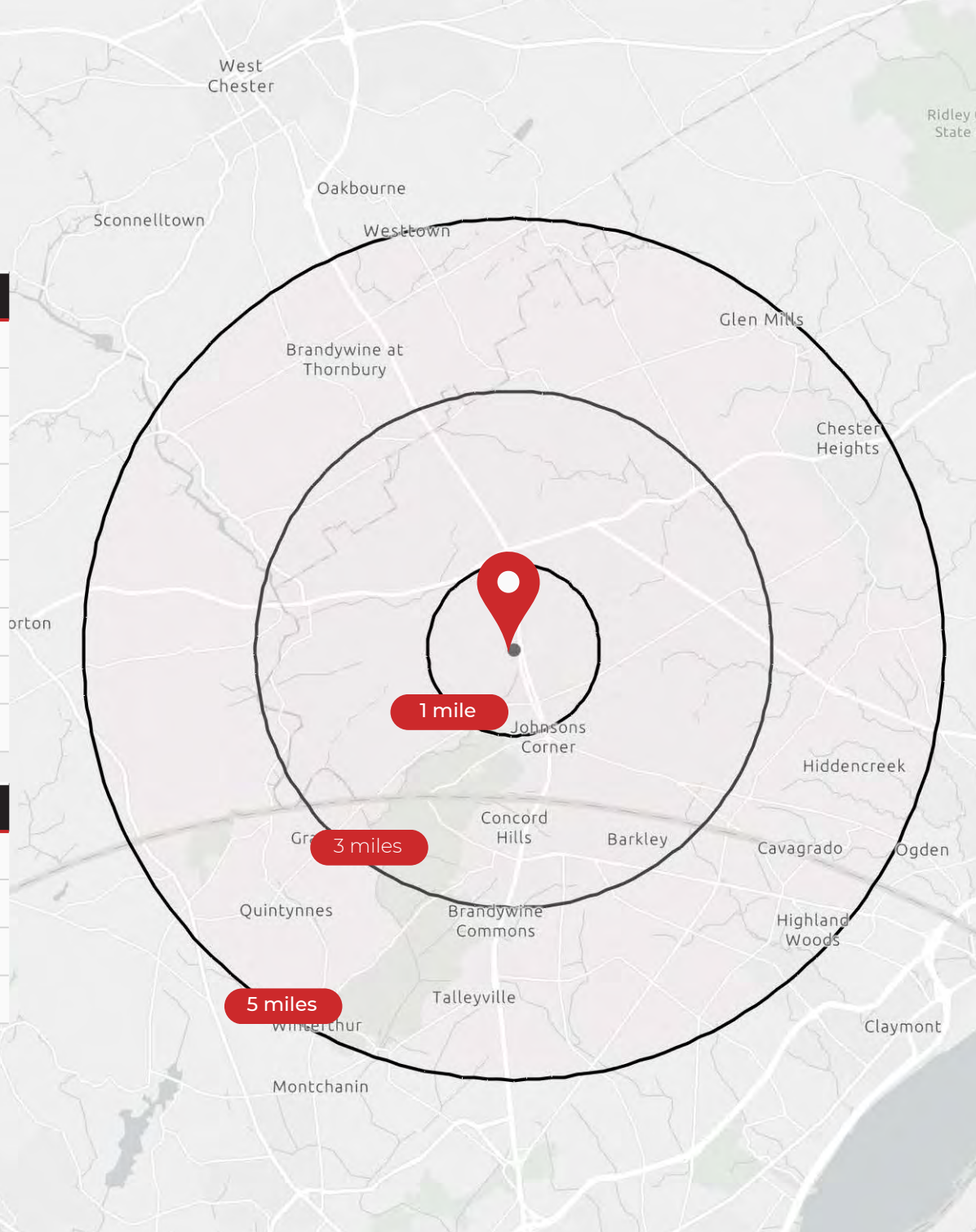




# Demographics

| 2024 Summary                  | 3 miles   | 5 miles   |
|-------------------------------|-----------|-----------|
| Population                    | 28,659    | 89,595    |
| Households                    | 11,425    | 34,491    |
| Families                      | 6,772     | 20,442    |
| Average Household Size        | 2.47      | 2.51      |
| Owner Occupied Housing Units  | 8,481     | 28,023    |
| Renter Occupied Housing Units | 2,944     | 6,468     |
| Median Age                    | 48.0      | 46.5      |
| Median Household Income       | \$159,563 | \$145,438 |
| Average Household Income      | \$209,846 | \$193,728 |

| 2029 Summary             | 3 miles   | 5 miles   |
|--------------------------|-----------|-----------|
| Population               | 29,521    | 91,425    |
| Households               | 11,823    | 35,426    |
| Median Household Income  | \$162,900 | \$149,427 |
| Average Household Income | \$218,185 | \$202,761 |





## RETAIL SITES, LLC

101 W Main Street, Suite 100,

Moorestown, NJ 08057

O: (856) 778-4900

retailsites.net

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