

The Shoppes at Concord

NOW LEASING

158,000 SF SHOPPING CENTER • JOIN GIANT AND CLUB STUDIO



Route 202 and Ridge Road, Concord, PA



TYLER ARSENAULT

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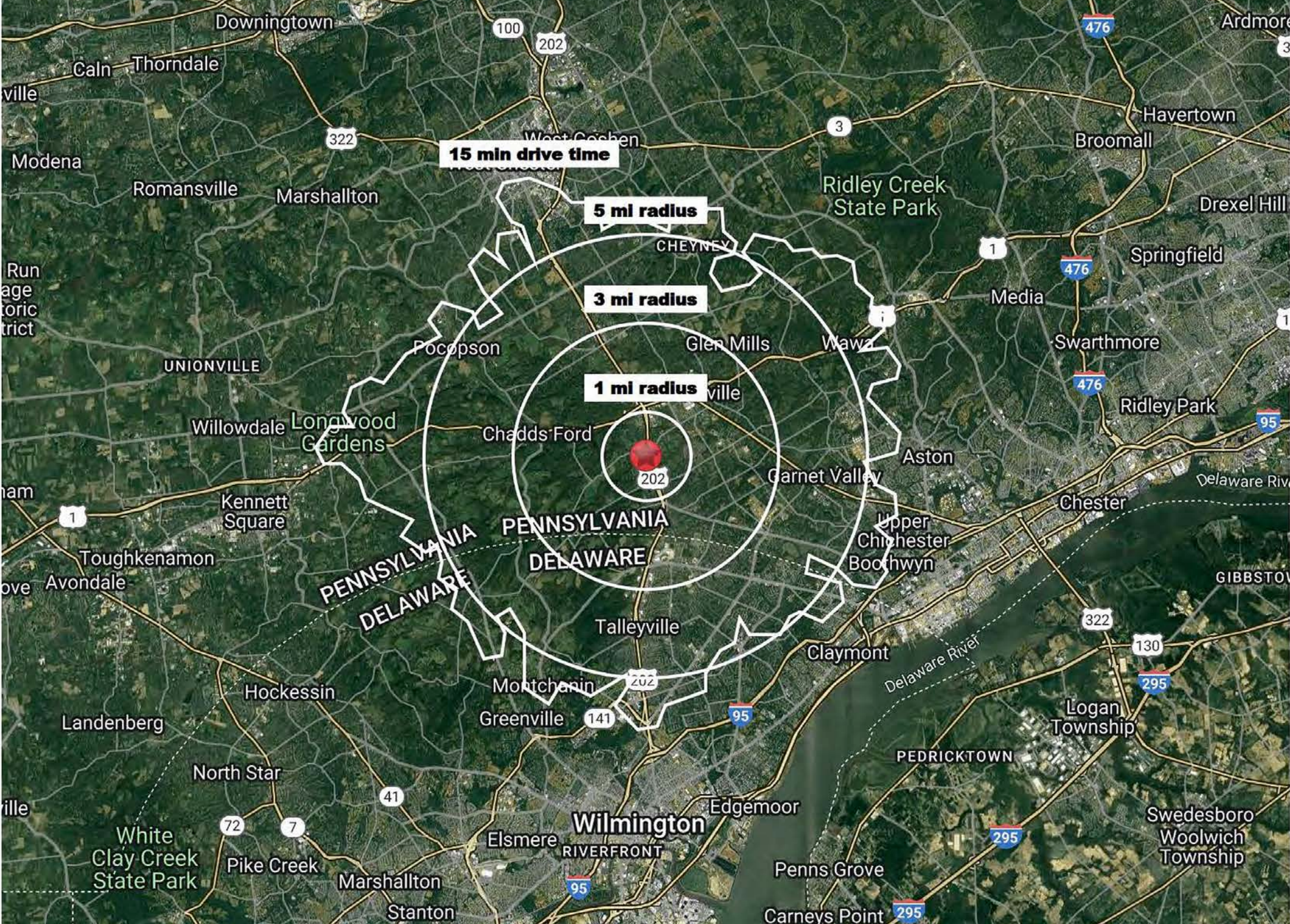
Property Highlights

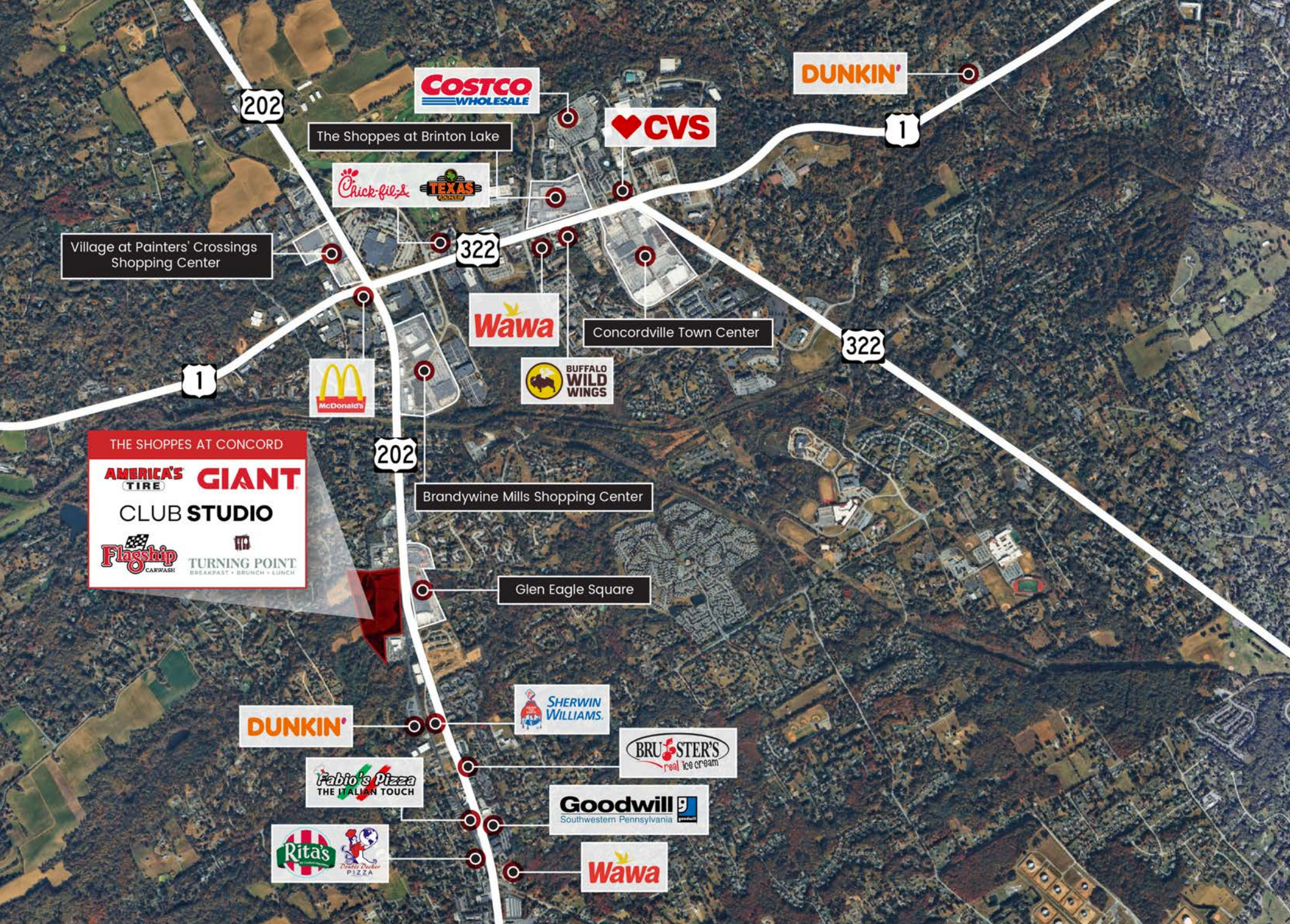
- A proposed 158,091 Sf shopping Center anchored by Giant Foods and Club Studio featuring retailers such as Turning Point, America's Tire, Flagship Car Wash, along with additional retail, restaurant, and service users.
- Currently 68% leased. Construction Start projected for Q4 2026
- New left-hand turn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

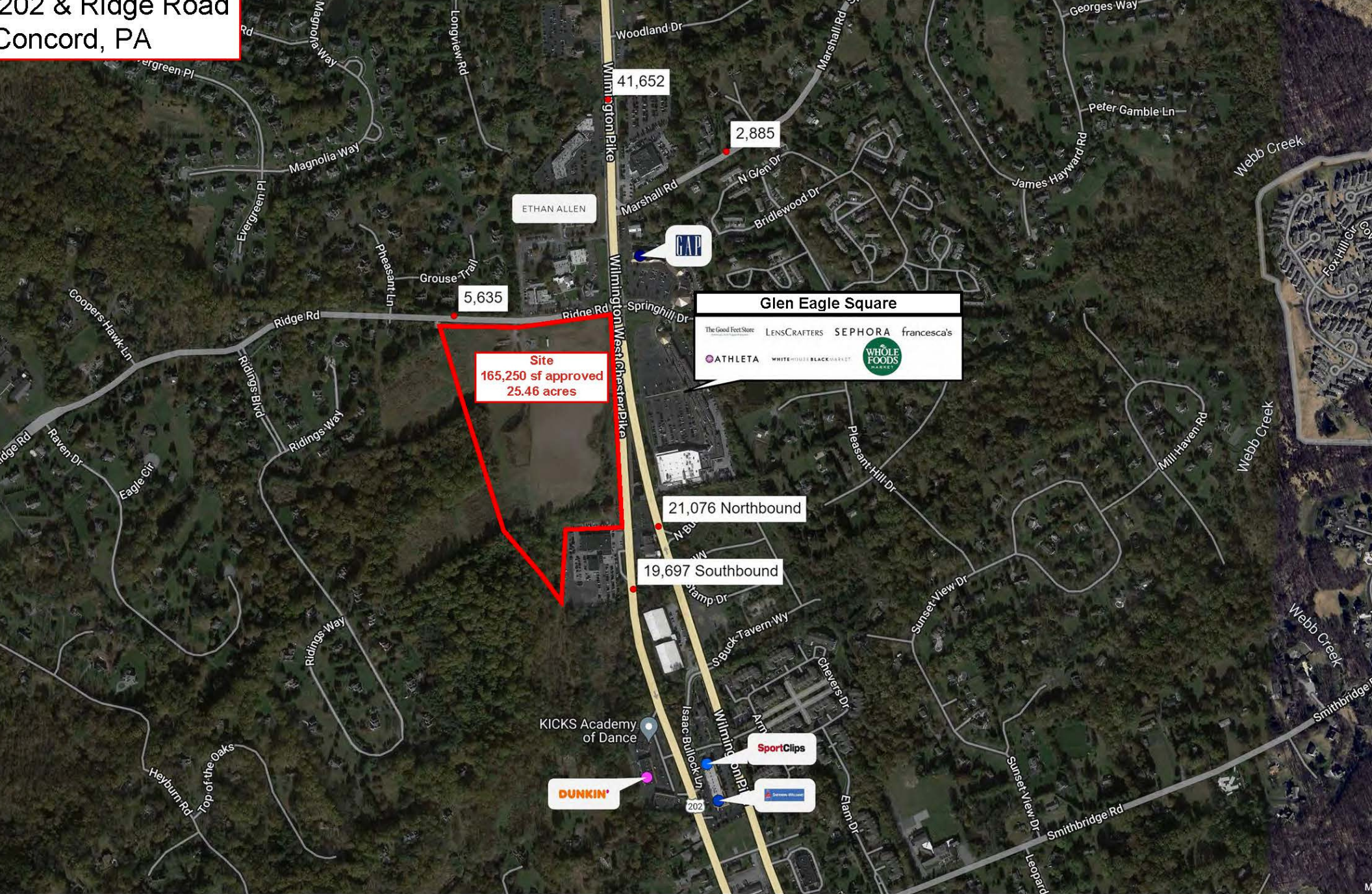
Description

- 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](#) →







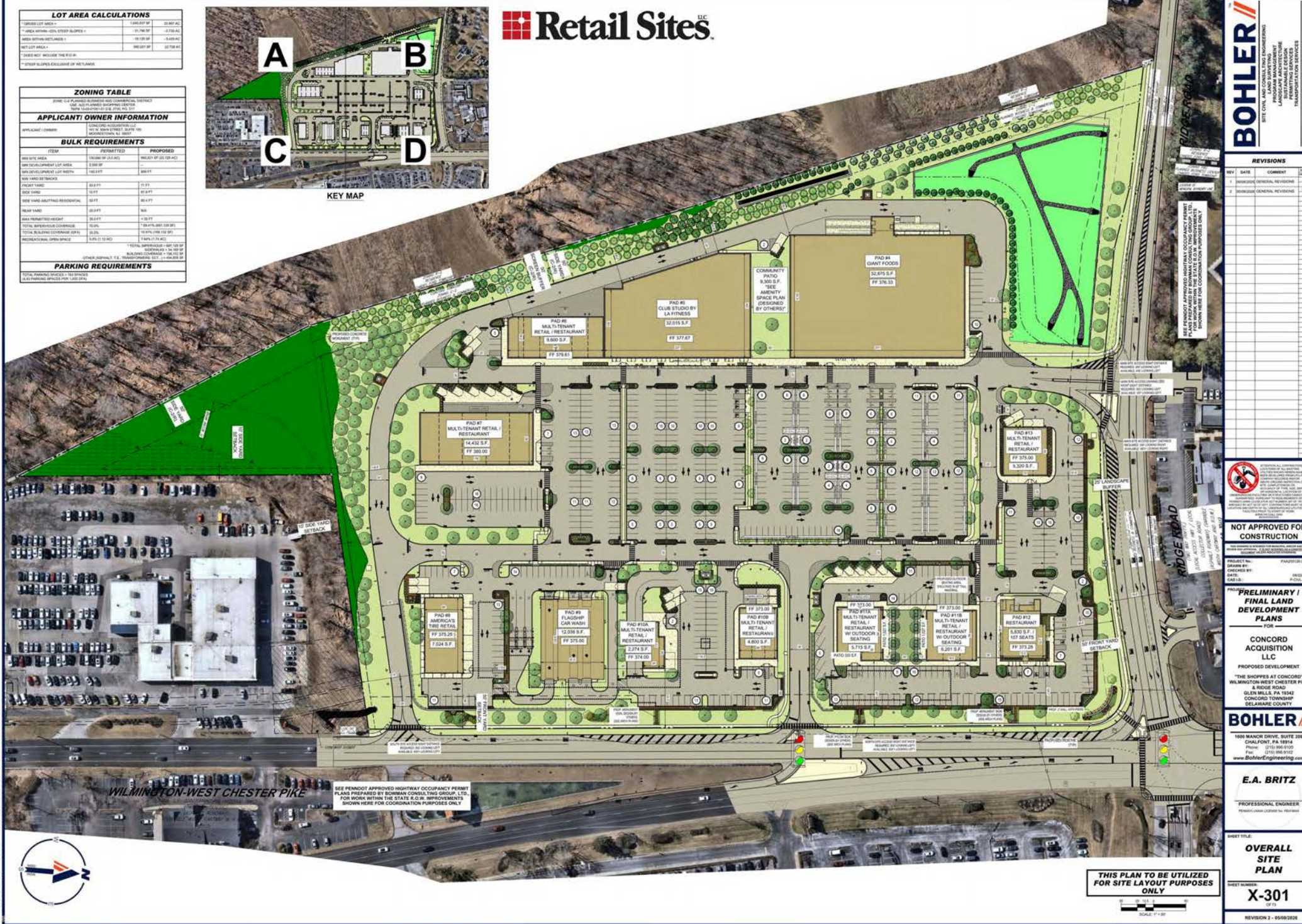
July 2024

LOT AREA CALCULATIONS			
1. LOT AREA	1,000.00 SF	22.96 AC	
2. LOT AREA	1,000.00 SF	22.96 AC	
3. LOT AREA	1,000.00 SF	22.96 AC	
4. LOT AREA	1,000.00 SF	22.96 AC	
5. LOT AREA	1,000.00 SF	22.96 AC	
6. LOT AREA	1,000.00 SF	22.96 AC	
7. LOT AREA	1,000.00 SF	22.96 AC	
8. LOT AREA	1,000.00 SF	22.96 AC	
9. LOT AREA	1,000.00 SF	22.96 AC	
10. LOT AREA	1,000.00 SF	22.96 AC	

ZONING TABLE			
APPLICANT/OWNER INFORMATION			
BULK REQUIREMENTS			
PARKING REQUIREMENTS			



KEY MAP



REVISIONS		
REV	DATE	COMMENT
1		
2		

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOR CONCORD ACQUISITION LLC



E.A. BRITZ

OVERALL SITE PLAN

X-301



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY









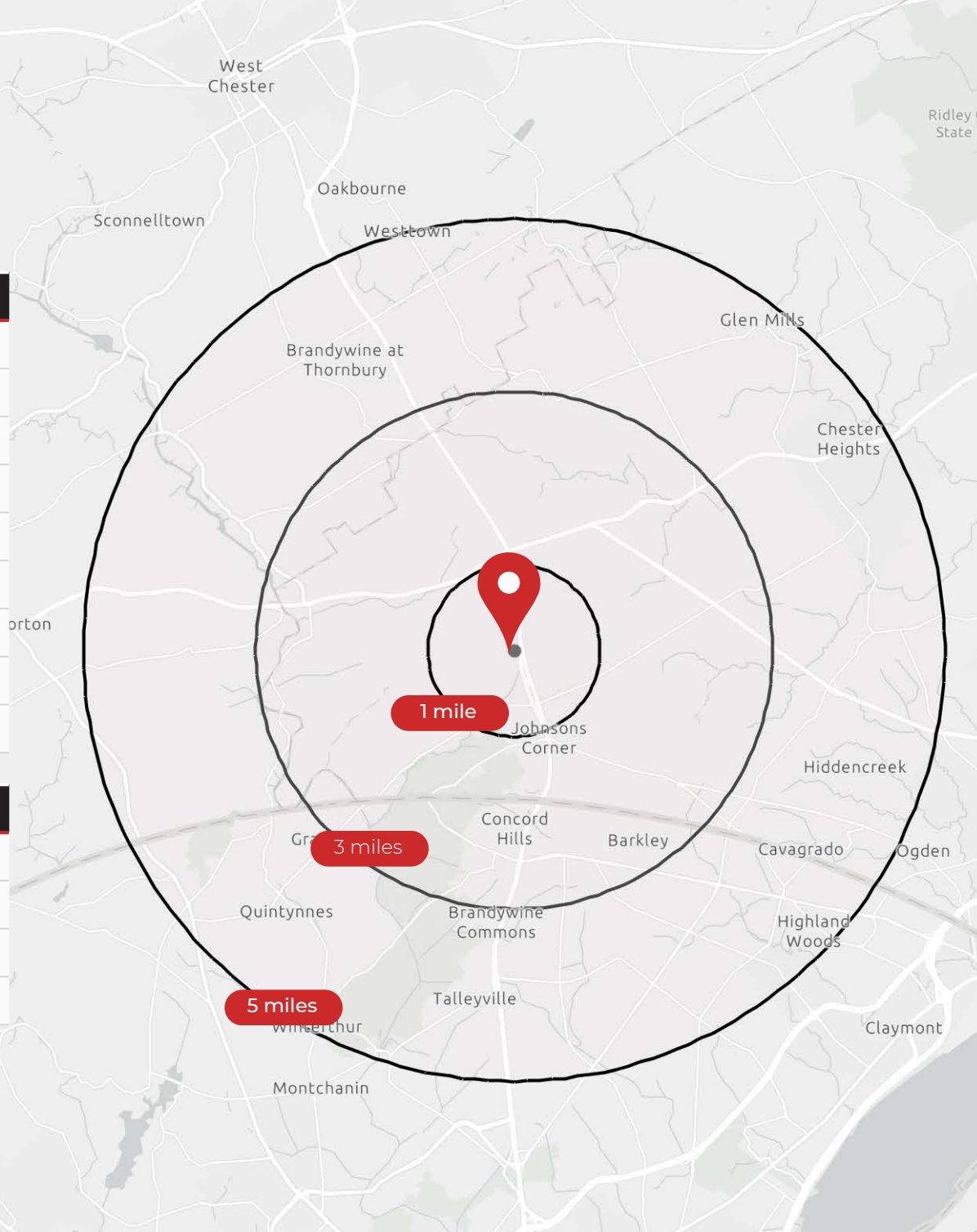




Demographics

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

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