 26,886 AADT

2500 W. Moreland Road

Willow Grove, PA 19090

71,750 SF for Sale/Lease

Mark Anderson
Senior Vice President | Pittsburgh
Retail Brokerage
+1 412 515 8521
mark.anderson@colliers.com

Todd Sussman
Senior Managing Director | Philadelphia
Retail Brokerage
+1 215 928 7575
todd.sussman@colliers.com

Jonathan Levinson
Senior Associate | Pittsburgh
Retail Brokerage
+1 412 515 8545
jonathan.levinson@colliers.com





Property Features:

- **71,750 SF** in 161,685 SF anchor box
- **6.91 AC**
- Nearby Baltimore Pike annual average daily traffic **over 26,000**
- RetailStat estimates **6.8 million visits** in 2023
- **Fantastic** local demographics
- Nearby tenants include **Macy's, Primark, Bloomingdales, Nordstrom Rack,** and **Planet Fitness**

7-Mile Radius Demographics



Number of Households

230,810



Avg. HH Income

\$119,384



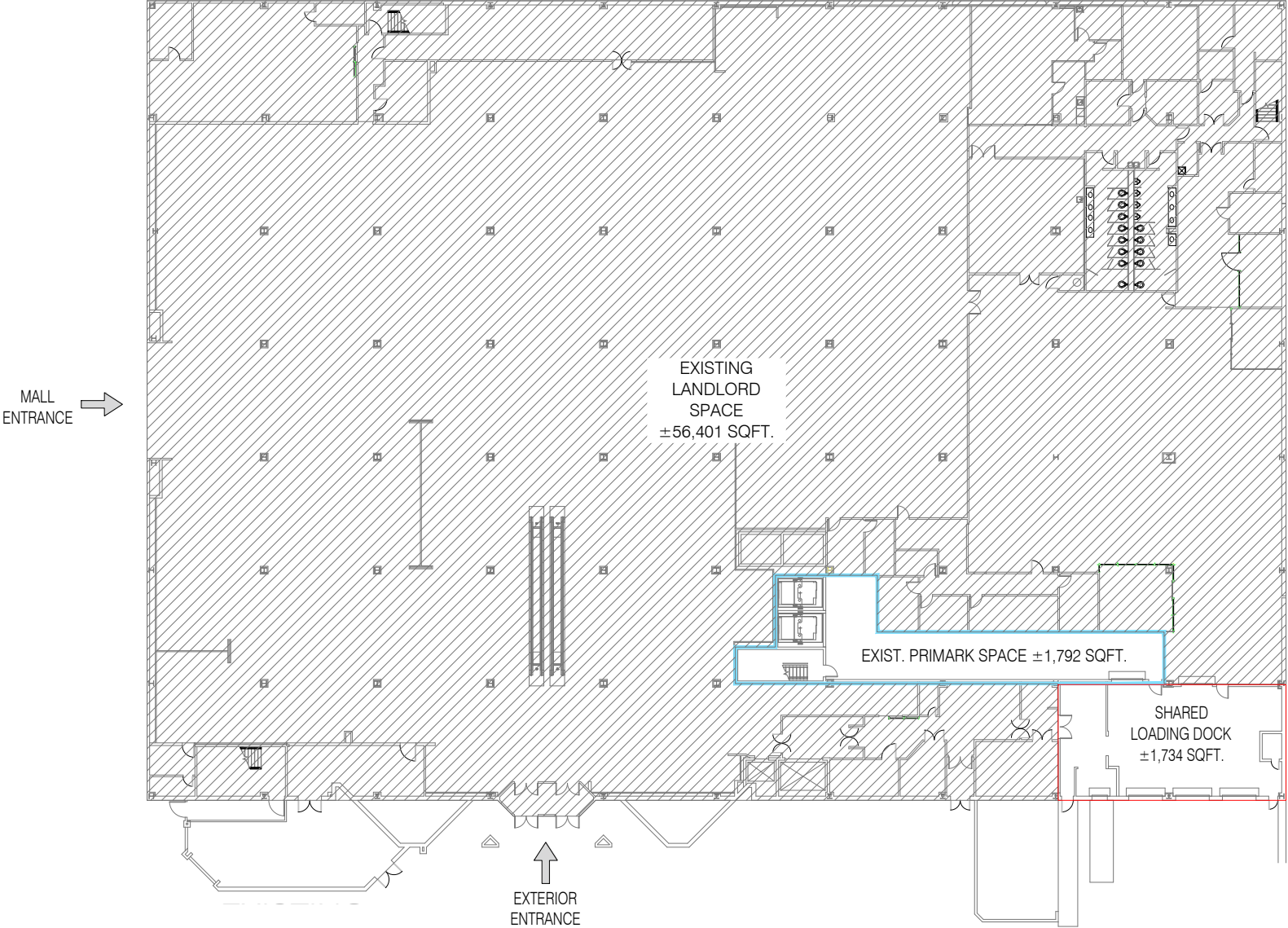
Population

582,632

Property Photos



Floor Plan



Existing
Level 1 Plan

Retail Map

NORDSTROM
rack

at home
The Home Décor Superstore

RT
63

★ macys

DICK'S
SPORTING GOODS

26,886 ADT

KFC

bløomingdales

Citizens Bank

planet
fitness

CHIPOTLE
MEXICAN GRILL

OLD NAVY

ALDI

MIZUMI

five BELW

TOP POT
HOT POT & KIMBO

KeyBank

Marshalls

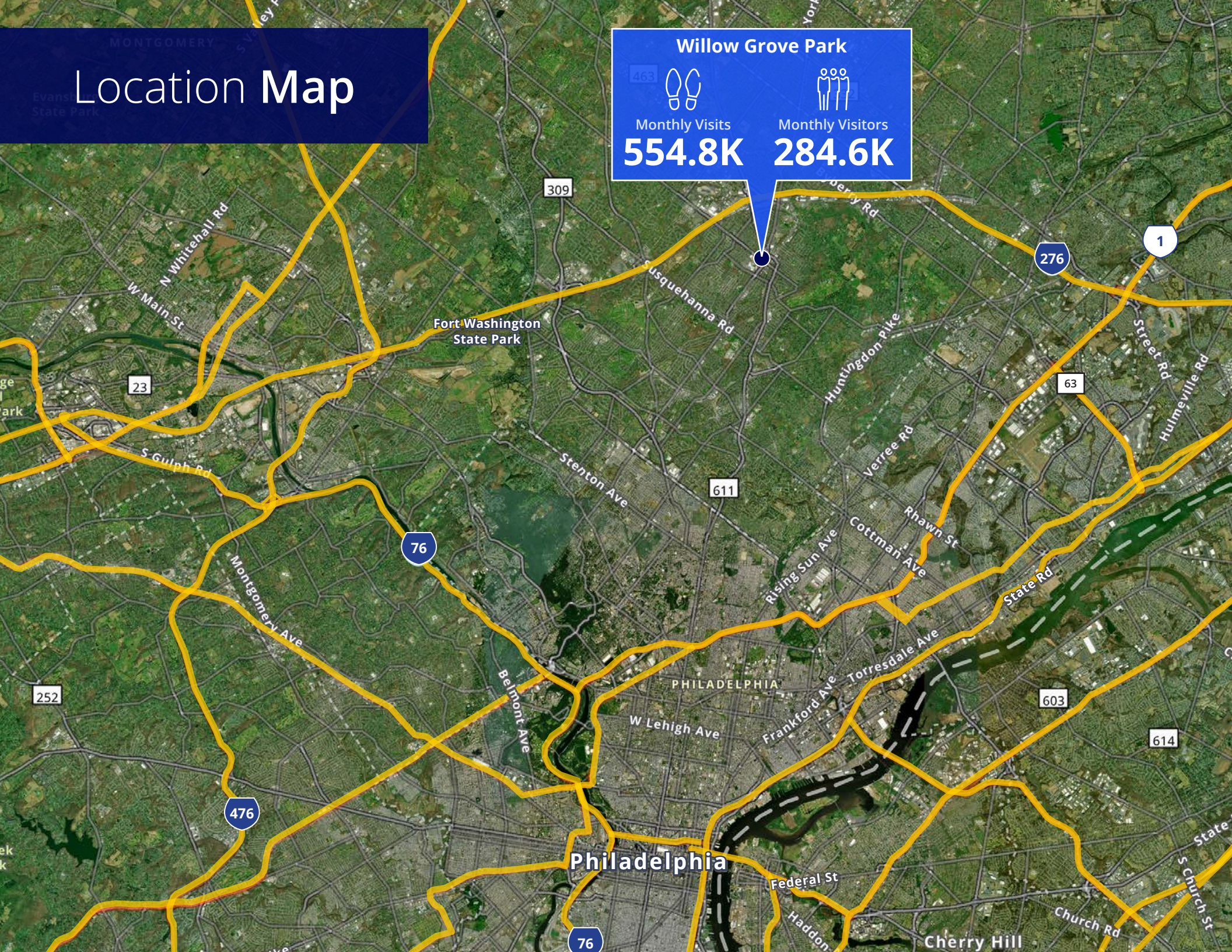
BURGER
KING

Location Map

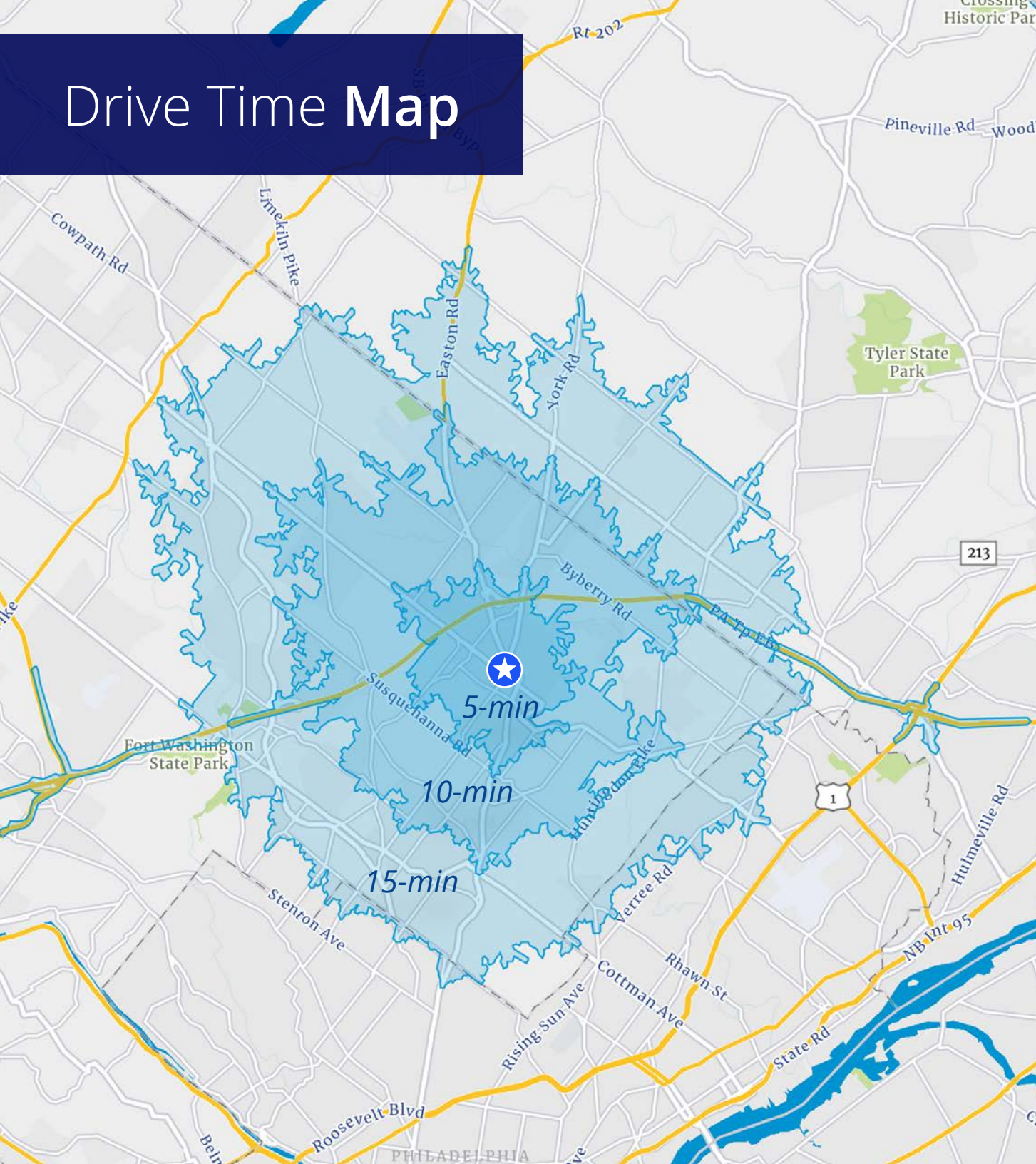
Willow Grove Park

463  Monthly Visits **554.8K**

 Monthly Visitors **284.6K**



Drive Time Map



Willow Grove, PA

Willow Grove, PA, situated in Montgomery County, is renowned for its robust retail environment, anchored by the expansive Willow Grove Park Mall. This mall is a retail paradise, featuring a wide range of stores from high-end brands to popular chains, alongside diverse dining options. The area around the mall pulses with additional shopping and service businesses, making Willow Grove a comprehensive retail hub. Its accessibility and variety draw shoppers from across the region, solidifying its status as a key destination for retail and entertainment.

Downtown Philadelphia
40-minute drive

King of Prussia Mall
25-minute drive

Temple University
40-minute drive



Property Information

2500 W. Moreland Road

The property is a 161,685 three story retail building attached to the The Willow Grove Mall in Willow Grove PA, approximately 40 min (14 mile) drive to downtown Philadelphia. Part of the property is currently leased to Primark. The Willow Grove Park Mall in Willow Grove, Pennsylvania, opened in 1982 on the historic site of an amusement park. Over the years, it has seen significant changes, including the addition of major retailers like Macy's in 2001 and the introduction of new anchors such as Primark and a Tilted 10 entertainment center, adapting to the evolving retail environment.

Address	2500 W. Moreland Road
City, State	Willow Grove, PA
County	Montgomery
Co-Tenants	Nordstrom Rack, Macy's, Bloomingdales
Building SF	161,685 SF
# of Stories	3
Year Built	1982

Tax Parcel #	300014236809 (owned)
Zoning	BC - Business Center
Intended Use	Retail
Opportunity Zone	No
Acres	6.91 AC
Premises Type	Anchor
Type of Construction	Masonry

Contact Us:



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