

Big-Box Retail Report

Philadelphia Region



Spring 2026



Market Recap

The Greater Philadelphia big-box retail market continued to stabilize through the end of 2025 and into 2026, following the spike in supply created by widespread retailer bankruptcies in recent years. Total available inventory declined to approximately 4.9 million square feet (sq. ft.) across 59 spaces, down from a post-pandemic peak of 7.1 million sq. ft., as tenants steadily absorbed second-generation space.

This improvement reflects both the velocity of backfill activity and the continued depth of tenant demand, particularly among grocery, value-oriented general merchandise retailers, and experiential users. Landlords became more proactive in repositioning space through subdivision and redevelopment strategies in order to fill vacancies created in recent years.

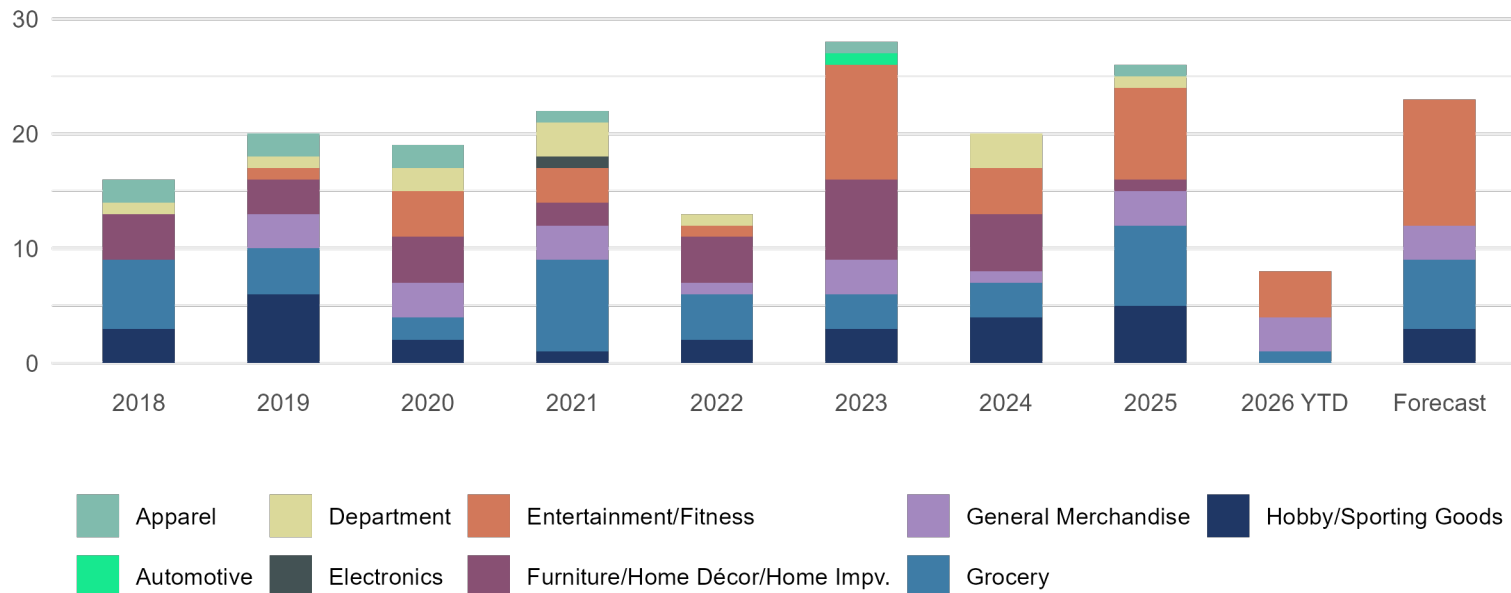
New development remained a critical component of market dynamics, with half a million sq. ft. delivered in 2025 and another 500,000 sq. ft. in the pipeline. As a result, the market has transitioned to a more balanced and increasingly competitive environment.

Leasing Trends

Leasing activity persisted through late 2025 and into 2026, driven primarily by experiential, fitness, grocery, and off-price general merchandise retailers, which continued to shape the big-box landscape. Major openings in the second half of 2025 included a Target in West Chester, ShopRite in Clementon, and a 151,000-sq.-ft. Costco in Mechanicsburg. A wave of entertainment concepts, including Netflix House, a mix of trampoline and adventure parks, and a rock-climbing gym, also added to the big-box roster. These trends continued into 2026, with roughly 360,000 sq. ft. of openings already in the books, including tenants such as Crunch Fitness, Ace Pickleball Club, and two new-to-market Red White & Blue Thrift, a discount retailer that backfilled former Kmart and Big Lots locations. Adaptive reuse remained a defining trend, with landlords quickly repositioning second-generation space—often subdividing or repurposing former anchors—to accommodate a broader range of users and minimize time on market.



Big-Box Store Openings, 2018–Forecast



Big-Box Retail Availabilities

40,000+ Sq. Ft.

59

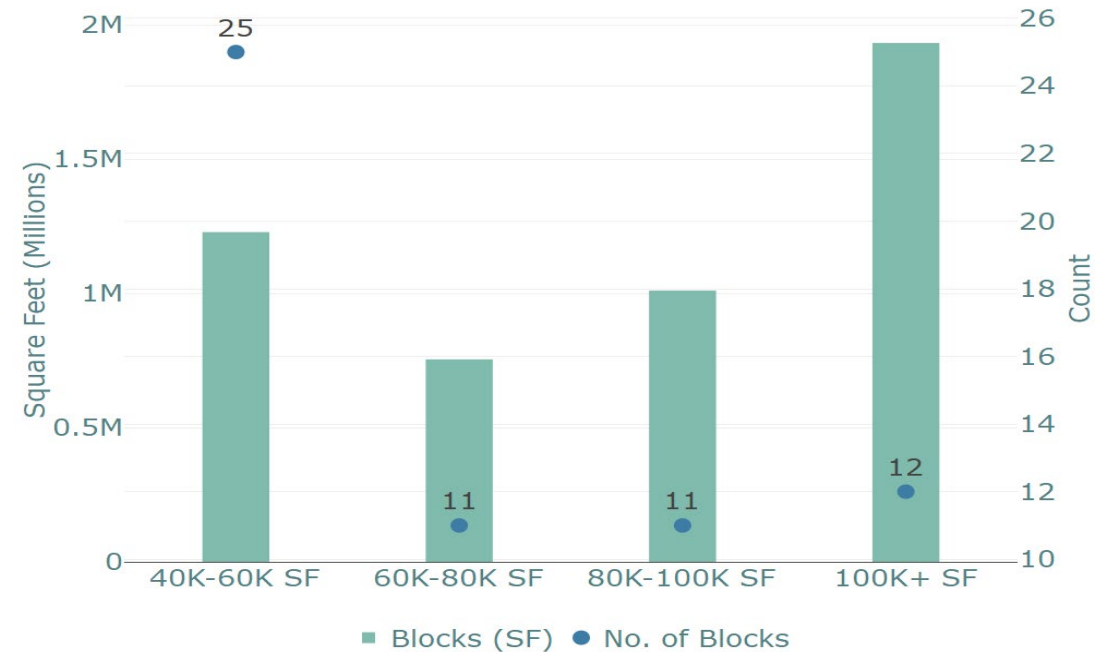
Spaces

4.9 million

Sq. Ft.

Source: CBRE Research

Available Spaces By Size



Source: CBRE Research, Spring 2026

Available big-box inventory continued to contract, declining to 4.9 million sq. ft. across 59 spaces, as second-generation space was steadily absorbed. Leasing activity remained concentrated in the 40,000–60,000-sq.-ft. range, the most liquid segment due to its flexibility for demand-driving retailers.

Larger-format boxes, particularly those exceeding 100,000 sq. ft., are becoming less common in active inventory. While some remain available, many are being subdivided or repositioned through redevelopment, often as part of broader property transformations or mixed-use conversions, essentially removing them from active inventory. As a result, the composition of available space shifted toward mid-sized formats, tightening overall supply and reflecting a structural evolution in how big-box space is utilized across the region.



Looking Ahead

The Greater Philadelphia big-box retail market is well positioned heading into the remainder of 2026, supported by a strong development pipeline and continued tenant expansion. Over half a million sq. ft. of new space is under development, including grocery-anchored centers and mixed-use projects such as Shoppes at Sadsbury and Montgomery Promenade, signaling sustained retailer confidence in the region.

At the same time, redevelopment will play an increasingly important role in shaping future supply. A number of obsolete big-box properties, particularly former department stores, are being repositioned into multi-tenant retail, experiential destinations, or integrated mixed-use developments, effectively removing them from the traditional availability pool. This trend has reshaped the inventory landscape and limited the reintroduction of large-format space to the market.

Core demand drivers are expected to remain in the spotlight, with concepts such as trampoline parks, arcades, and immersive retail continuing to expand. Despite potential risks tied to economic uncertainty, with limited high-quality space available, steady absorption trends, and ongoing redevelopment activity, the region is well-positioned to support continued absorption and stable fundamentals through 2026 and beyond.

Spring 2026 Store Openings

Period	New Tenant	City	State	Sq. Ft.	Previous Tenant
2026 YTD	Dave & Buster's	King of Prussia	PA	41,589	Saks Off Fifth
2026 YTD	Ace Pickleball Club	Wilmington	DE	40,000	Access Group
2026 YTD	Roses Discount Store	Harrisburg	PA	42,000	
2026 YTD	Fusion Gyms	Woodbury Heights	NJ	45,000	Esporta Fitness
2026 YTD	Red White & Blue Thrift	Cherry Hill	NJ	46,855	Big Lots
2026 YTD	Crunch Fitness	Chambersburg	PA	52,527	Dick's Sporting Goods
2026 YTD	Red White & Blue Thrift	Clementon	NJ	50,032	Kmart
2026 YTD	Key Food	Lebanon	PA	42,234	Save-A-Lot
Spring 2026 Total				360,237	



Future Store Openings

Projected Opening	New Tenant	City	State	Sq. Ft.	Previous Tenant
2026 H2	Lefty's Alley & Eats	Newark	DE	55,000	Kmart
2026 H2	Whole Foods	Princeton	NJ	40,000	New Construction
2026 H2	Dick's House of Sport	Cherry Hill	NJ	120,000	New Construction
2026 H2	Giant	Philadelphia	PA	50,000	Acme
2026 H2	Fun City Adventure Park	Harrisburg	PA	68,500	Bon-Ton
2026 H2	Parky's	Moorestown	NJ	100,000	Turn 7
2026 H2	Redner's Markets	Wilmington	DE	52,936	Acme
2026 H2	Replay Trampoline Park & Arcade	Cherry Hill	NJ	40,000	Oskar Huber
2026 H2	Giant	Parkesburg	PA	60,000	New Construction
2026 H2	Dunham's Sports	Pottstown	PA	88,311	Kohl's
2026 H2	Forman Mills	Whitehall	PA	43,971	Bed Bath & Beyond
2026 H2	Lululand Adventure Park	Whitehall	PA	53,287	Buy Buy Baby Michaels
2026 H2	Ocean State Job Lot	Glassboro	NJ	40,001	Adam Outlet Big Lots
2026 H2	Hobby Lobby	Allentown	PA	43,000	Christmas Tree Shops
2026 H2	Club Studio Fitness	Wynnewood	PA	48,413	Bed Bath & Beyond
2027 H1	Target	Parkesburg	PA	130,000	New Construction
2027 H1	Fusion Theaters	Upper Darby	PA	41,000	Studio Movie Grill
2027 H1	Launch Lab Sports	Camp Hill	PA	106,947	BJ's Wholesale Club



Future Store Openings Continued

Projected Opening	New Tenant	City	State	Sq. Ft.	Previous Tenant
2027 H1	Level99	King of Prussia	PA	46,000	JCPenney
2027 H1	Dick's House of Sport	King of Prussia	PA	58,065	JCPenney
2027 H1	ShopRite	Galloway	NJ	81,500	New Construction
2027 H2	Topgolf	Allentown	PA	68,000	New Construction
2027 H2	Whole Foods	Reading	PA	40,000	New Construction
Forecasted Total				1,474,931	



Available Spaces

Southeastern PA

15 Spaces | 1,462,899 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Macy's	200,000	Bucks	Bensalem
Total Liquidators	118,389	Bucks	Bristol
Sam's Club	128,820	Chester	Exton
Big Lots	43,000	Chester	Kennett Square
Dick's Sporting Goods	45,000	Chester	Pottstown
Sears	181,351	Delaware	Media
Sears	70,808	Delaware	Upper Darby
Saks Fifth Avenue	90,000	Montgomery	Bala Cynwyd
Gamburg's Furniture	52,000	Montgomery	Hatboro
Best Buy	43,405	Montgomery	King of Prussia
Sears	173,512	Montgomery	Montgomeryville
Burlington	55,000	Montgomery	Wyncote
Macy's	97,000	Philadelphia	Philadelphia (East Market)
Shoppers World	94,504	Philadelphia	Philadelphia (East Market)
National Wholesale Liquidators	70,110	Philadelphia	Philadelphia (Northeast)

Southern NJ

12 Spaces | 1,024,524 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Pathmark	60,667	Atlantic	Egg Harbor
Sears	206,924	Atlantic	Mays Landing
Home Living Furniture & Mattress	158,772	Atlantic	Mays Landing
Big Lots	55,000	Burlington	Beverly
Monaco Indoor Karting Kmart	95,000	Camden	Berlin
Esporta Fitness	66,838	Camden	Cherry Hill
Christmas Tree Shops	48,000	Camden	Cherry Hill
Big Lots	47,201	Camden	Clementon
Acme	55,000	Cumberland	Bridgeton
General Motors	48,000	Cumberland	Millville
Ocean State Job Lot	143,122	Mercer	Princeton
Eatmor Supermarket	40,000	Salem	Elmer

Available Spaces

Lehigh Valley PA

7 Spaces | 521,098 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Fecera's Furniture	61,316	Berks	Reading
Kmart	86,540	Lehigh	Allentown
Giant	54,187	Lehigh	Allentown
Aetna	83,512	Lehigh	Bethlehem
Kmart	98,000	Northampton	Bethlehem
Weis	50,000	Northampton	Coopersburg
Kmart	87,543	Northampton	Easton

Central PA

9 Spaces | 672,943 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Bon-Ton	59,925	Cumberland	Carlisle
Sears	181,351	Dauphin	Harrisburg
Value City Furniture	48,884	Dauphin	Harrisburg
Bed Bath & Beyond	77,318	Lancaster	Lancaster
Nell's Market Fresh Foods	47,439	York	Dallastown
Bon-Ton	71,462	York	Hanover
Kmart	84,905	York	York
Giant	56,659	York	York
LA Fitness	45,000	York	York

Available Spaces

Northeastern PA

12 Spaces | 917,445 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Kmart	51,583	Columbia	Berwick
Burlington	65,000	Lackawanna	Eynon
Price Chopper	68,894	Lackawanna	Scranton
Ames	79,979	Luzerne	Hazleton
Ollie's Bargain Outlet	40,000	Luzerne	Hazleton
Kmart	104,956	Luzerne	Kingston
Kmart	61,803	Luzerne	Pittston
Conyngam Builders Supply	41,500	Luzerne	Sugarloaf
Bon-Ton	155,301	Luzerne	Wilkes Barre
Sears	97,429	Luzerne	Wilkes Barre
Macy's	96,000	Luzerne	Wilkes Barre
Burlington	55,000	Luzerne	Wilkes Barre

Delaware

4 Spaces | 326,669 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
American Signature Furniture	51,154	New Castle	Bear
Sears	180,172	New Castle	Wilmington
Christmas Tree Shops	48,000	New Castle	Wilmington
Safeway	47,343	New Castle	Wilmington

A woman with voluminous curly hair, wearing a white long-sleeved shirt and blue jeans, is seen from the side, looking at a rack of clothing in a store. The background is filled with more clothing racks and people, creating a busy retail atmosphere.

Aliza Kahn

Senior Field Research Analyst

+1 610 386 6019

aliza.kahn@cbre.com

Joseph Gibson

Research Director, Philadelphia

+1 610 727 5922

joseph.gibson@cbre.com

Philadelphia Downtown

50 S 16th St, Suite #3000

Philadelphia, PA 19102

Philadelphia Suburban

555 E. Lancaster Ave, Suite 120

Radnor, PA 19087