

Big-Box Retail Report

Philadelphia Region



2025 H1



Market Recap

The Greater Philadelphia big-box retail market held steady in the first half of 2025, with aggregate fundamentals showing minimal change. The number of available spaces declined marginally, while there was a modest half-over-half increase of less than 50,000 sq. ft. This contrasts with 2024, when a wave of retailer bankruptcies drove a notable increase in availabilities, the first rise since 2021. Despite macroeconomic headwinds and the lingering effects of major retail closures, the market demonstrated resiliency as vacancy rates remained stable, landlords actively backfilled space and new construction and redevelopment fueled growth.

Even in a dynamic market, bankruptcies still left their mark. Nearly 100,000 sq. ft. of space became available in the first half of 2025 due to big-box store closures. Yet, in this supply-constrained environment, these vacancies can be quickly absorbed. A prime example is Forman Mills, which swiftly occupied a former Big Lots in Reading—opening in May, just three months after the space was vacated. Their simple buildout and accessible inventory enabled a rapid turnaround, an advantage not all retailers share.

While newly vacated space drew attention, it was not the only source of leasing activity. Several retailers opted to occupy long-dormant properties, including a new Tractor Supply Co. at the site of a former Kmart in Pittston and the The Picklr, a rapidly expanding indoor pickleball facility, leasing what was once a Giant in Broomall, a store that sat empty since the grocer's relocation in 2019. The growth-oriented retailer has another large location soon to open in half of a vacant Kmart. The other half will be occupied by Lefty's Alley Eats, an interactive entertainment venue with a full-service bar and restaurant.

On the opposite end of the spectrum, new construction enabled big-box growth as well with a 50,000 sq. ft. Giant opening in Jenkintown. In this tight market, many expansion-minded retailers have proved amenable and even eager to build from the ground up, assuming they can afford to do so. For example, Weis Markets, which is expected to open later this year, will be the focal point of the highly anticipated Bayberry Town Center in Middletown, Delaware. Additionally, a BJ's Wholesale Club will be the most significant tenant at the Beltway Town Center, a budding retail development in Cumberland County that will also feature smaller prominent national tenants such as Raising Cane's, Panda Express, and T-Mobile. With more than one million sq. ft. of retail under development across the region, the market continues to demonstrate strong fundamentals and a clear appetite for growth.

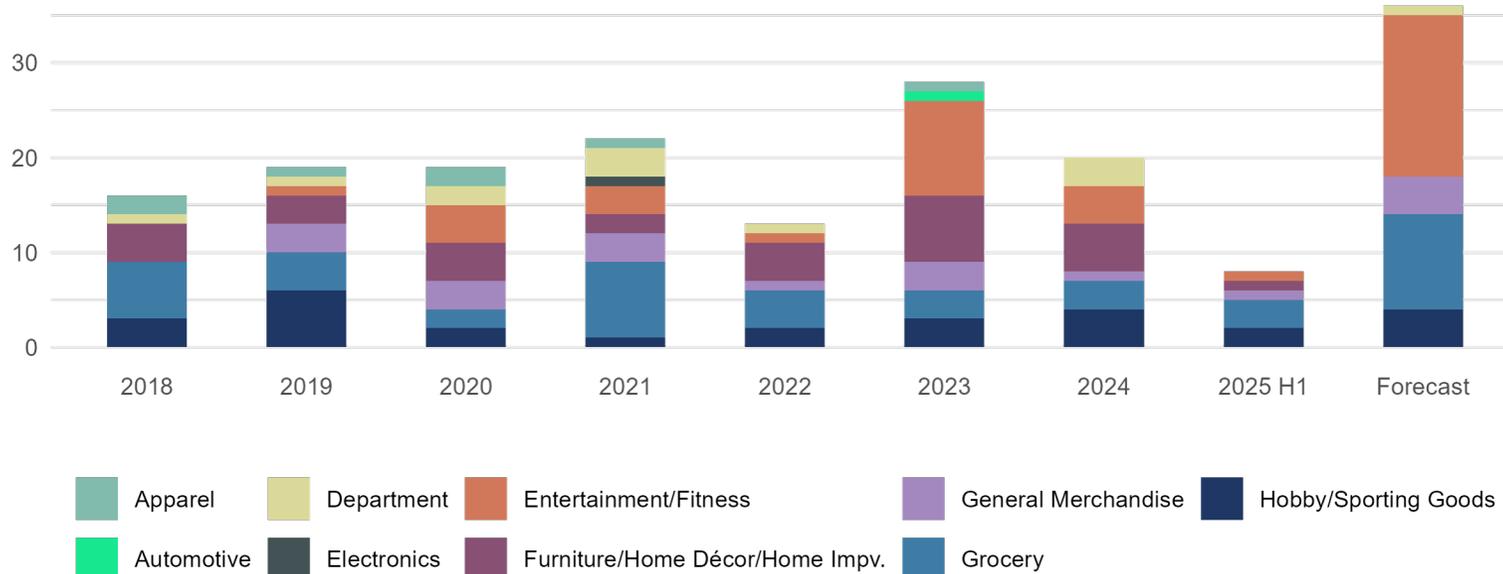
Leasing Trends

Leasing activity in the first half of 2025 remained on par with the previous year, with eight new large-format retailers opening—generally mirroring the pace set in 2024, which saw 20 openings over the full year. Demand was primarily driven by entertainment and fitness concepts, along with grocery stores, which together accounted for half of all big-box openings. Among the most notable additions were Gravity Vault, an inclusive indoor rock-climbing facility that opened in Whitehall, and new grocery stores including Grocery Outlet in Fairless Hills and Whole Foods in Doylestown.

Sporting goods retailers also made a strong showing. Academy Sports opened two new stores in Central Pennsylvania, with a 61,000 sq. ft. location in York and a 65,000 sq. ft. store in Harrisburg. The York store replaced a former Burlington that relocated in 2023, while the Harrisburg location filled a vacant Weis Markets that closed in early 2021. Although not classified strictly as entertainment or fitness, sporting goods retailers like Academy Sports support the same active lifestyle trends that are fueling growth for experiential concepts like Gravity Vault and The Picklr.



Big Box Store Openings, 2018–Forecast



Big-Box Retail Availabilities

40,000+ Sq. Ft.

68

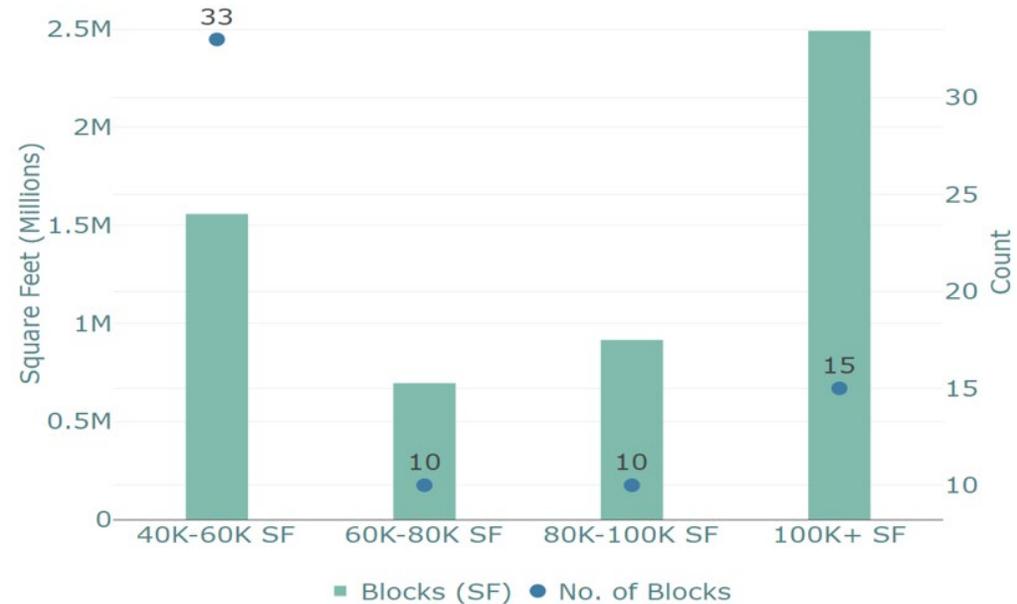
Spaces

5.7 million

Sq. Ft.

Source: CBRE Research

Available Spaces By Size



Source: CBRE Research, 2025 H1

Retail bankruptcies were a major driver of newly available big-box space in Greater Philadelphia during the first half of 2025. Defunct chains like Bed Bath & Beyond, Joann, and Big Lots typically occupied stores in the 40,000 to 60,000 sq. ft. size category, contributing to the considerable supply of big-box vacancies in that size range. A notable exception was Macy's, which, though not bankrupt, announced plans in February 2024 to close 150 underperforming stores. Among these was Center City Philadelphia's iconic location in the historic Wanamaker building which closed in March, releasing 300,000 sq. ft. of prime retail space into the market. With endless opportunities for a diverse mix of retailers to repurpose this space with flexible layouts and new uses, the reimagining of the Wanamaker building reflects the broader movement of adaptive reuse, particularly among 100,000+ sq. ft. former department stores that once defined the big-box landscape.

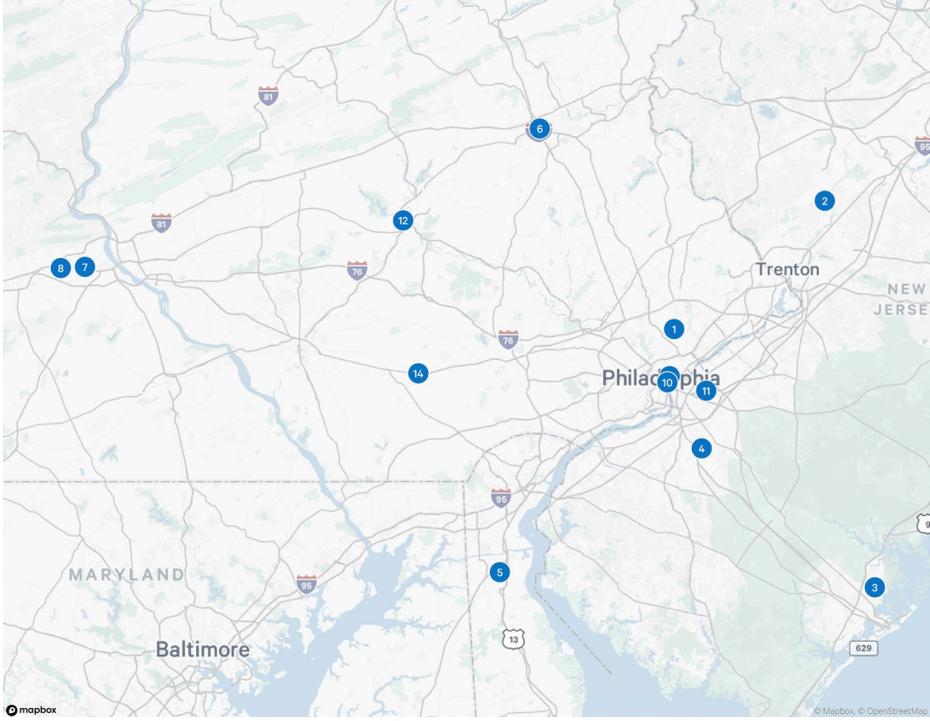
This trend is taking shape across the region, as several bygone department stores exceeding 100,000 sq. ft. are being repurposed for new retail and entertainment concepts slated to open in 2025. This cohort, including grocery and entertainment tenants, strategically leased existing space in high-traffic areas, avoiding the cost of new construction. Netflix House and Parky's will open in former Lord & Taylor stores in King of Prussia and Moorestown, respectively. The Moorestown site was briefly occupied by Turn 7, a discount retailer, from 2022 to mid-2024. In West Chester, Target, widely used by consumers for grocery shopping, will backfill the long-vacant former Kmart at West Goshen Shopping Center, which has been empty since 2019.

New Construction

>40,000 Sq. Ft., H1 2025 - Future

H1 2025	1	GIANT	Giant Old York Rd & Wyncote Rd Jenkintown, PA 19046	50,000 SF
	2	WHOLE FOODS MARKET	Montgomery Promenade 1200 Route 206 Princeton, NJ 08540	40,000 SF
	3	ShopRite	ShopRite Route 561 & S Pitney Rd Galloway, NJ 08025	81,500 SF
	4	ShopRite	Cherrywood Plaza 1468 Blackwood Clemton Rd Clementon, NJ 08021	94,000 SF
Future	5	weis markets	Bayberry Town Center 603 S Bayberry Pkwy Middletown, DE 19709	64,000 SF
	6	TOPGOLF	Lehigh Valley Town Center 361 Schantz Rd & 4511 Cedarbrook Rd Allentown, PA 18104	68,000 SF
	7	BJ's	Beltway Towne Centre 5401 Carlisle Pike Mechanicsburg, PA 17050	99,804 SF
	8	COSTCO WHOLESALE	Costco Carlisle Pike & Hemp Rd Mechanicsburg, PA 17050	151,000 SF
	9	movement	Movement Gyms 1700 N American St Philadelphia, PA 19122	41,109 SF
	10	amazon fresh	The Carson 507 N 5 th St Philadelphia, PA 19123	40,000 SF
	11	DICK'S HOUSE OF SPORT	Cherry Hill Mall 2000 Route 38 Cherry Hill, NJ 08002	120,000 SF

Future	12	WHOLE FOODS MARKET	Whole Foods Broadcasting Rd & Paper Mill Rd Wyomissing, PA 19610	40,000 SF
	13	TARGET	Shoppes at Sadsbury Route 30 & Route 10 Parquesburg, PA 19365	130,000 SF
	14	GIANT	Shoppes at Sadsbury Route 30 & Route 10 Parquesburg, PA 19365	60,000 SF
TOTAL				1,079,413 SF





Looking Ahead

The outlook for the second half of 2025 remains optimistic, with a prodigious 20 big-box openings forecasted. While economic uncertainty and the potential for further retail bankruptcies linger, the region continues to demonstrate strong fundamentals and adaptability. Retailers are showing a clear willingness to pursue strategic growth—whether through backfilling recently vacated spaces, revitalizing long-dormant properties, or investing in ground-up development.

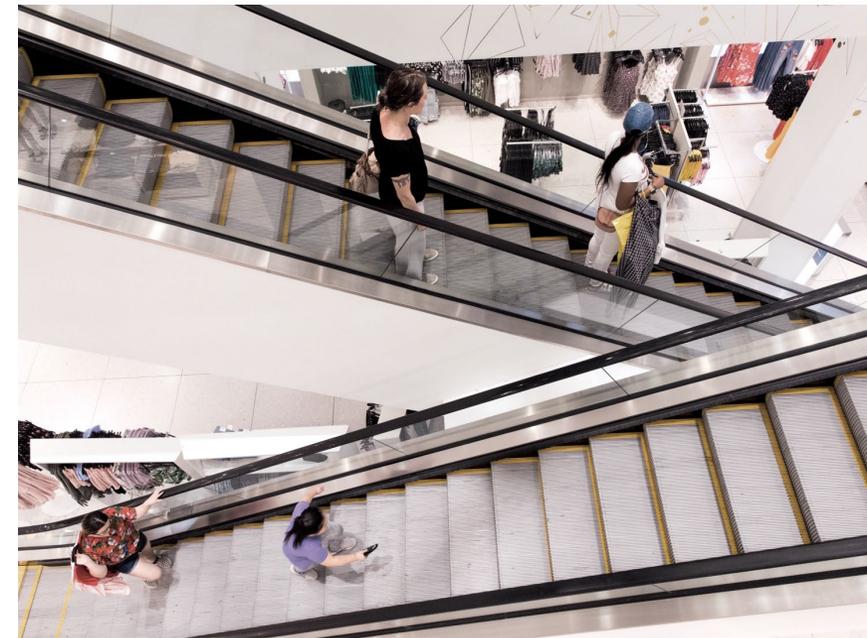
The region's pipeline of under-construction big boxes exceeds one million sq. ft., half of which has the potential to deliver in the latter half of 2025, signaling confidence in the market, particularly among grocery, fitness, and entertainment-oriented tenants. Among these projects are a 151,000 sq. ft. Costco in Mechanicsburg, a 94,000 sq. ft. ShopRite in Clementon, and approximately 81,000 sq. ft. across two projects adjacent to Philadelphia's Center City. The neighborhood of Kensington will welcome Movement Gyms, another rock-climbing facility, and Northern Liberties will see the long-delayed opening of an Amazon Fresh on the ground floor of The Carson, a luxury apartment building delivered in 2023.

In addition to new construction, big-box retail is also experiencing activity via adaptive reuse. For example, the now vacant Deptford Town Center once housed an impressive lineup of over 100,000 sq. ft. of contiguous Bed Bath & Beyond concepts until the retailer's bankruptcy in 2023. MSP Development purchased the abandoned Gloucester County center for \$13.5 million in April and is redeveloping it into a multi-tenant retail center, with a diverse roster of national occupants including Aldi, Tractor Supply Co., First Watch, Nordstrom Rack, and Blinds-To-Go. These types of projects are expected to prompt further innovation in space utilization, including subdivision, mixed-use redevelopment and nontraditional conversions.

As consumer demand persists, the second half of the year is likely to bring leasing momentum, creative space reuse, and new development. With shifting demand drivers and emerging concepts, the region's retail landscape continues to evolve in response to both challenges and opportunities.

2025 H1 Store Openings

Period	New Tenant	City	State	Sq.ft.	Previous Tenant
2025 H1	Whole Foods	Doylestown	PA	43,850	Marshalls HomeGoods
2025 H1	Giant	Jenkintown	PA	50,000	New Construction
2025 H1	Gravity Vault	Whitehall	PA	40,000	PA Fitness
2025 H1	Grocery Outlet	Fairless Hills	PA	42,049	Macy's
2025 H1	Tractor Supply Co.	Pittston	PA	61,803	Kmart
2025 H1	Academy Sports	York	PA	61,000	Burlington Stores
2025 H1	Academy Sports	Harrisburg	PA	65,043	Weis Markets
2025 H1	Forman Mills	Reading	PA	43,000	Big Lots
2025 H1 Total				406,745	



Future Store Openings

Projected Opening	New Tenant	City	State	Sq.ft.	Previous Tenant
2025 H2	ShopRite	Clementon	NJ	94,000	New Construction
2025 H2	Netflix House	King Of Prussia	PA	120,000	Lord & Taylor
2025 H2	Target	West Chester	PA	110,000	Kmart
2025 H2	Dick's Sporting Goods	North Wales	PA	60,929	Bed, Bath & Beyond Gabe's
2025 H2	Takeoff Adventure Park	Pleasantville	NJ	45,000	Kmart
2025 H2	Weis Markets	Middletown	DE	64,000	New Construction
2025 H2	Giant	Allentown	PA	68,000	Bon-Ton
2025 H2	BJ's Wholesale Club	Mechanicsburg	PA	99,804	New Construction
2025 H2	Costco	Mechanicsburg	PA	151,000	New Construction
2025 H2	Amazon Fresh	Philadelphia	PA	40,000	New Construction
2025 H2	Nova Trampoline Park	Somerdale	NJ	47,000	Esporta Fitness
2025 H2	Parky's	Moorestown	NJ	100,000	Lord & Taylor (Turn 7)
2025 H2	Movement Gyms	Philadelphia	PA	41,109	New Construction
2025 H2	Dave & Buster's	King of Prussia	PA	41,589	Saks Off Fifth
2025 H2	Ace Pickleball Club	Wilmington	DE	40,000	Access Group
2025 H2	Roses Discount Store	Harrisburg	PA	42,000	
2025 H2	Pickleball Kingdom	Whitehall	PA	54,491	Mealey's Furniture
2025 H2	PGA Superstore	Cherry Hill	NJ	40,000	Gabe's
2025 H2	The Picklr	Broomall	PA	42,073	Giant



Future Store Openings Continued

Projected Opening	New Tenant	City	State	Sq.ft.	Previous Tenant
2025 H2	The Picklr	Newark	DE	40,736	Kmart
2026 H1	Apple Cinemas	Philadelphia	PA	82,000	United Artist Theater
2026 H1	ShopRite	Galloway	NJ	81,500	New Construction
2026 H1	Lefty's Alley & Eats	Newark	DE	40,000	Kmart
2026 H1	Whole Foods	Princeton	NJ	40,000	New Construction
2026 H1	Giant	Philadelphia	PA	50,000	Acme
2026 H1	Fun City Adventure Park	Harrisburg	PA	68,500	Bon-Ton
2026 H1	Academy Sports	Lancaster	PA	77,318	Bed, Bath & Beyond Christmas Tree Shops
2026 H1	Replay Trampoline Park & Arcade	Cherry Hill	NJ	40,000	Oskar Huber
2026 H1	Target	Parkesburg	PA	130,000	New Construction
2026 H1	Giant	Parkesburg	PA	60,000	New Construction
2026 H1	Fusion Gyms	Woodbury Heights	NJ	45,000	Esporta Fitness
2026 H1	Club Studio Fitness	Wynnewood	PA	48,413	Bed Bath & Beyond
2026 H2	Whole Foods	Reading	PA	40,000	New Construction
2026 H2	Dick's House of Sport	Cherry Hill	NJ	120,000	New Construction
2026 H2	Redner's Markets	Wilmington	DE	52,936	Acme
2027 H1	Topgolf	Allentown	PA	68,000	New Construction
Forecasted Total				2,385,398	



Available Spaces

Southeastern PA

17 Spaces | 1,750,888 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Macy's	200,000	Bucks	Bensalem
Sam's Club	128,820	Chester	Exton
Dick's Sporting Goods	45,000	Chester	Pottstown
Kohl's	88,311	Chester	Pottstown
Big Lots	43,000	Chester	Kennett Square
Sears	181,351	Delaware	Media
Sears	70,808	Delaware	Upper Darby
Studio Movie Grill	41,000	Delaware	Upper Darby
Sears	173,512	Montgomery	Montgomeryville
Best Buy	43,405	Montgomery	King of Prussia
Genuardi's	43,500	Montgomery	Lansdale
Bed, Bath & Beyond	44,484	Montgomery	Jenkintown
Sears	131,083	Montgomery	Willow Grove
Gamburg's Furniture	52,000	Montgomery	Hatboro

Southern NJ

15 Spaces | 990,932 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Pathmark	60,667	Atlantic	Egg Harbor
Sears	206,924	Atlantic	Mays Landing
Bradlees	110,000	Burlington	Trenton
Big Lots	55,000	Burlington	Beverly
Christmas Tree Shops	48,000	Camden	Cherry Hill
Esporta Fitness	66,838	Camden	Cherry Hill
Big Lots	46,855	Camden	Cherry Hill
Kmart	50,032	Camden	Clementon
Big Lots	47,201	Camden	Clementon
Sears	76,412	Cumberland	Vineland
Acme	55,000	Cumberland	Bridgeton
General Motors	48,000	Cumberland	Millville
Joann	40,003	Gloucester	Deptford
Big Lots	40,000	Gloucester	Glassboro

Available Spaces

Southeastern PA

17 Spaces | 1,750,888 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
National Wholesale Liquidators	70,110	Philadelphia	Philadelphia
Macy's	300,000	Philadelphia	Philadelphia
Shopper's World	94,504	Philadelphia	Philadelphia

Southern NJ

15 Spaces | 990,932 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Eatmor Supermarket	40,000	Salem	Elmer

Available Spaces

Lehigh Valley PA

10 Spaces | 877,822 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Sears	175,004	Berks	Reading
Bon-Ton	156,065	Berks	Reading
Christmas Tree Shops	43,000	Lehigh	Allentown
Bed, Bath & Beyond	43,971	Lehigh	Whitehall
Giant	54,187	Lehigh	Allentown
Aetna	83,512	Lehigh	Bethlehem
Kmart	86,540	Lehigh	Allentown
Kmart	98,000	Northampton	Bethlehem
Weis Markets	50,000	Northampton	Coopersburg
Kmart	87,543	Northampton	Easton

Central PA

12 Spaces | 909,705 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
BJ's Wholesale Club	106,947	Cumberland	Camp Hill
Lowe's	65,000	Cumberland	Shippensburg
Sears	181,351	Dauphin	Harrisburg
Toys "R" Us	57,645	Dauphin	Harrisburg
Save-A-Lot	42,234	Lebanon	Lebanon
LA Fitness	45,000	York	York
Burlington Stores	52,055	York	Hanover
JCPenney	99,008	York	Hanover
Giant	56,659	York	York
Bon-Ton	71,462	York	Hanover
Kmart	84,905	York	York
Nell's Market Fresh Foods	47,439	York	Dallastown

Available Spaces

Northeastern PA

11 Spaces | 855,642 Sq. Ft.

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

Delaware

3 Spaces | 275,515 Sq. Ft.

Previous Tenant	Sq. Ft.	County	City
Safeway	47,343	New Castle	Wilmington
Sears	180,172	New Castle	Wilmington
Christmas Tree Shops	48,000	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 clothes in a store. The background is a blurred retail environment with other people and clothing items.

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

© Copyright 2021. All rights reserved. This report has been prepared in good faith, based on CBRE's current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE's securities or of the performance of any other company's securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.