



Nonresidential

2026 Shopping Center Inventory

Over 30 Million
combined square feet of retail space
in shopping centers countywide

More than a reference for great shopping destinations, this publication provides valuable insight into the geographic trends of shopping center placement and development in the County. Retail space is measured by gross floor area; the figures shown do not include parking lots or land.

As of the end of 2025, there was 30.7 million square feet of combined retail space across 151 shopping centers in Montgomery County.

CLASSIFICATION OF SHOPPING CENTERS

Class	Description	Square Footage
Super Regional Mall	These are large, regionally- or even nationally-known shopping destinations. Examples include King of Prussia, Willow Grove Park, and Montgomery Mall.	800,000+
Regional Mall	These retail centers are known in the local area but have less consumer draw than a super regional mall. Examples include Providence Town Center, Cedarbrook Plaza, and Montgomery Square.	400,000 - 800,000
Community Center	These are shopping centers with a more local consumer draw and may be anchored by a big box store.	125,000 - 400,000
Neighborhood Center	These are small shopping centers with a neighborhood draw. They may be a strip mall with only a few tenants.	30,000 - 125,000
Big Box/ Department Store	These are large, stand-alone retail stores.	60,000 - 200,000



Raising Cane's, new in 2025 at Montgomery Mall

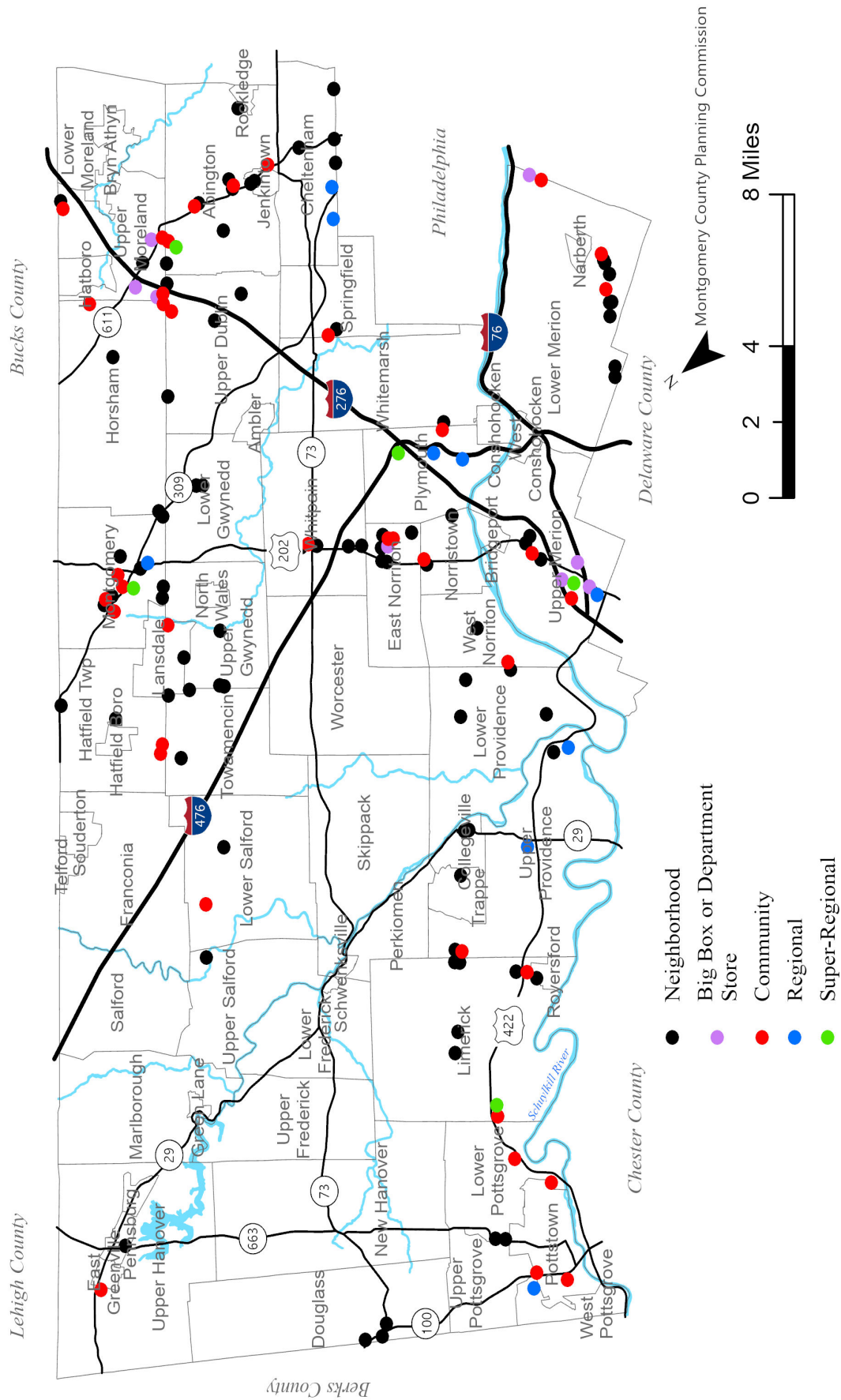
It is widely known that King of Prussia in Upper Merion Township is one of the largest shopping malls in the United States: With over 2.9 million square feet of retail space, it is more than double the size of Montgomery County's next-largest shopping center, Willow Grove Park, in Abington Township. Abington Township and Montgomery Township tie for most shopping centers in a single municipality, each with 13 shopping centers.

Each shopping center in this inventory is classified by floor area, and meets at least one of the following criteria:

- has a supermarket as an anchor with at least two other stores connected to it
- has five or more stores with at least 30,000 square feet total
- has any retail operation with a gross floor area of at least 60,000 square feet, including stand-alone stores

Explore the data online with listings and a dashboard map: <http://webapp07.montcopa.org/planning/dataportal/ShoppingCenters.asp>

Shopping Centers



Source: Montgomery County Planning Commission, 2025