

Background Story – The Court at Upper Providence

What was once the old Highway Drive-in Theater in Upper Providence Township will now be a place to shop with your family to get the things you need to fit your lifestyle. The site will feature, The Court at Upper Providence, a new 400,000 square foot shopping center that will serve the growing population of Upper Providence Township and the surrounding towns – all within the vicinity of the highly-traveled Route 422 corridor. This much-anticipated shopping center will include a myriad of stores, combining such well-known national tenants as **Target, Giant Food Inc., Staples, AC Moore, and Petco** with respected local retail businesses to fit the varying needs of the community.

The project began in the summer of 2000 with the collaboration of Gambone Development Company and Highland Development Group. Peter Abrams from Highland Development Group became interested in the properties surrounding Township Line Rd. and Ridge Pike in Upper Providence Township. A partnership was formed when Highland Development Group was looking for a developer who had a strong presence in the local area and expertise in the approval process. Gambone Development Company became the logical fit. Todd Dratch (General Council for Gambone Development Company) & Joseph Gambone Jr. (President of Gambone Development Company) met with Peter Abrams & Fred Levin from Highland Development Group and formed the venture which is now developing “The Court at Upper Providence.”

This partnership brought the interest of Target Department Stores who realized the potential of this market and the great location of the new shopping center. Over time Target became the featured tenant for this new exciting shopping center. The vision of both companies impressed the Township, and seeking to improve the communities in which it builds, Gambone Development agreed with Upper Providence Township to upgrade the roads that surround the Court at Upper Providence. This will ensure that the shopping center is easily accessible as well as maintain a quality traffic pattern bordering the shopping center.

The modern design of this new center will include expanding & relocating long-time furniture store, Feceras, going from their current 20,000 sq. ft. store to 60,000 sq. ft. (including a new showroom). In addition, there will be an additional 20, local and more specialized, stores including a restaurant, novelty shop, and a fashion boutique. (see site plan – figure A)

“The national tenants that have joined our team are household names throughout the Delaware Valley, providing quality products and services to our communities,” said Joseph Gambone Jr., President of Gambone Development Company. “We’re excited to begin a partnership with these tenants and feel that this modern shopping center will serve the changing lifestyles of area residents.”

The Route 422 Corridor has been a hot bed for development and the change has been well received by the township bringing jobs to the area and improving sites that are run down and in desperate need of a facelift.

Development in Limerick & Upper Providence Township is flourishing as seen only a few miles down the road from the future location of “The Court at Upper Providence”. Eckerd Drug Store was recently built at the corner of Ridge Pike & Lewis Rd. Adjacent to Eckerd, Gambone is developing an 11 acre site featuring Wawa Gas & Food Stores and Phoenixville Federal Bank. These developments and others like it have helped catapult Upper Providence & Limerick Townships into the spotlight as being thriving and modern communities.