

*For Lease*

# Phoenixville

## SHOPPING CENTER

785 Starr Street | Phoenixville, PA 19460

±9,000 SF AVAILABLE

**ACME**



*New Development*  
±9,000 SF



**Starr Street**



### *Property Overview*

**Phoenixville Shopping Center** is a popular Acme-anchored community center located at the signalized corner of Rt. 23 and Starr Street, the eastern gateway to Phoenixville. Phoenixville is experiencing continued explosive residential and commercial growth and is a destination for residents and visitors alike. The strip stores are 100% leased; however, a newly constructed multi-tenant 9,000 sf retail pad building will welcome tenants in the First Quarter of 2024. The traffic count exceeds 33,000 vehicles per day between Starr Street and Rt. 29.



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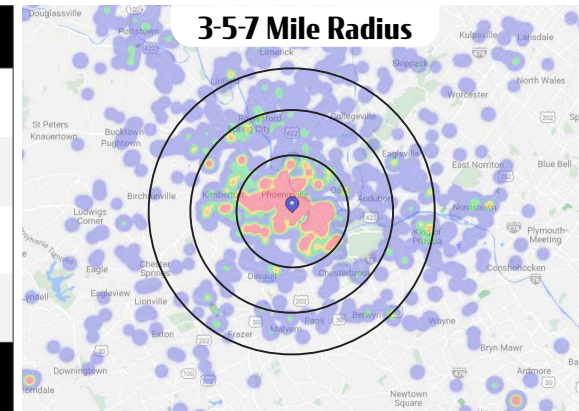
## Location

The Phoenixville Shopping Center offers excellent visibility and easy access. The new retail building will be located at the main entrance to the shopping center. Route 23 (Nutt Road) and Starr Street (signalized) along with Route 29, just west of the center, are heavily travelled commuter roads which lead to the nearby suburbs and corporate centers of both Chester and Montgomery Counties. Starr Street is the eastern gateway to the downtown restaurant and entertainment scene.

## Trade Area

Phoenixville, a revitalized former steel town in Chester County, is 9 miles west of King of Prussia and 28 miles northwest of Philadelphia. Surrounding suburbs include Malvern, Collegeville, Valley Forge, Devon and Oaks. Phoenixville has continually been named as a best place to live in the Philly suburbs. The thriving downtown is home to the famous Colonial Theater, countless restaurants, breweries and distilleries and new high-end apartments. Phoenixville Hospital is located a few short blocks from the shopping center.

| DEMOGRAPHICS                             | 3 MILE    | 5 MILE    | 7 MILE    |
|--|-----------|-----------|-----------|
| TOTAL POPULATION                         | 43,388    | 105,664   | 209,465   |
| TOTAL EMPLOYEES                          | 17,171    | 67,431    | 191,361   |
| AVERAGE HHI                              | \$137,068 | \$139,964 | \$140,837 |
| TOTAL HOUSEHOLDS                         | 17,839    | 42,026    | 83,027    |
| TRAFFIC COUNTS: Nutt Road - ± 12,000 VPD |           |           |           |



Bill Hess | Jane McGill

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COMMERCIAL BROKERAGE. *Redefined.*



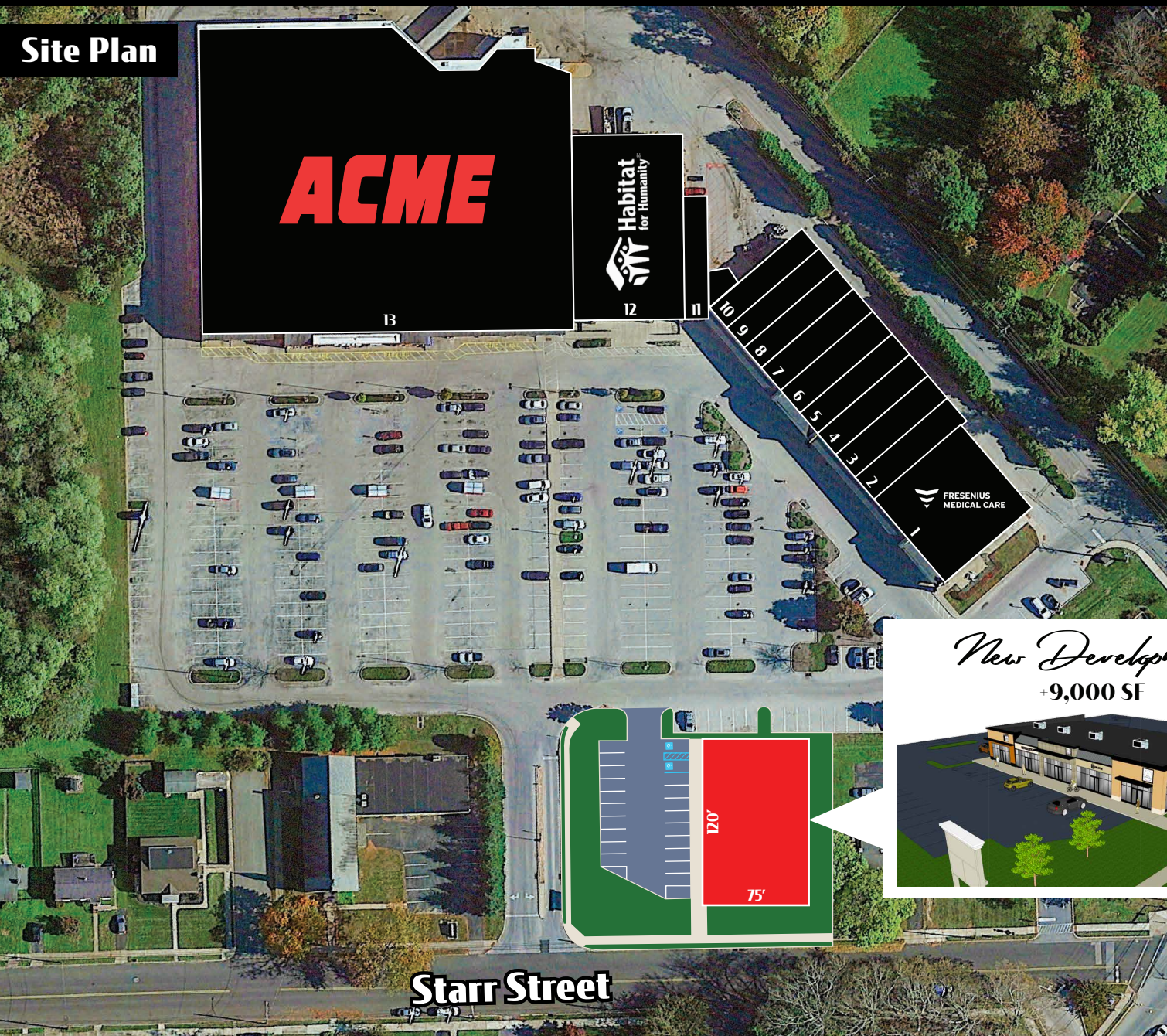
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## Site Plan



| SUITE | TENANT                       | SF     |
|-------|------------------------------|--------|
| 1     | Fresenius Medical Care       | 6,400  |
| 2     | Dragon Gym                   | 1,600  |
| 3     | Mr China                     | 1,600  |
| 4     | Lab Corp                     | 1,600  |
| 5     | Hog Island Steaks            | 2,000  |
| 6     | Rocky's Salon                | 1,200  |
| 7     | Nova Care                    | 2,000  |
| 8     | Top Cleaners                 | 1,200  |
| 9     | Ethan Nails                  | 1,600  |
| 10    | Benchmark Fcu                | 1,600  |
| 11    | State Farm                   | 1,551  |
| 12    | Habitat For Humanity Restore | 10,689 |
| 13    | ACME                         |        |
| PAD   | AVAILABLE                    | ±9,000 |

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## Market Aerial



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# About Bennett Williams

**Bennett Williams**  
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

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Lancaster, PA 17603

### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

### **NEW JERSEY OFFICE:**

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### **WILLIAMSPORT OFFICE:**

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### **CONTACT US**

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