

± 1,200 - 11,000 SF

Phoenixville SC

FOR LEASE

785 Starr Street | Phoenixville, PA 19460



Overview

Phoenixville Shopping Center is a well known community center anchored by a newly renovated Acme Markets. Turn-key salon available immediately. Located on the east side of town, with little to no competition, the center's small shop tenants conveniently serve the community on a daily basis. Join Benchmark FCU, Fresenius Medical Care, LabCorp, Mr. China, Ethan Nails, Top Cleaners, and Nova Care. The traffic count exceeds 33,000 vehicles per day between Starr Street and Route 29. Phoenixville is experiencing continued explosive growth, and this convenient center, built in 2007, is a prominent destination.

JANE MCGRILL | BILL HESS
610.321.1111
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Phoenixville SC

785 Starr Street | Phoenixville, PA 19460

Available For Lease

Location

The Phoenixville Shopping Center is highly visible. Starr Street (signalized) and Route 23 (from King of Prussia) are heavily traveled commuter roads. These roads conveniently lead into the suburbs of Chester County as well as King of Prussia and Philadelphia. Coming from eastern locations, Starr Street is the main artery to access the downtown restaurant and entertainment scene.

Trade Area

Phoenixville Borough is in Chester County, Pa., 28 miles northwest from Philadelphia and 9 miles west of King of Prussia. Surrounding suburbs include Oaks, Kimberton, Collegeville and Malvern. Phoenixville experienced a downtown revitalization with the renovation of the famous Colonial Theater and the addition of many restaurants, craft breweries and distilleries. Phoenixville Hospital, and its medical affiliates, are located within 1.5 miles of the center. Phoenixville has continually been named top 10 small towns in Pennsylvania.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	42,555	100,608	205,467
TOTAL EMPLOYEES	13,871	65,205	190,429
AVERAGE HHI	\$139,944	\$144,601	\$144,047
TOTAL HOUSEHOLDS	16,943	39,154	80,257

TRAFFIC COUNTS: PA 23 - ±16,000 VPD | Starr Street - ±6,000 VPD

JANE MCGRILL | BILL HESS
610.321.1111
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

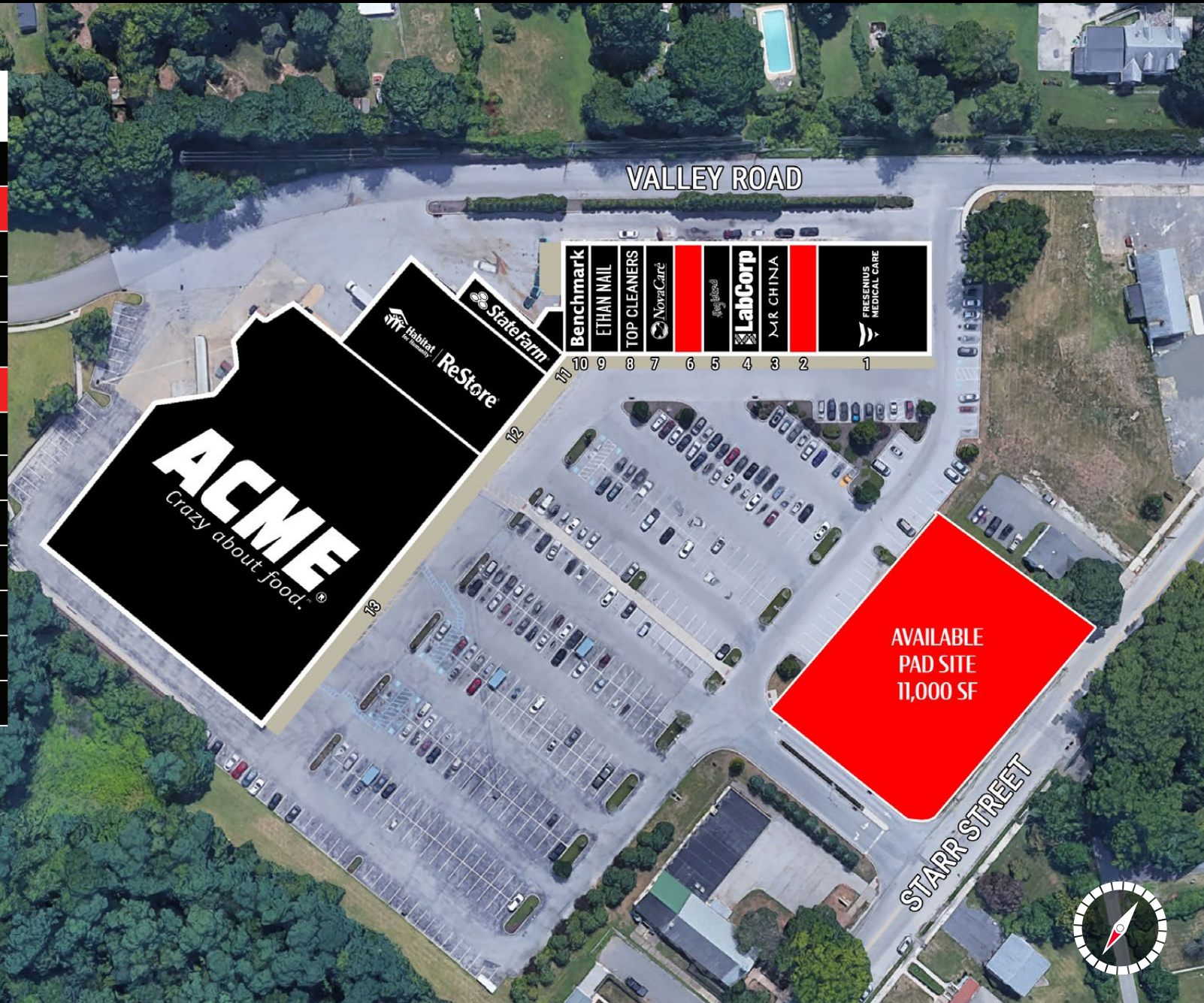
Phoenixville SC

785 Starr Street | Phoenixville, PA 19460

Available For Lease

SITE PLAN

SUITE	TENANT	SF
1	FRESENIUS MEDICAL CARE	6,400
2	AVAILABLE	1,600
3	MR CHINA	1,600
4	LAB CORP	1,600
5	HOG ISLAND STEAKS	2,000
6	AVAILABLE	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	



JANE MCGRILL | BILL HESS
610.321.1111
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

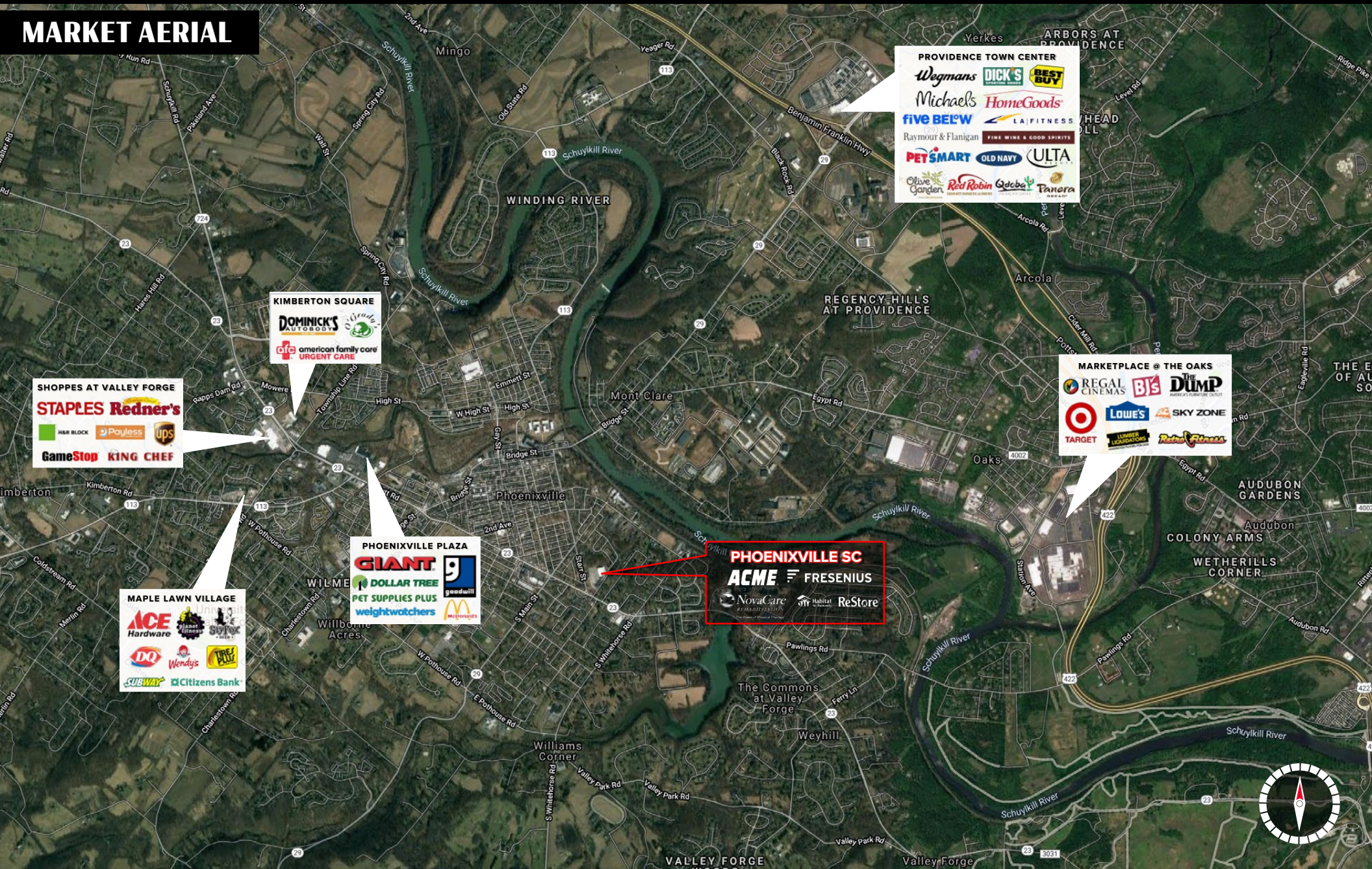
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Phoenixville SC

785 Starr Street | Phoenixville, PA 19460

Available For Lease

MARKET AERIAL



JANE MCGRILL | BILL HESS
610.321.1111
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK