

For Lease

Phoenixville SHOPPING CENTER

±1,600-11,000 SF
AVAILABLE

785 Starr Street | Phoenixville, PA 19460



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. A newly constructed multi-tenant 9,000-11,000 sf retail pad opportunity as well as pads with drive thru available for tenants 4th Quarter of 2025-1st Quarter 2026. The combined traffic count at the intersection of Rt. 23 and Starr Street exceeds 27,000 vehicles per day.



Bill Hess | Jane McGill
For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

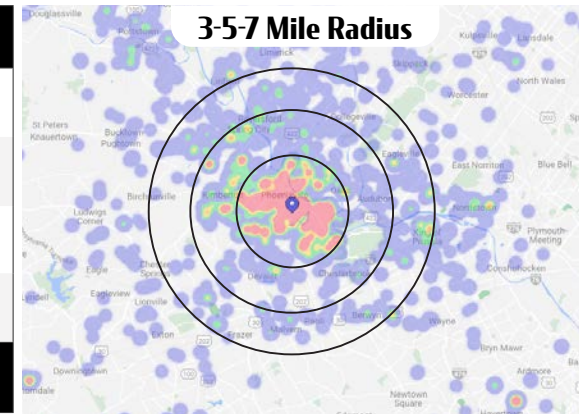
The Phoenixville Shopping Center offers excellent visibility and easy access. The new retail building will be located at the main entrance to the shopping center. Route 23 (Nutt Road) and Starr Street (signalized) along with Route 29, just west of the center, are heavily travelled commuter roads which 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, Colleville, 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



NEW DEVELOPMENT RENDERING



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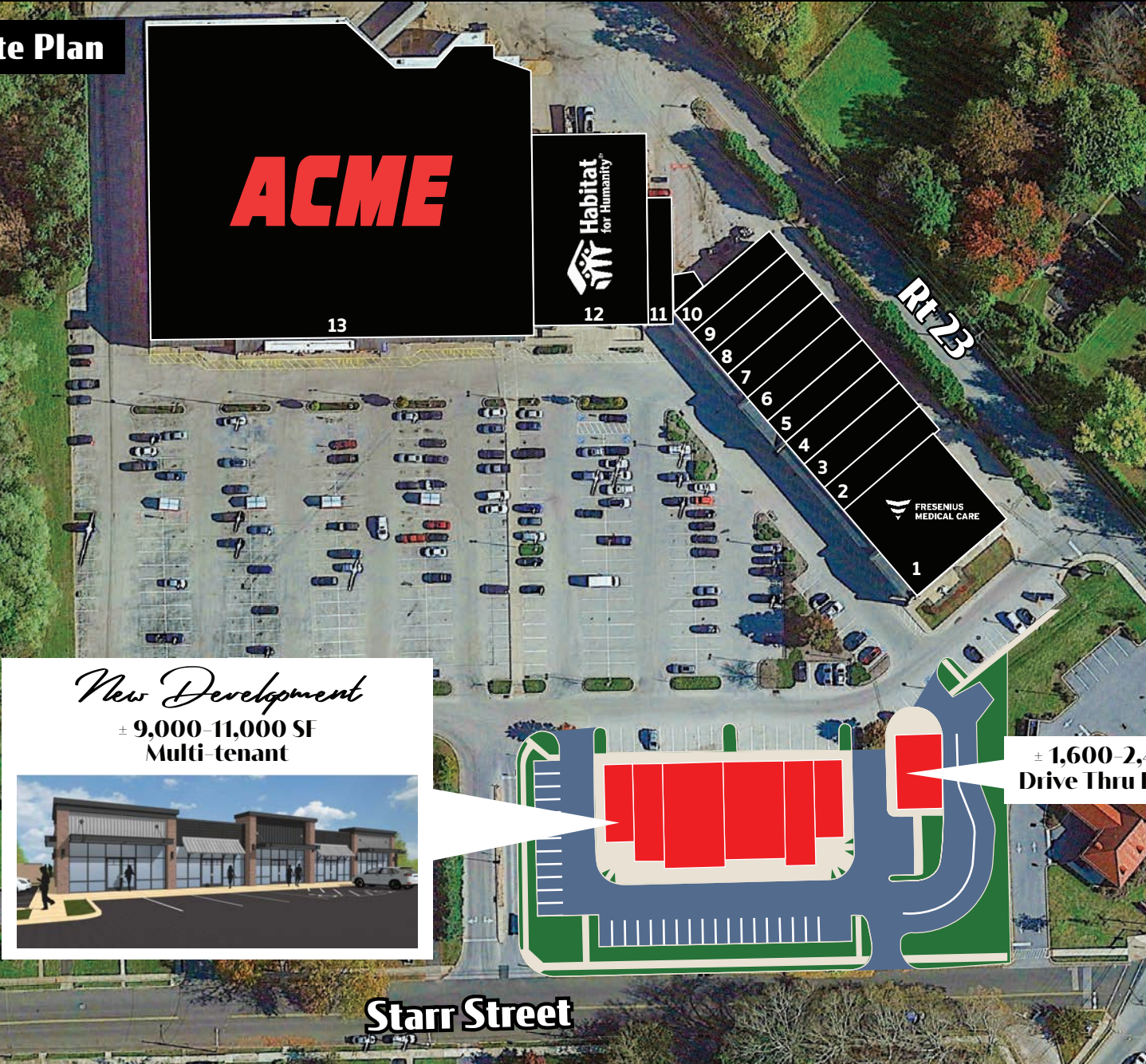
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Site Plan



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 & Spa	1,600
10	Benchmark Fcu	1,600
11	State Farm	1,551
12	Habitat For Humanity Restore	10,689
13	ACME	
PAD	AVAILABLE	± 9,000-11,000

New Development
 ± 9,000 - 11,000 SF
 Multi-tenant



± 1,600 - 2,400 SF
 Drive Thru Building

Starr Street

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Market Aerial



Providence Town Center

- Wegmans
- DICK'S Sporting Goods
- BEST BUY
- Michaels
- HomeGoods
- five BELOW
- LAIFITNESS
- Raymour & Flanigan
- FINE WINE & GOOD SPIRITS
- PETSMART
- OLD NAVY
- ULTA
- Olive Garden
- Red Robin
- Qdoba
- Panera

Tarrytown Plaza

- FAST SIGNS
- URGENT CARE american family care

Shoppes at Valley Forge

- Staples
- REDNER'S
- UPS
- MARK BLOCK
- Payless
- GameStop
- KING CHEF

Phoenixville SHOPPING CENTER

- ACME
- Habitat for Humanity
- FRESENIUS MEDICAL CARE
- NovaCare REHABILITATION

Marketplace at the Oaks

- REGAL CINEMAS
- B1's
- DUMP
- TARGET
- LOWE'S
- SKY ZONE
- ROCKY FITNESS

Phoenixville Plaza

- GIANT
- DOLLAR TREE
- PET SUPPLIES PLUS
- WeightWatchers
- 9 goodman
- McDonald's

Maple Lawn Village

- ACE Hardware
- Subway
- DQ
- Wendy's
- Subway
- Subway
- Citizens Bank

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US



About Bennett Williams

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

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

