

For Lease

Phoenixville

SHOPPING CENTER

785 Starr Street | Phoenixville, PA 19460

±8,900 SF
AVAILABLE



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 8,900 sf retail pad building will welcome tenants in the Second Quarter of 2024. 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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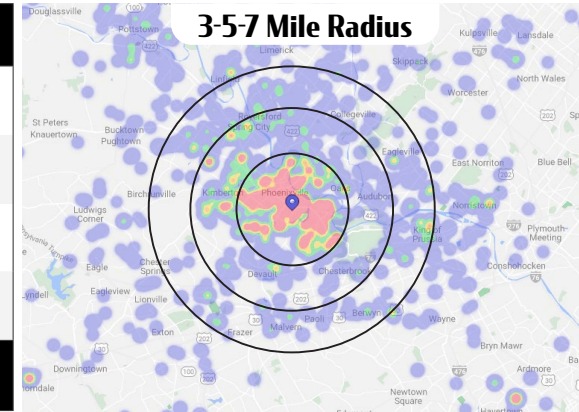
Location

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, 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			



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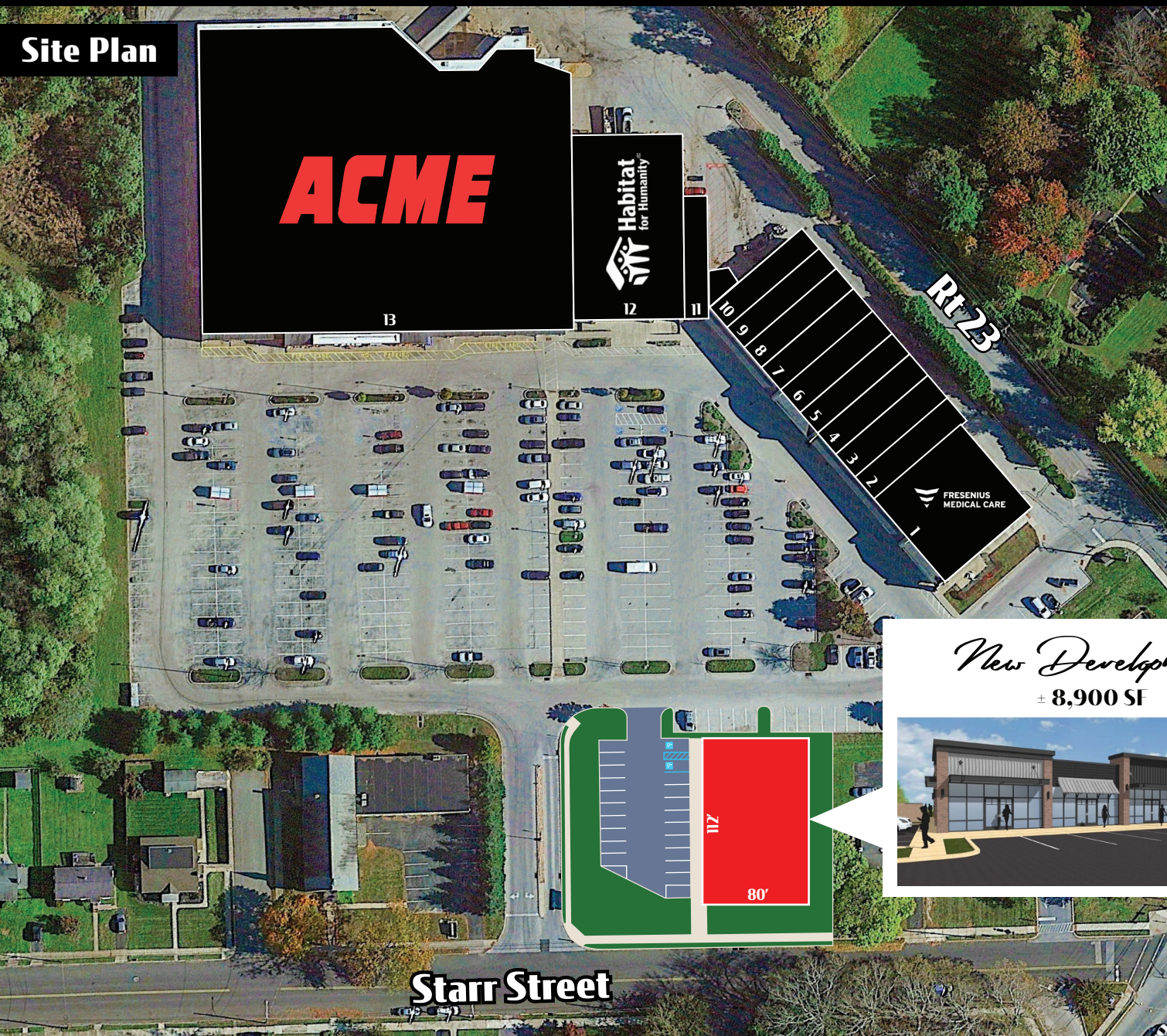
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Site Plan



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	± 8,900

New Development
± 8,900 SF



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Market Aerial



Providence Town Center

Wegmans DICK'S BEST BUY
Michaels HomeGoods
five BELOW LA FITNESS
Raymour & Flanigan FINE WINE & GOOD SPIRITS
PETSMART OLD NAVY ULTA
Olive Garden Red Robin Gdoba Panera

Tarrytown Plaza

FASTSIGNS
URGENT CARE
american family care

Shoppes at Valley Forge

Staples REDNER'S UPS
HAR BLOCK Payless
GameStop KING CHEF

Phoenixville
SHOPPING CENTER

ACME Habitat for Humanity
FRESENIUS MEDICAL CARE NovaCare REHABILITATION

Phoenixville Plaza

GIANT
DOLLAR TREE
PET SUPPLIES PLUS
WeightWatchers
garden of eatin'
McDonald's

Maple Lawn Village

ACE Hardware
Subway
DQ
Wendy's
SUBWAY Citizens Bank

Marketplace at the Oaks

REGAL CINEMAS BJs DUMP
Target LOWE'S SKY ZONE
Rite Aid

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

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REPRESENTATION

TENANT
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INVESTMENT
SALES

PROPERTY
MANAGEMENT



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 estate need.

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.

