

401-413 SCHUYLKILL RD

PHOENIXVILLE, PA | 19460



PROPERTY OVERVIEW

Rare 2.13 Acre corner property located at the busy signalized intersection of Rt. 23 (Schuylkill Road) and Mowere/Rapp's Dam Road) in Phoenixville, East Pikeland Township, PA. Zoned Mixed Use (MU) Development District.

**±2.13 AC
FOR SALE**



Jane McGill | Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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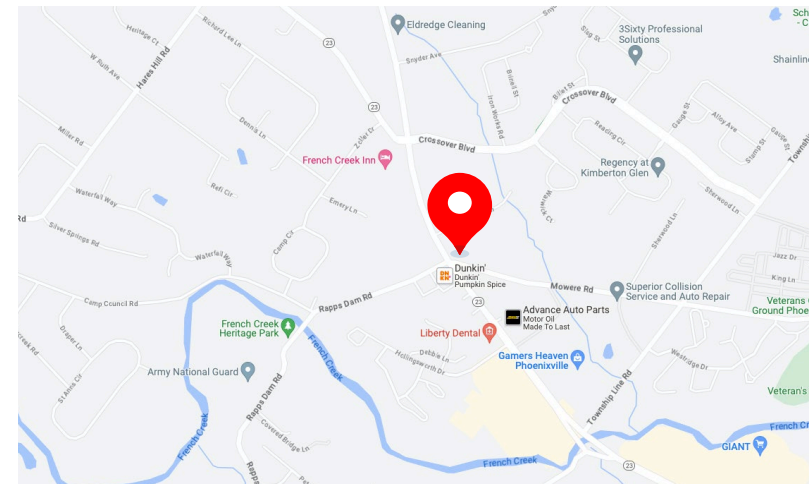
PROPERTY DESCRIPTION

Prime 2.1 acre corner development opportunity located at busy signalized intersection of Rt. 23 & Rapp's Dam/Mowere Road in Phoenixville, East Pikeland Township, Phoenixville, PA. Phoenixville continues its explosive retail and residential growth and currently has the highest concentration of new apartment units under construction in the Philadelphia suburbs. The property is zoned for retail, commercial and mixed use purposes allowing the buyer to explore various business opportunities.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,762	47,734	87,862
TOTAL EMPLOYEES	\$137,039	\$118,258	\$133,689
AVERAGE HHI	39.8	38.9	39.2
TOTAL HOUSEHOLDS	2,491	20,072	34,869

TRAFFIC COUNTS: **SCHUYLKILL RD** ±17,000 VPD



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MARKET AERIAL

Site

WESTSIDE APARTMENTS AND SHOPPING



SHOPPES AT VALLEY FORGE



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ACTIVE MEMBER OF:
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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.

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.



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