

101 S MAIN STREET

PHOENIXVILLE, PA | 19460



±2,634, ±4,637 or ±8,779 SF

AVAILABLE FOR LEASE



Bill Hess | Tommy Ciccarone | Alec Werner

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

101 SOUTH MAIN STREET

PHOENIXVILLE, PA | 19460

PROPERTY OVERVIEW

Unlock the potential of your business with a rare and exclusive opportunity in the heart of Phoenixville, Pennsylvania. Presenting a premier commercial real estate offering – the iconic bank building at 101 Main Street. Phoenixville is known for its vibrant community, diverse cultural scene, and historic architecture. The revitalization of its downtown area has led to the emergence of unique shops, restaurants, and entertainment venues – all within walking distance of this building. For inquiries and to schedule a tour, please contact our real estate team.

- 1st Floor Retail/Bank: 4,637 SF (includes 574 SF front mezzanine)
- 1st Floor Office: 2,634 SF
- 2nd Floor Breakroom: 754 SF
- 3rd Floor Executive Office: 754 SF
- Two Drive-Thru Lanes
- Elevator
- Unfinished Basement
- 31 Parking Spaces

ZONING DISTRICT - TC, TOWN CENTER DISTRICT

PERMITTED USES INCLUDE:

- Retail Goods & Services
- Restaurant or Tavern/Bar
- Bank/ Financial Establishment
- Office Use
- Health & Fitness Club
- Auto Supply Store
- Institutional Use
- Municipal Use
- Theater & Entertainment Center



POPULATION

3 MILE- 46,745
5 MILE- 105,351
7 MILE- 198,098



EMPLOYEES

3 MILE- 13,677
5 MILE- 33,969
7 MILE- 154,867



AVERAGE HHI

3 MILE- \$161,016
5 MILE- \$166,967
7 MILE- \$171,820



HOUSEHOLDS

3 MILE- 19,393
5 MILE- 42,635
7 MILE- 80,185



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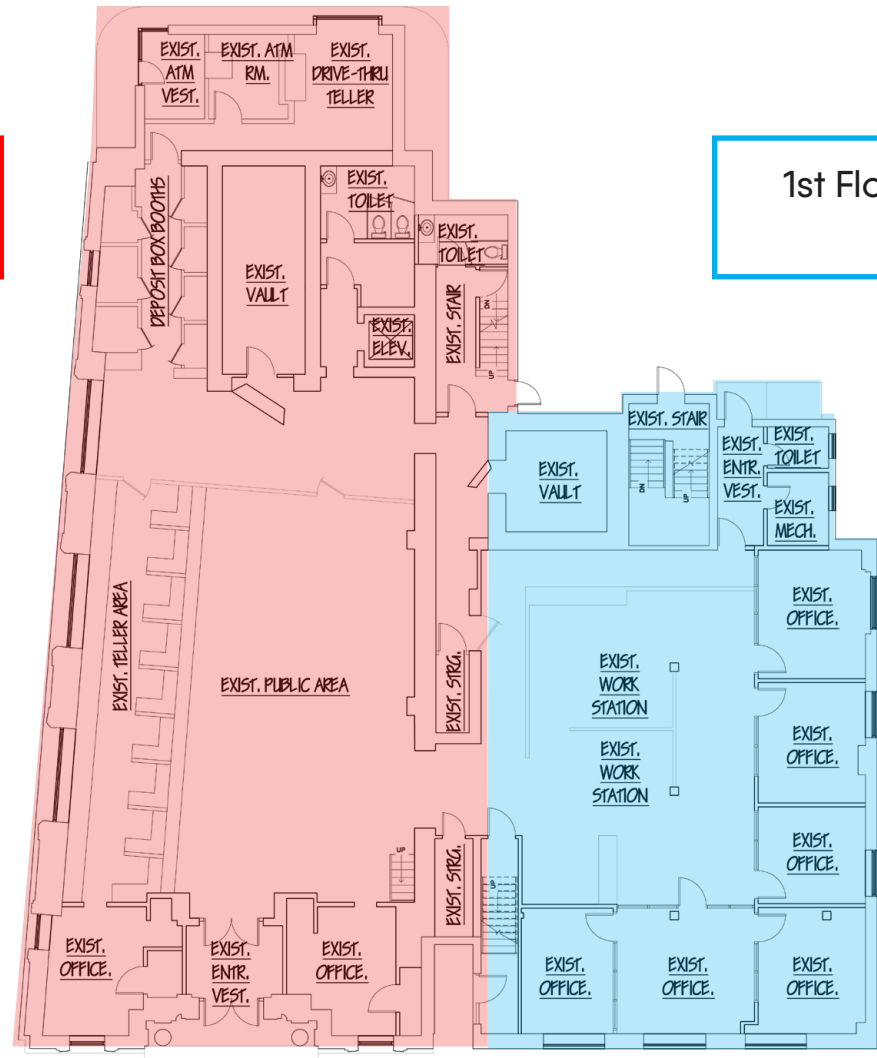
FOR LEASE

FLOOR PLANS



1st Floor Retail & Mezzanine
±4,637 SF

1st Floor Office Space
±2,634 SF



LEASE OUT EACH
OF THESE SPACES
INDIVIDUALLY OR
COMBINED

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MARKET OVERVIEW



Site

SHERWIN-WILLIAMS

Phoenixville Foundry

SEDONA TAPHOUSE

BOARDROOM

THE COLONIAL THEATRE

BISTRO ON BRIDGE

IRON HILL BREWERY & RESTAURANT

STABLES 12

PHOENIXVILLE FEDERAL BANK & TRUST

WSFS bank

Phoenix Village 275 Apt Units

Lofts at Church 68 Apt Units

Phoenixville Plaza
GIANT
DOLLAR TREE
PET SUPPLIES PLUS
WeightWatchers
goodwill
McDonald's

Liberty Square Pizza & Restaurant

PNC BANK

ACME

DUNKIN'

Phoenixville Area High School

Bennett Williams

COMMERCIAL REAL ESTATE

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

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

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.

