

135 NUTT ROAD

PHOENIXVILLE, PA 19460



±700 SF RETAIL/OFFICE - AVAILABLE FOR LEASE



BILL HESS | JAMIE SCHMIDT

FOR LEASING INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

- ± 700 SF
- Corridor Development (CD- Phoenixville Borough)
 - Retail Goods & Services
 - Restaurant
 - Health & Fitness Club
 - Office Use
- Off Street Parking
- Great Visibility ($\pm 12,000$ VPD)
- Across from Phoenixville Hospital

DEMOGRAPHICS



POPULATION

1 MILE- 15,560
3 MILE- 46,024
5 MILE- 101,259



EMPLOYEES

1 MILE- 5,831
3 MILE- 14,318
5 MILE- 58,966



AVERAGE HHI

1 MILE- \$126,417
3 MILE- \$172,975
5 MILE- \$179,601

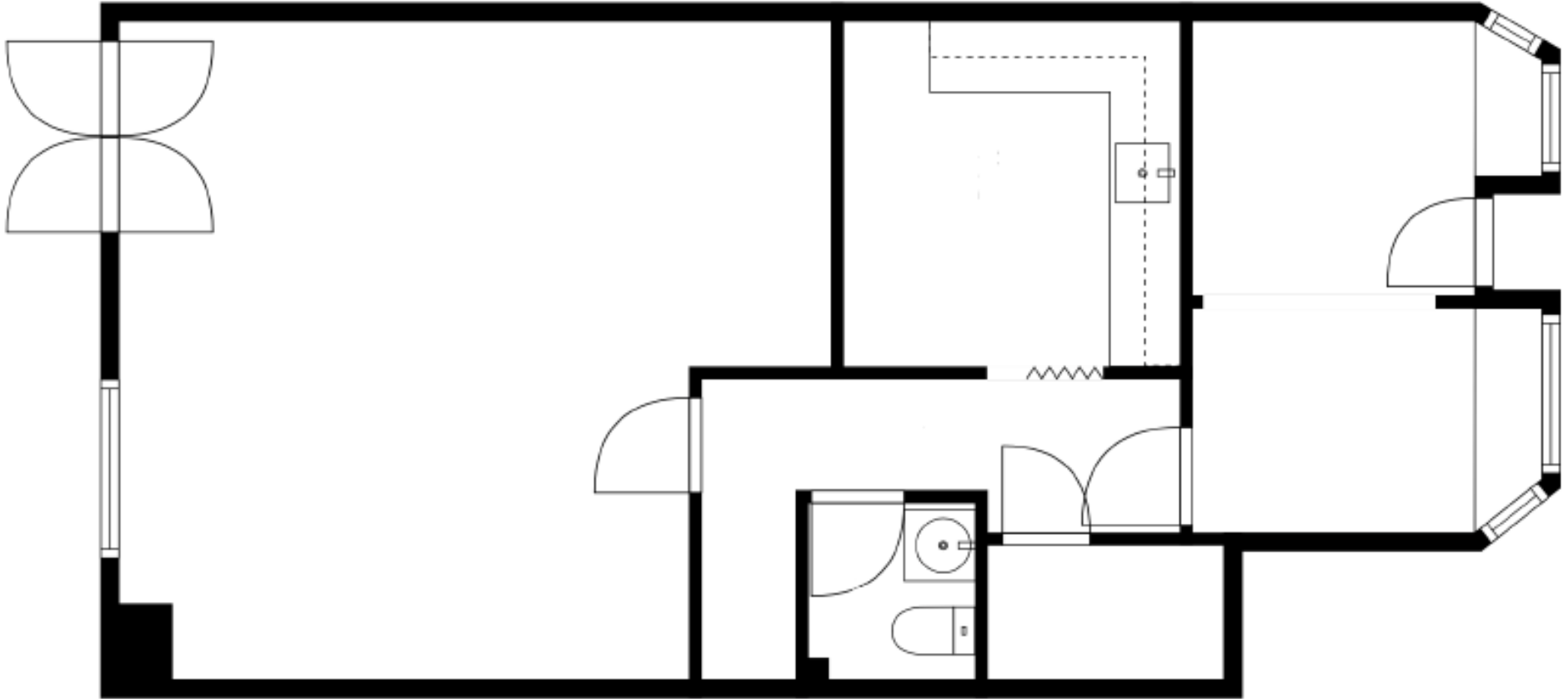


HOUSEHOLDS

1 MILE- 7,134
3 MILE- 19,297
5 MILE- 41,101



FLOOR PLAN



MARKET OVERVIEW

SHOPPES AT VALLEY FORGE

REDNER'S **FIVE BELOW**



HAIR CUTTERY



PHOENIXVILLE PLAZA

GIANT FINE WINE & GOOD SPIRITS



PHOENIXVILLE SC

ACME Crazy about food.



Benchmark Federal Credit Union



SITE



PHOENIXVILLE AREA HIGH SCHOOL

PHOENIXVILLE HOSPITAL

MANAVON ELEMENTARY SCHOOL

SCHUYLKILL ELEMENTARY SCHOOL



ESSENDANT BEYOND ESSENTIAL



±1,000 VPD

±12,000 VPD



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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

NEW JERSEY OFFICE:

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

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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.

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.

