

# HISTORIC DOWNTOWN PHOENIXVILLE

PHOENIXVILLE, PA

MSC

*Welcome to*  
PHOENIXVILLE

2ND GENERATION ENDCAP RESTAURANT  
+ 2,750 AVAILABLE FOR LEASE





# HISTORIC DOWNTOWN PHOENIXVILLE

## DEMOGRAPHICS

### EST. POPULATION

1 mi 16,729

3 mi 47,559

5 mi 106,886

### EST. EMPLOYEES

1 mi 4,776

3 mi 16,275

5 mi 34,597

### EST. AVERAGE HH INCOME

1 mi \$126,591

3 mi \$164,3428

5 mi \$173,992

## PROPERTY DETAILS

- ▶ *Urban feeling, suburban downtown — a live/work/play environment in a quaint Main Street setting*
- ▶ *Bridge Street, which serves as the borough's "Main Street", is anchored by 624 high-end residential units sitting at the doorstep of the town's dynamic restaurants, breweries, boutiques and art galleries*
- ▶ *Rare abundance of off-street parking with over 375 free spaces in addition to multiple paid parking lots and ample on-street parking*
- ▶ *The site of many community events such as the Dogwood Festival, Blobfest, First Fridays and the Firebird Festival, drawing tens of thousands of visitors each year*
- ▶ *Direct access to the Schuylkill River Trail providing a strong traffic driver of recreational activity*
- ▶ *Situated just a short drive away from dense employment hubs in neighboring Collegeville, King of Prussia and Malvern*

## JOIN THESE TENANTS



**CONSHOHOCKEN**  
★ BREWING COMPANY ★



PHOTOS



5,800 SF RESTAURANT SPACE



5,800 SF RESTAURANT SPACE



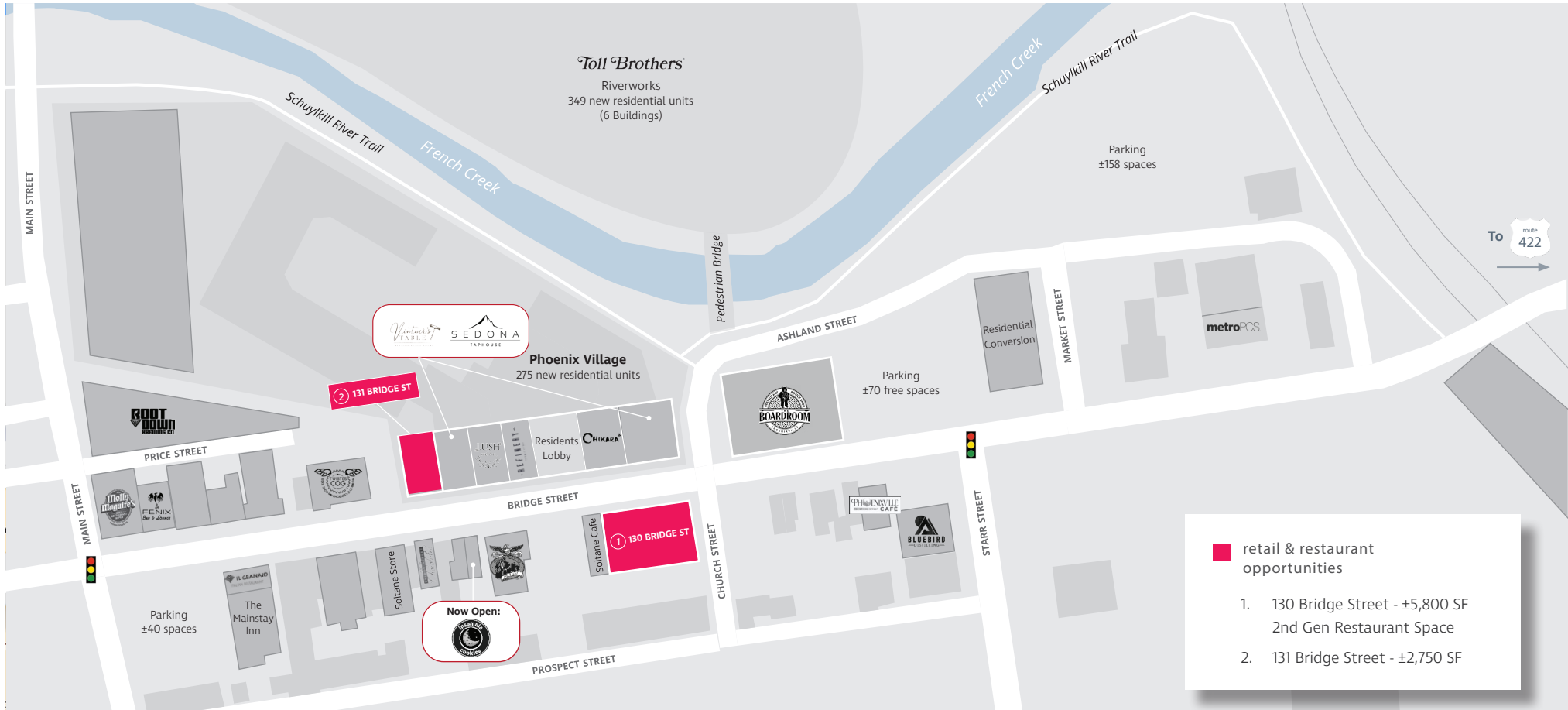
2,750 SF (FORMERLY THREADS)



2,750 SF (FORMERLY THREADS)



# SITE MAP





## SITE MAP





# AERIAL





## RESIDENTIAL GROWTH

Over 1,500 new units proposed in the market

### 1. KIMBERTON GLEN

330+ single family homes and a 55 and older community by Toll Brothers

### 2. STEELPOINTE DEVELOPMENT

37-acre mixed housing development site  
550 proposed units

### 3. ODESSA DEVELOPMENT

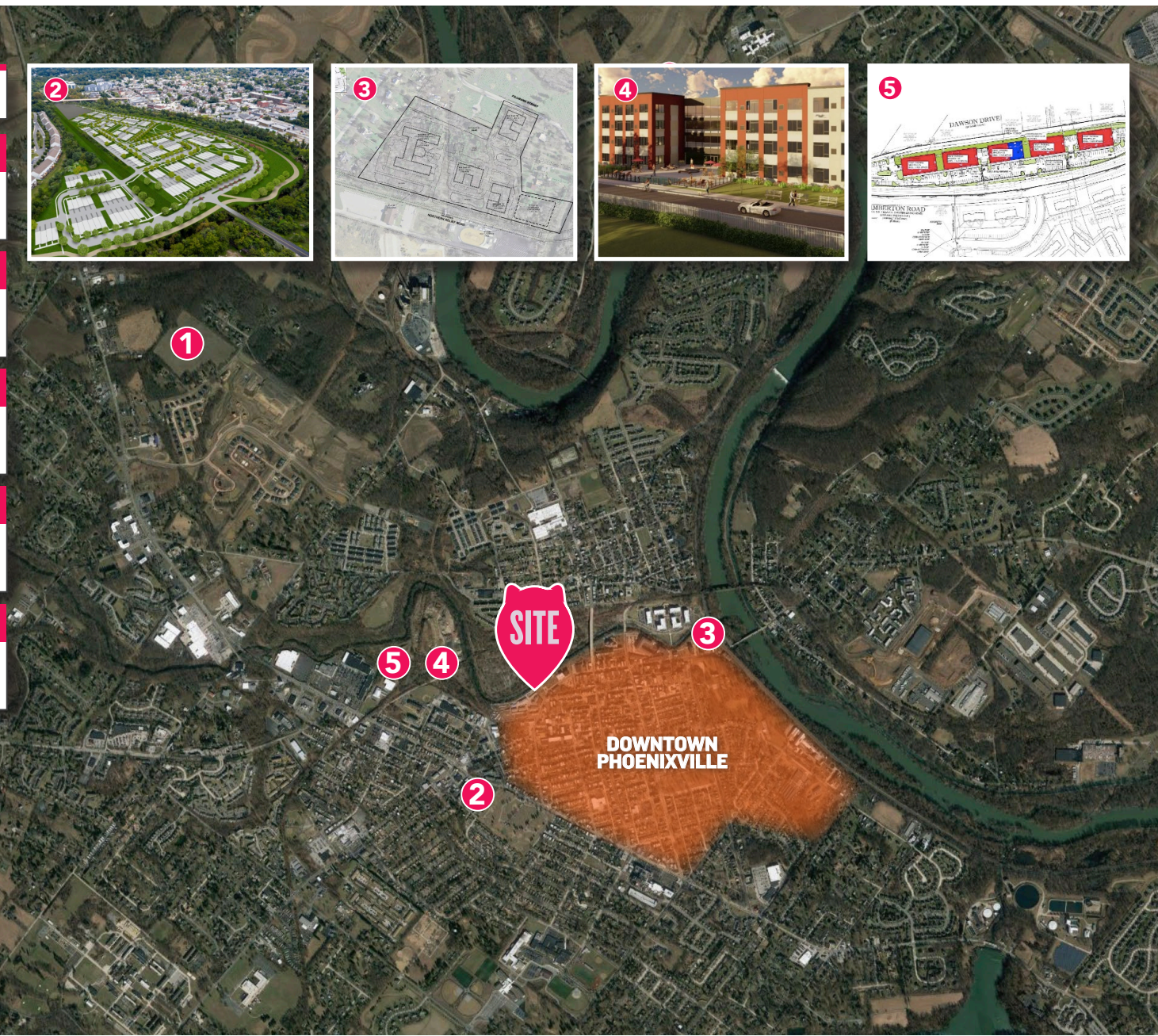
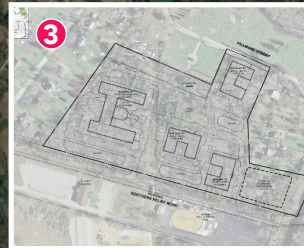
14-acre senior housing development project  
500 proposed units

### 4. LUXOR DEVELOPMENT

4-acre housing development project  
204 proposed units

### 5. ELAND POINT CROSSING

5-acre housing development project  
193 proposed units





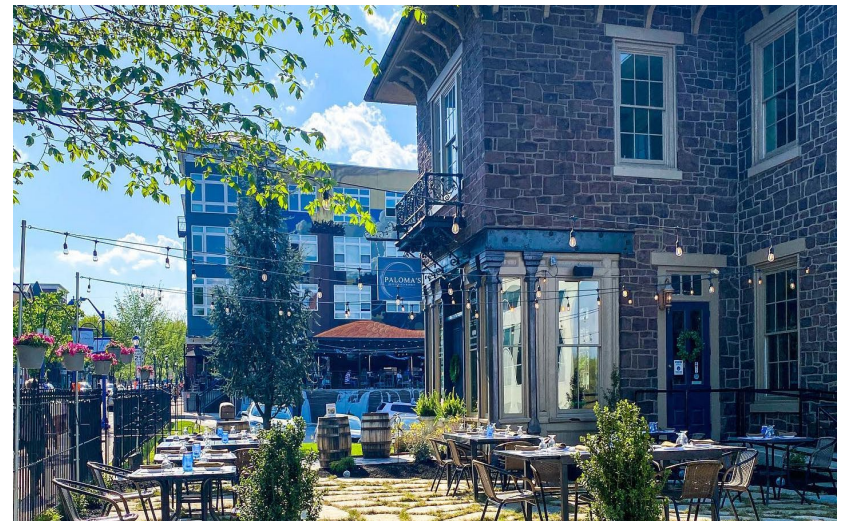
## MARKET OVERVIEW

# PHOENIXVILLE, PA

Situated at the intersection of the Schuylkill River and French Creek, this one-time titan of the steel industry has experienced an incredible revival over the past decade. A downtown renaissance has been forged by the confluence of a successful restaurant scene, craft beer, the arts and a commitment to a healthy balance between national and local brands. The strong residential mix, comprised of both young, dual-income professionals and empty nesters, provides night and weekend traffic to support a thriving downtown.

During the week, heavy nearby daytime population drives a robust lunch business for downtown restaurants. The local traffic is supplemented by strong regional accessibility through close proximity to Route 422 and the PA Turnpike.

Additional planned Route 422 lane expansions and improvements will continue to allow transportation to efficiently and easily move in and out of the area. A new rail line that will connect Phoenixville to its neighboring towns and Philadelphia is also in the planning stages.





# MSC

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