

1,884 ± SF RETAIL FOR LEASE IN PHOENIXVILLE BOROUGH



215 Bridge Street, Phoenixville, PA

Lease Price: \$3,750/ month plus utilities

FEATURES:

Retail SF:	1,884 ± SF gross 1,725 ± SF usable
Basement:	900 ± SF
Zoning:	Town Center (Allows Retail)
Utilities:	Public Gas, Water, and Sewer

BUILDING: Under New Ownership. Located on in the heart of Phoenixville Borough's downtown district. Permit parking available directly behind building. The retail space will be put in "shell" condition so the tenant can customize the interior.

LOCATION: Vibrant walkable community with unique shops, restaurants, breweries, parks and the historic Colonial Theater. A close distance to King of Prussia, Route 422, and Route 29.

Contact:



Phil Earley, CCIM
610.225.0900
philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

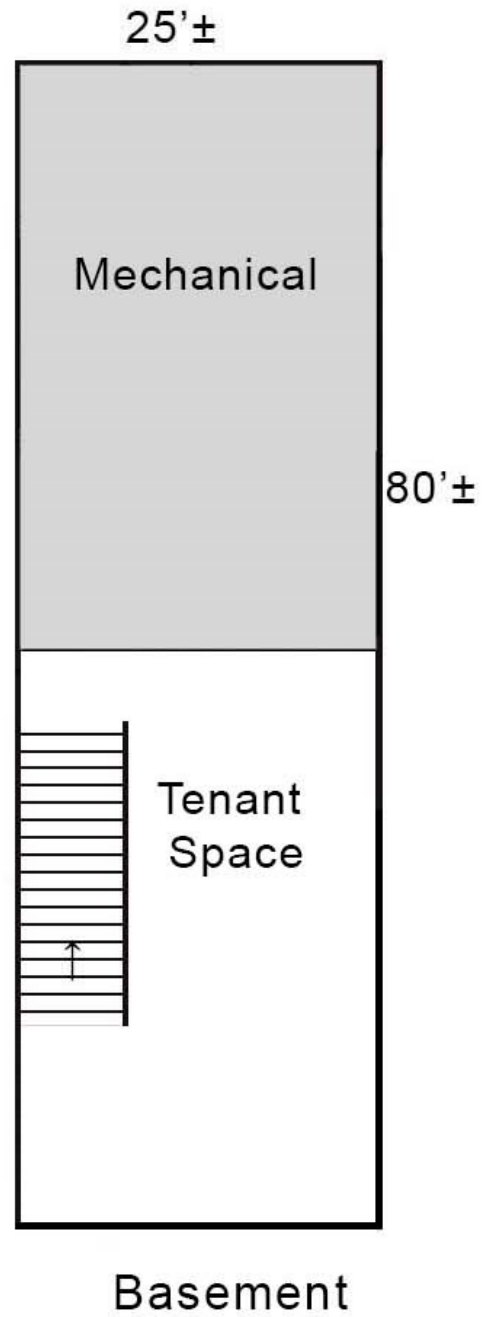
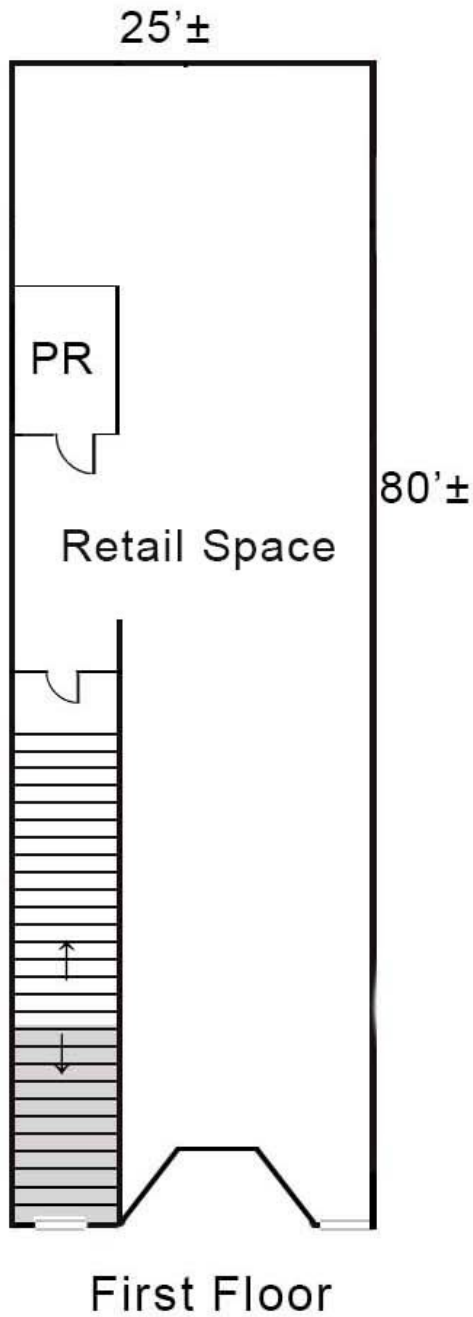
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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A Commercial Renovation
1,884 G.S.F.

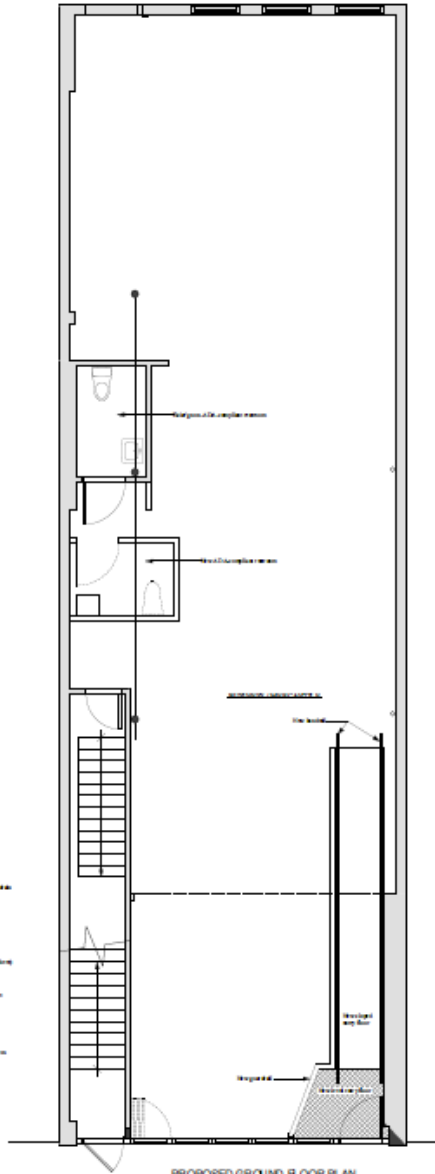
(inclusive of corner walls, property line and exterior faced walls)

1,725 S.F. interior renovation
B USE - Business
17 occupants
one means of egress
two restrooms

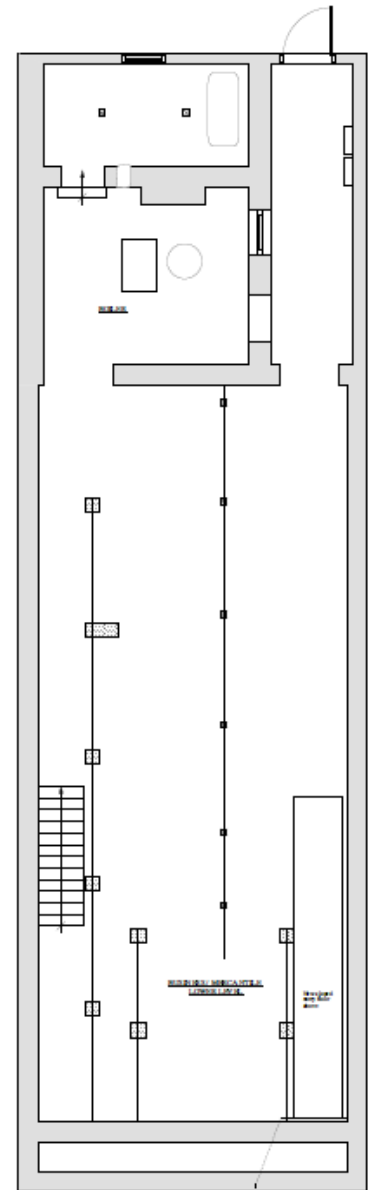
M USE - Mercantile
29 occupants
one means of egress
one restroom



BRIDGE STREET ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



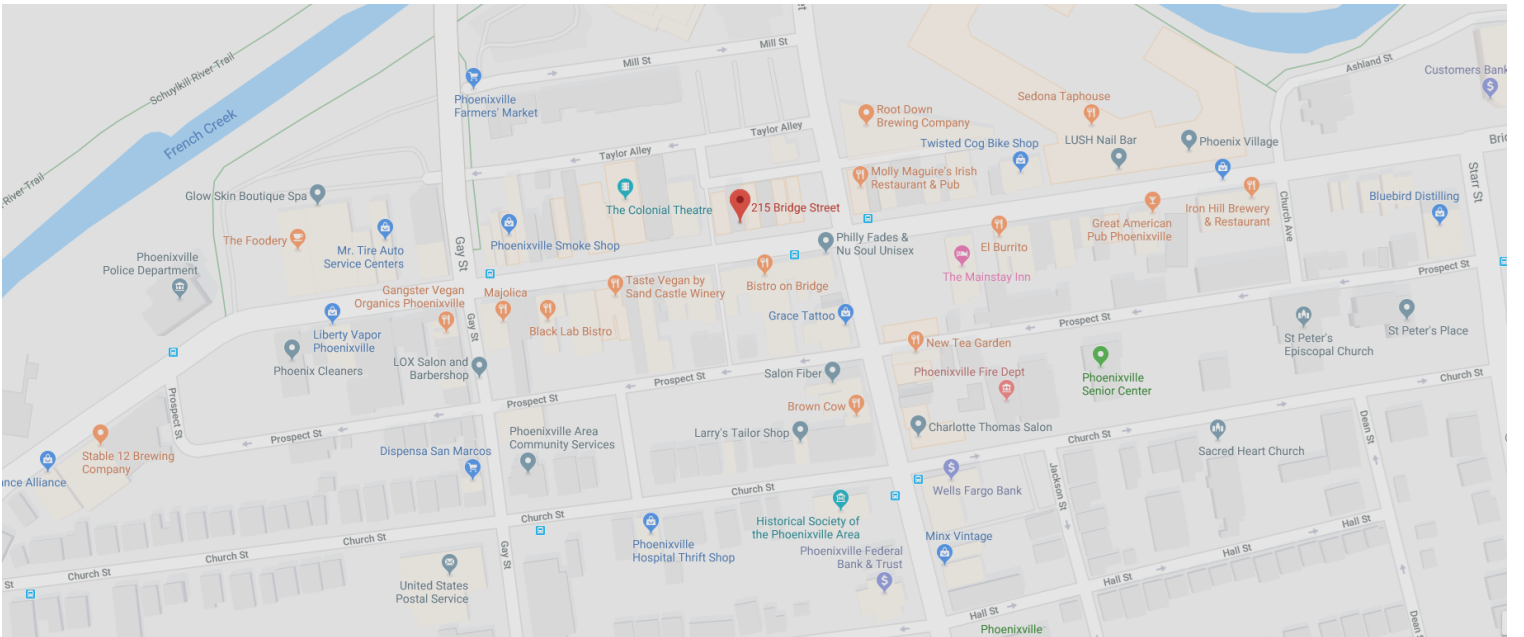
PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

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BOROUGH PARKING MAP

