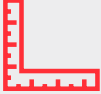



# KIMBERTON SHOPPES


550 - 558 Kimberton Rd, Phoenixville, PA 19460




**1,680 SF  
FOR LEASE**



**ON ROUTE  
113**



**SIGNALIZED  
INTERSECTION**



**AFFLUENT  
DEMOGRAPHICS**

## Property Highlights

- » 31,000 SF GLA – Newer Retail Center anchored by Citadel Federal Credit Union
- » Traffic Light at entrance
- » 140 Parking
- » Adjacent to Maple Lawn Shopping Center anchored by Planet Fitness
- » Surrounded by various Residential Developments and growing

### GLA

31,000 SF

### Frontage

415' on Route 113

### Signage

Pylon Sign at Traffic Light  
plus Signage above stores

### Type of Center

Neighborhood Center

### Parking

140 parking

### Access

- » Full Ingress/Egress Access at Signalized Intersection on Rt. 113

### Co-Tenants

- » Citadel Federal Credit Union, State Farm Insurance, Asian Café, Z-Best Cleaners, Kimberton Nails, RK Arters Tax Prep, Day Spa, Dante's Italian Bistro & Pastry, Tio Mexican Restaurant, Gracie Jiu Jitsu



Demographics	1-MILE	3-MILE	5-MILE
<b>Population</b>			
» 2020 Estimated	8,194	39,313	84,355
» 2025 Estimated	8,528	41,050	87,545
<b>Avg Household Income</b>			
» 2020 Estimated	\$106,650	\$107,645	\$129,454
» 2025 Estimated	\$118,152	\$117,874	\$141,418

Source: STDB

## For more information, please contact:

Charles Ambrose  
(215) 878-7300  
locate@yentis.com

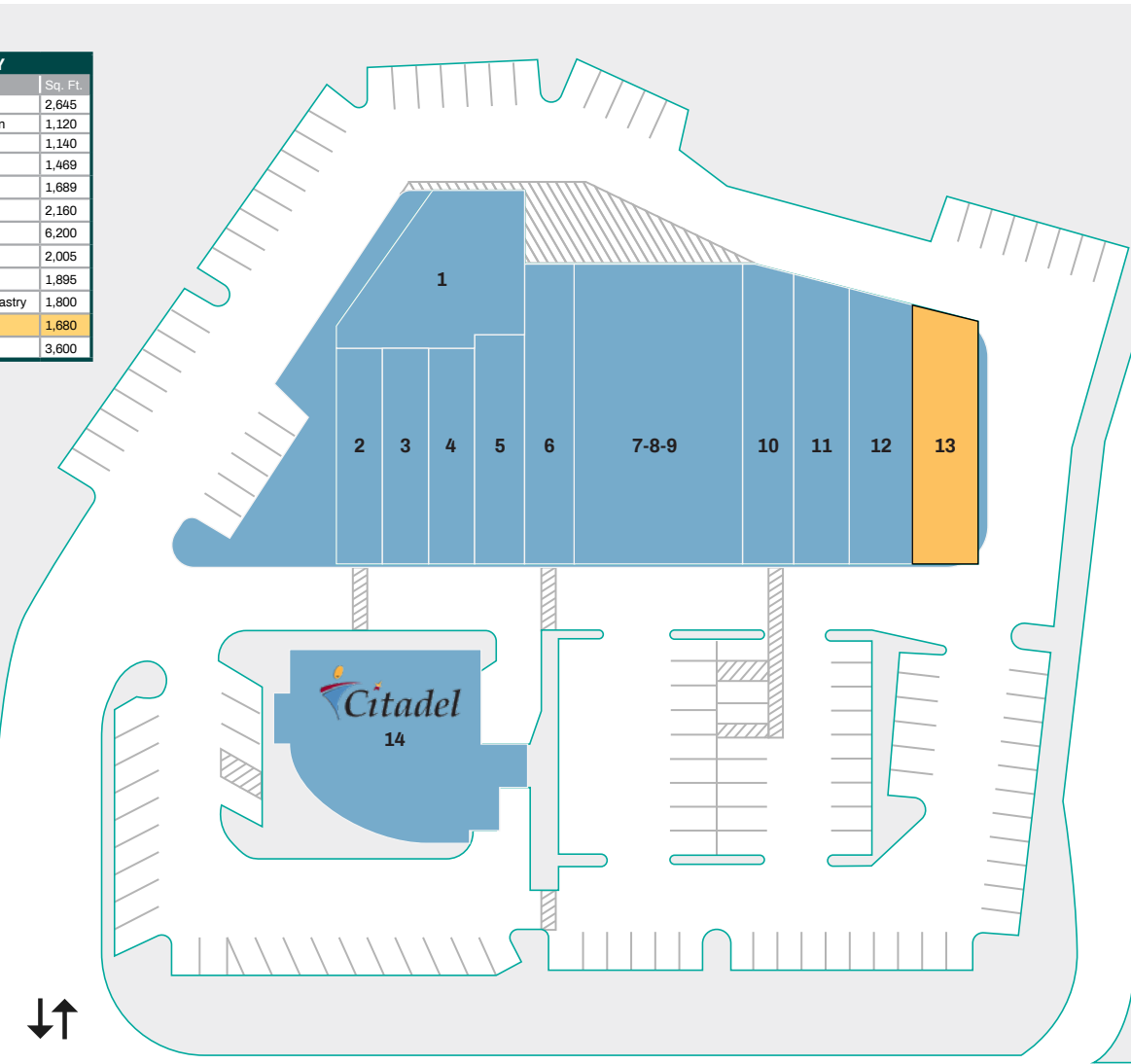


Herbert Yentis & Co. Realtors  
7300 City Avenue  
Philadelphia, PA 19151

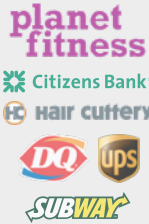
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TENANT KEY		
Unit	Tenant	Sq. Ft.
1	Purls of Wisdom	2,845
2	RK Arters Tax Preparation	1,120
3	State Farm Insurance	1,140
4	Day Spa	1,489
5	Kimberton Nails	1,689
6	Z-Best Cleaners	2,160
7-9	Gracie Jiu Jitsu	6,200
10	Asian Cafe	2,005
11	Tio Mexican Restaurant	1,895
12	Dante's Italian Bistro & Pastry	1,800
13	Available	1,680
14	Citadel (Pad Site)	3,600



Maple Lawn Shopping Center



KIMBERTON RD

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