

0.68 ± ACRES AVAILABLE FOR SALE



640 Bridge Street, Phoenixville

Sale Price: \$645,000

OVERVIEW:

Frontage:	302 feet on Bridge Street & Route 23
Utilities	Public Water & Public Sewer
Zoning:	CD (Corridor Development)
Township:	Phoenixville Borough
2017 Traffic Count:	24,365 VPD
Current Improvements:	1,593 SF vacant building

LOCATION: The property situated at the highly visible intersection of Bridge Street and Route 23 which is within walking distance of downtown Phoenixville. The flexible zoning allows for a variety of commercial uses (defined on page 3).

Contact:

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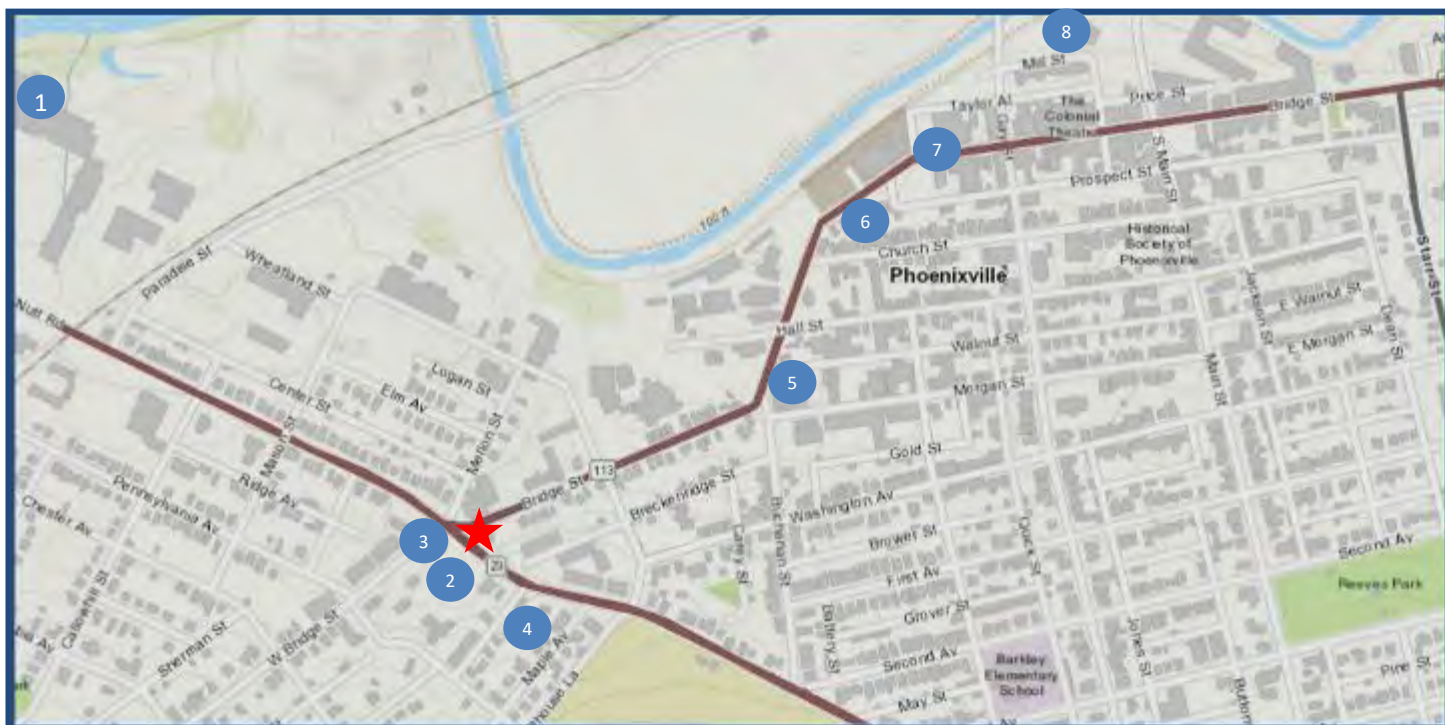


LIEBERMAN EARLEY & COMPANY

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

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640 Bridge Street, Phoenixville



★ 640 Bridge Street: On the corner of 23 and Bridge Street. 24,000 VPD

- 1 Giant Food
- 2 Walgreens
- 3 Pats Pizza & Bistro
- 4 Petrucci's ice Cream
- 5 Nudy's Café
- 6 Stable 12 Brewing Company
- 7 Bridge Street: Includes many restaurants such as:
- 8 Phoenixville Foundry

- ⇒ The Foodery
- ⇒ Tai L'Elephant
- ⇒ Black Lab Bistro
- ⇒ The Colonial Theatre
- ⇒ Rec Room by Conshohocken Brewing Co.
- ⇒ Bistro on Bridge
- ⇒ Steel City Coffee House
- ⇒ Iron Hill
- ⇒ Great American Pub

Demographics			
	1 Mile	3 Mile	5 Mile
2018 Total Population:	15,686	40,720	86,626
2023 Population:	15,957	41,438	88,149
Average Age:	38	39	39
2018 Total Households:	6,891	16,081	33,326
Median Household Income:	\$56,914	\$82,678	\$89,941



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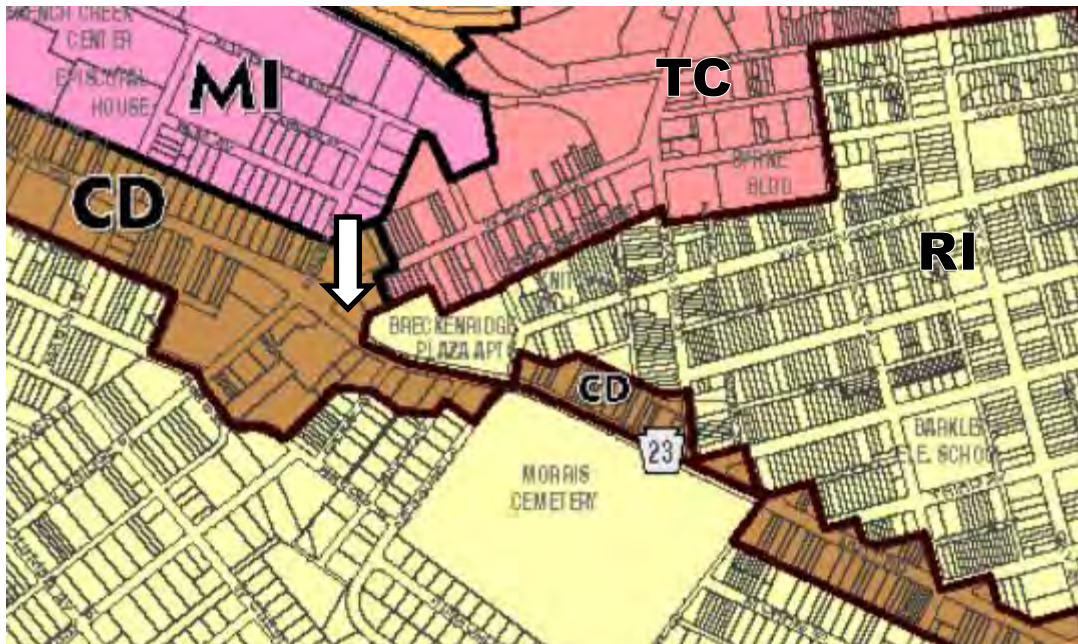
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640 Bridge Street, Phoenixville | 0.68 Acres ± Zoning

Permitted Uses for CD Zoning:

- Accessory Building
- Accessory Building, Residential
- Adaptive Reuse
- Auto Supply Store
- Community Gardens
- Group Home
- Health and Fitness Club
- Home Occupation, no impact
- Hotel/ Motel
- Municipal Uses
- Office Use
- Outdoor Café
- Outdoor Market
- Parking Garage, Multilevel
- Residential uses
- Restaurant
- Retail Goods and Services
- Tavern/Bar
- Temporary Outside Display
- Temporary Structure
- Theater and Entertainment Center

*Additional By-Right Standards Applicable to Specific Uses



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640 Bridge Street, Phoenixville | 0.68Acres ± Potential Redevelopment Plan 1

POTENTIAL REDEVELOPMENT PLAN 1



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640 Bridge Street, Phoenixville | 0.68Acres ±
Potential Redevelopment Plan 2

POTENTIAL REDEVELOPMENT PLAN 2



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