

27 South Main St  
Phoenixville PA

**Schedule Your Tour:**

**MALONEY**  
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# 27 South Main St Phoenixville PA 14960

## Property Overview

Rare combination of turnkey functionality, downtown energy, and built-in atmosphere.

Up to 1300 Sq feet of leasable space including basement space not shown.

Unlike a standard retail shell, this property already offers an inviting customer experience from the moment you walk in — complete with stylish furnishings, waiting/lounge areas, operational plumbing, and a polished layout that immediately feels established and welcoming.

Located just steps from Bridge Street, tenants benefit from the constant foot traffic, walkability, and visibility that make downtown Phoenixville one of the region's most sought-after commercial destinations.

Clients can easily turn an appointment into an experience by visiting nearby restaurants, coffee shops, breweries, boutiques, and nightlife venues before or after their visit.

The space is ideal for entrepreneurs and growing brands looking to minimize startup costs and open quickly without the expense and delays of a full buildout. Its flexible layout, hospitality-style feel, and move-in-ready infrastructure create opportunities for a wide variety of personal service, wellness, beauty, retail, or creative business concepts.



### POPULATION

3 MILE- 46,745  
5 MILE- 105,351  
7 MILE- 198,098



### EMPLOYEES

3 MILE- 13,677  
5 MILE- 33,969  
7 MILE- 154,867



### AVERAGE HHI

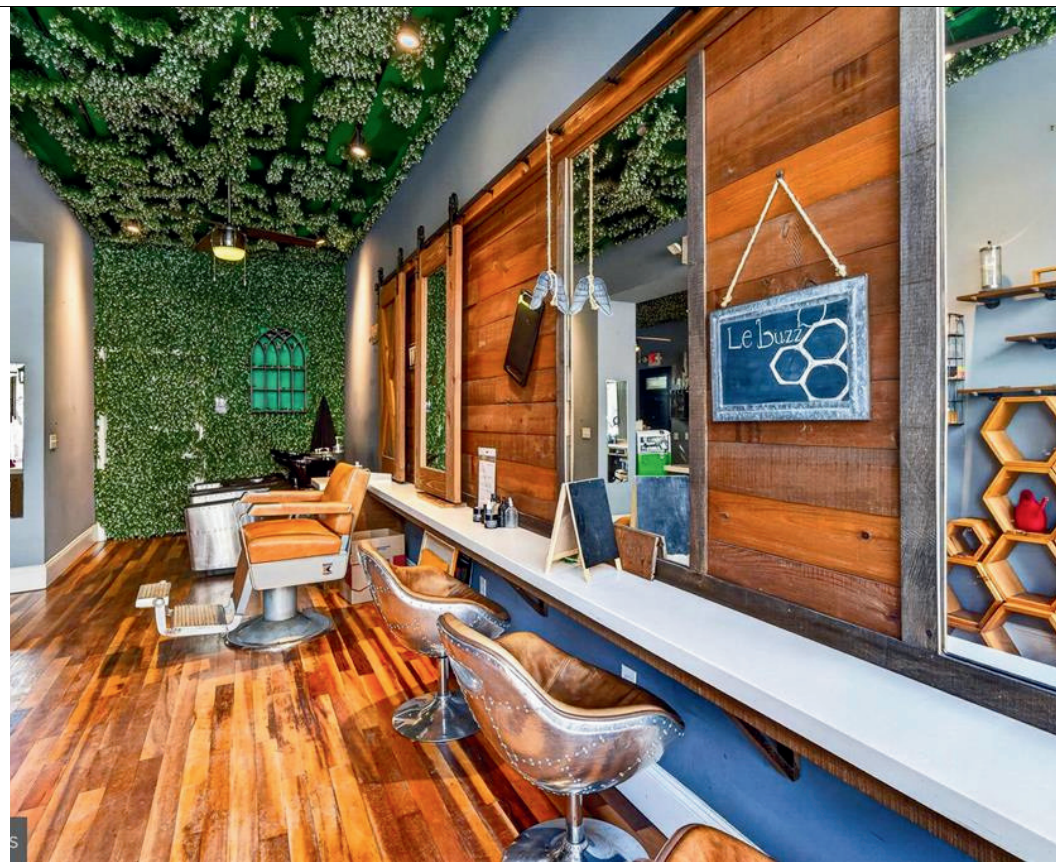
3 MILE- \$161,016  
5 MILE- \$166,967  
7 MILE- \$171,820



### HOUSEHOLDS

3 MILE- 19,393  
5 MILE- 42,635  
7 MILE- 80,185

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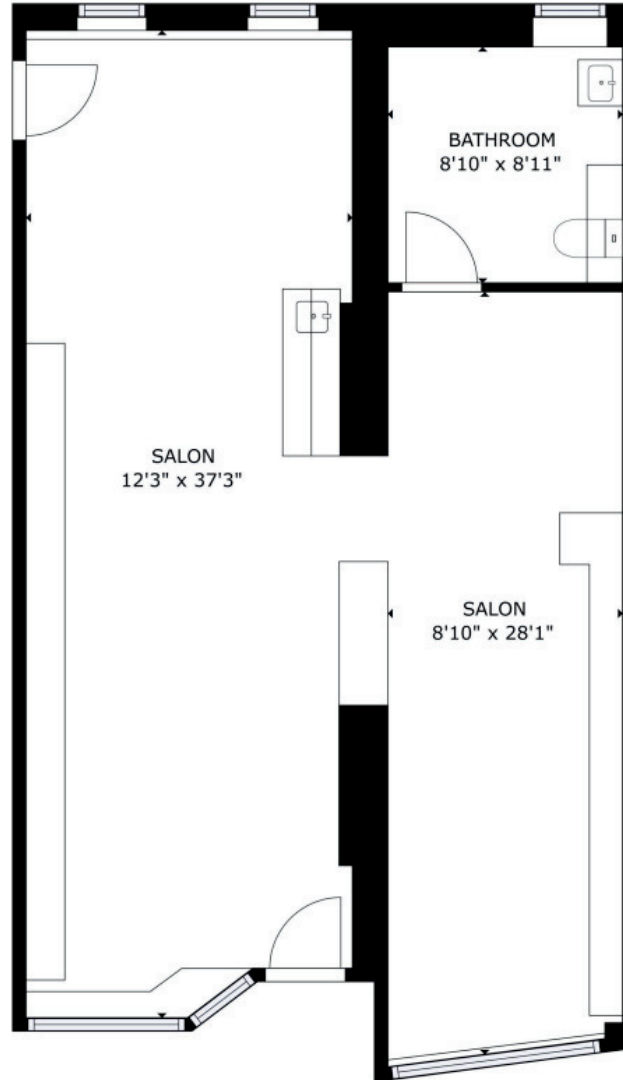
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## Floorplan



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## Location

27 South Main Street sits at the center of Phoenixville's revitalized Bridge Street corridor, a historic district reimagined as a hub of dining, culture, and nightlife.

- Bluebird Distilling transformed a long-abandoned laundromat into a nationally acclaimed, grain-to-glass distillery and cocktail bar.
- Black Lab Bistro, Avlos, and Il Granaio showcase the corridor's culinary range, from contemporary American to authentic Mediterranean and handmade Italian.
- Bridge Street Chocolates and Reads & Company add artisanal flavor and cultural depth with award-winning confections and a lively community bookshop.
- The Colonial Theatre, a 1903 Beaux-Arts landmark immortalized in The Blob, anchors the district alongside The Foodery's expansive craft beer wall.

