

+/- 2,500-7,000 SF End Cap For Lease



Kimberton Square, 275 Schuylkill Rd, Phoenixville, PA 19460

- +/- 2,500-7,000 SF Available
- 19,000 VPD
- Full Access Signalized Intersection
- 14' Clear Ceiling Height
- High Growth Phoenixville Market
- Excellent Signage & Parking



Bill McGeehan

Office: 610-630-3700

Cell: 484-354-5880

bmcgeehan@continentalrealty.com

Join:



Property Description

±2,500–7,000 SF end cap retail or office space available at Kimberton Square. This 26,000 SF neighborhood shopping center features three pad sites, two of which are currently nearing completion for a Chase Bank and an Aldi grocery store, bringing strong national co-tenancy to the property. Available suites offer mostly open, clear span layouts with high ceilings, abundant natural light from large storefront windows and plenty of on-site parking.

Located in the rapidly growing Phoenixville market, the property sits at a full-access, signalized intersection along Route 23 in East Pikeland Township, providing excellent visibility, signage opportunities, and convenient access to Routes 29, 422, 113, and 724.

Custom fit-outs are available. Call for additional information or to schedule a tour!

Asking Rent: \$16-18/SF NNN

Property Details

- +/- 2,500-7,000 SF End Cap
- 26,182 SF Strip Center
- 3 Pad Sites
- \$4/SF estimated NNN
- Full Access Signalized Intersection
- Approx 19,000 VPD
- Zoned C in East Pikeland Twp
- 14' Clear Ceiling Height
- 5.2/1,000 Parking Ratio
- 84'x84' Floor Plan
- 720' Frontage on Rt 23
- Close to Public Transportation



Aerial



Demographics - 19460

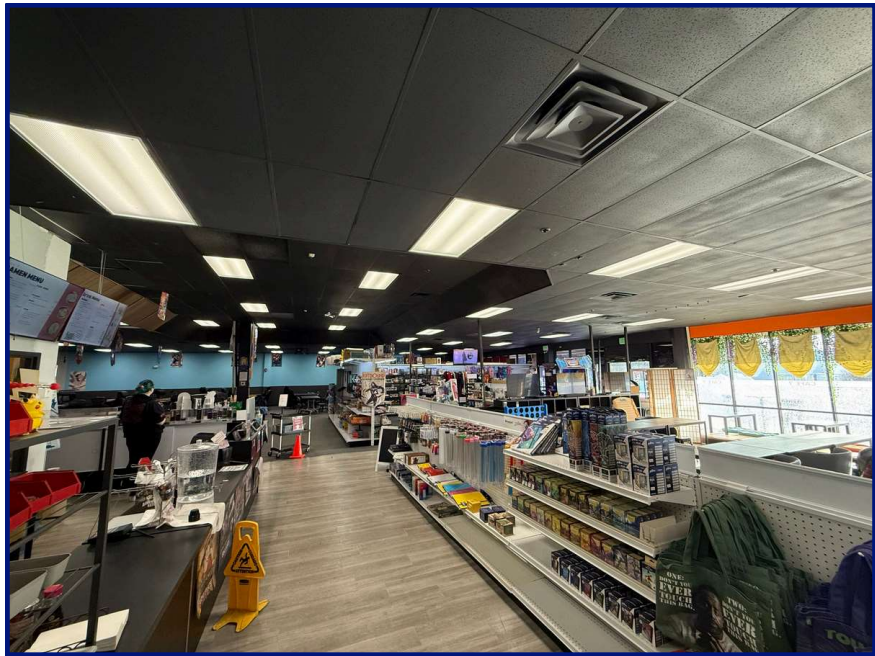
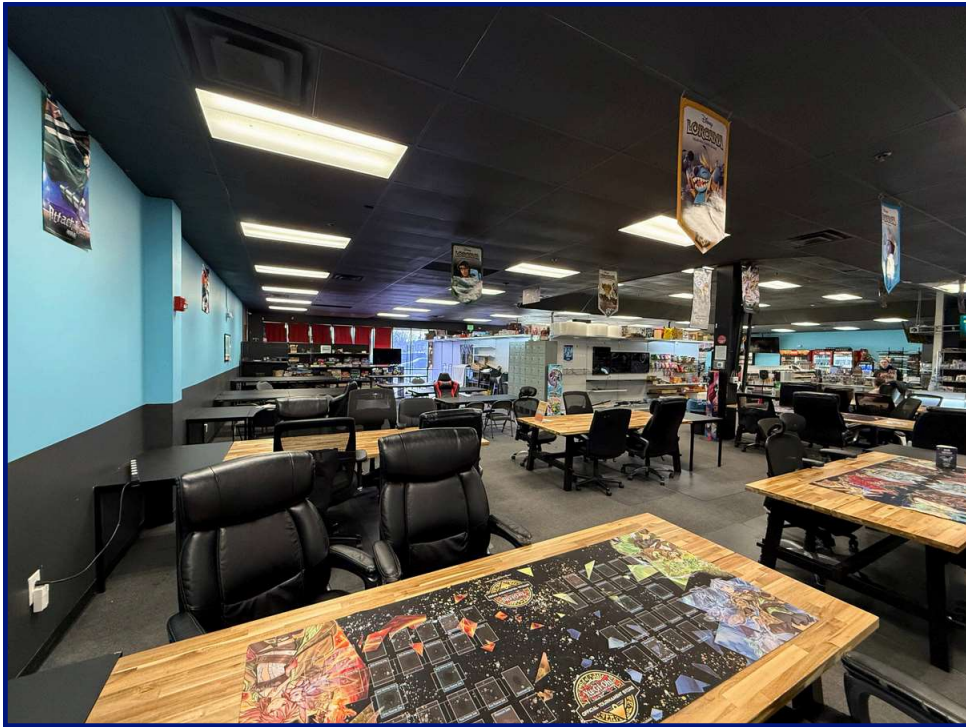
Population: 45,423

Household Income: \$124,050

Median Age: 38.6

Traffic: Approx 19,000 VPD

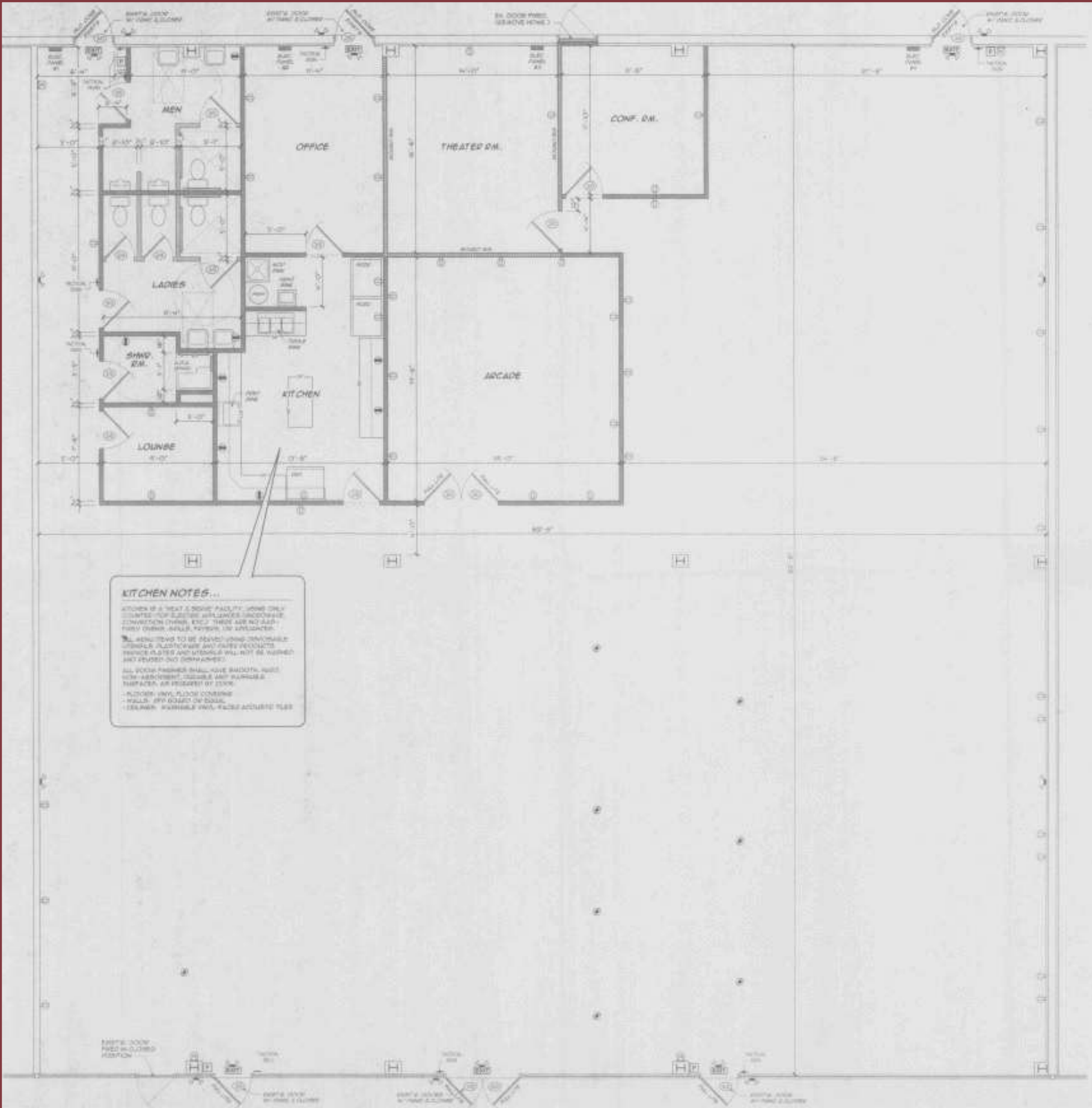
Interior Photos



Exterior Photos

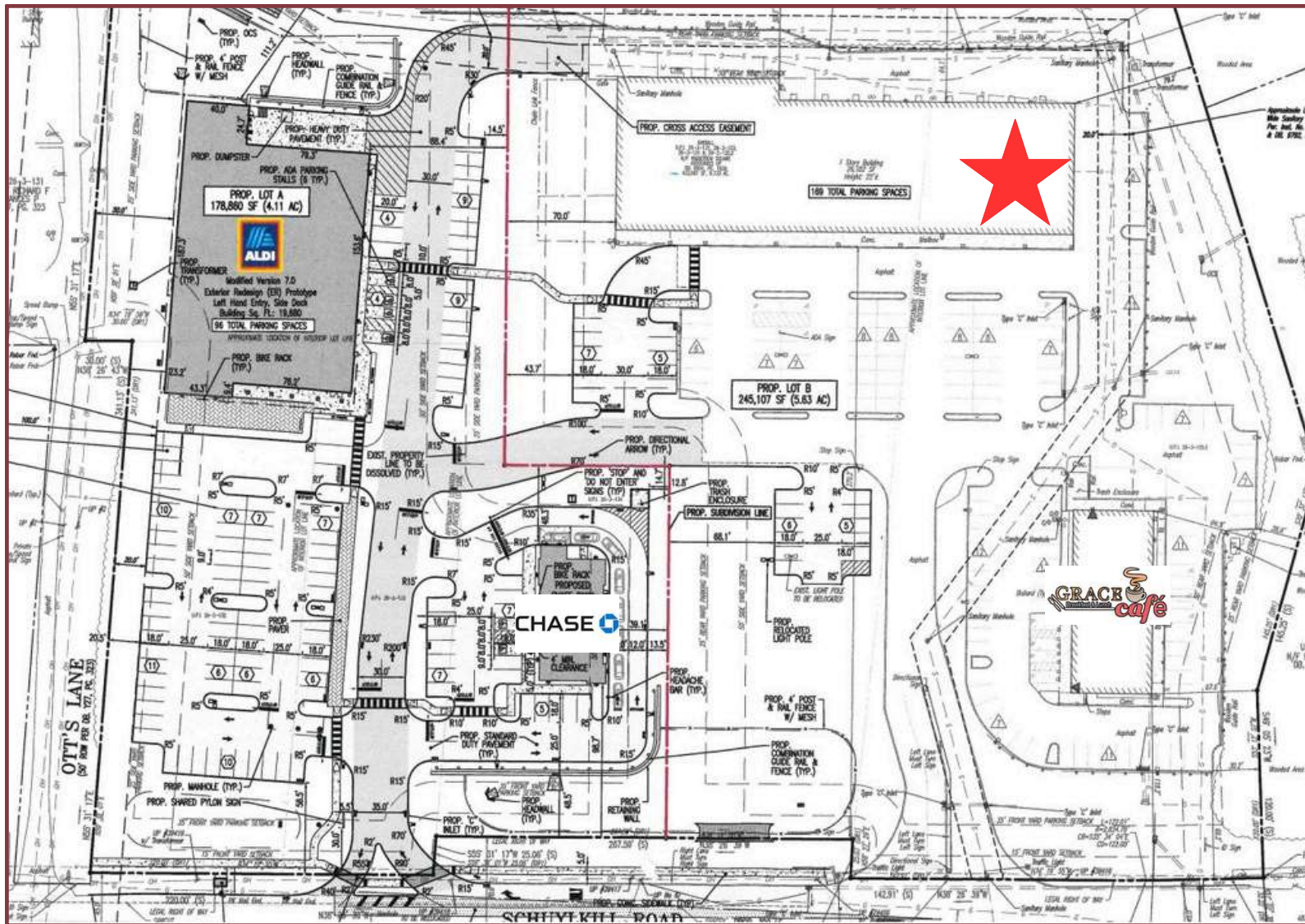


Floor Plan

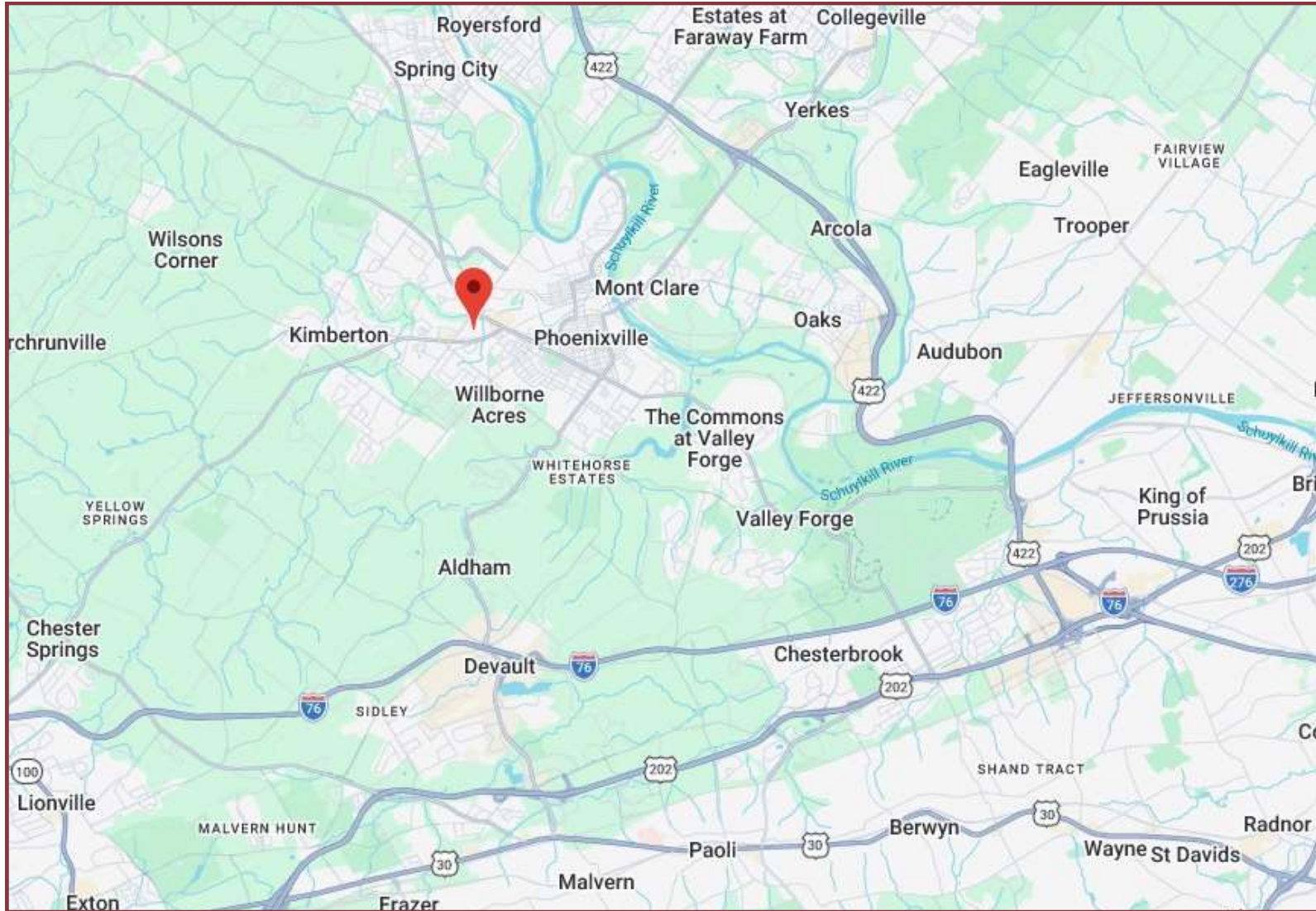


Front Entrance

Site Plan



Location Map



**Ideally located just outside downtown Phoenixville off Route 23.
Minutes to Routes 29, 422, 724, 113 and 6 miles to the I-76 PA Turnpike.**