

LEASE OR SALE

101 Buchanan
Street
Phoenixville, PA

*Exclusively Offered
By:*

Kevin Flynn, Jr.
215-561-6565 x121
kflynnjr@flynnco.com

The
Flynn
Company



- Located in the heart of Phoenixville off Bridge Street steps from the banks of French Creek
- 23,700sf including three rented apartments
- Walking distance to numerous restaurants, bars, shops and theaters
- Town Center Zoning

Phoenixville has endured a rich industrial history of steel mills, iron companies, and textile factories. The sustained production made Phoenixville a large marketing and trade center and necessitated the hospital that still stands today. Phoenixville is experiencing a period of renewed prosperity as a cultural and commercial hub. In fact, in early 2015, Phoenixville was named a Top Town of the Philadelphia Countryside for its full calendar of annual events, unique retail and notable attractions.

From Philly.com, August 2018

The Phoenixville of today: A bustling borough chock full of breweries, restaurants, and a growing population of young professionals and empty nesters. The millennials and baby boomers are coming to Phoenixville in significant numbers. The two demographics may seem disparate, but officials have found that they are often looking for the same lifestyle. They want diverse restaurants and bars within walking distance, easy access to the arts, apartments that are manageable yet luxurious, and a vibrant, civically engaged community. Many have found these in Phoenixville, where on a Friday or Saturday night "baby boomers are partying with the millennials"!

"A lot of millennials are moving in and saying, 'Hey, Phoenixville is cool,' said Burckley, 36, who moved to the borough seven years ago. At the same time, "we have a flux of people who are older and they don't want to maintain their homes anymore. They want something walkable."



"That's what's so cool," Roseanne Klementisz said. "You're not hanging out with everyone who looks like you, everyone who's the same age as you. ... It's just exciting to be in that energy all the time."

Klementisz and her husband, Jim, both in their 50s, have been "suburbanites" all their lives. They raised their children in Skippack, but when the kids moved out, they decided to move somewhere where they wouldn't have a lawn to mow or gutters to clean. The couple decided on Phoenixville. They rented a two-bedroom apartment at Riverworks, a new Toll Bros. complex, and moved there in June.

"I can't tell you how much we love it," Klementisz said. "It's just a vibrant community."

"Phoenixville, to me, feels very inclusive and not segregated," Andrew Davis said. "It's a well-blended community."

The restaurant and bar resurgence was no doubt intrinsic in Phoenixville's revitalization. But ask folks in the area what really made the rebirth possible, and they'll tell you it was something else.

"The story of Phoenixville is people," Manny DeMutis said, people who are "tough, kind, courageous, selfless."

The Property

The Flynn Company, as exclusive broker, has been retained by Ownership to arrange for the disposition of 101 Buchanan Street, which is home to Town Supply, Inc.

The property consists of 23,700 square feet of office, warehouse and 3 apartments on the upper floors situated on .3 acres. The building originated as a home built in 1900 which was converted for commercial purposes and expanded multiple times to include the office and warehouse. The building is adjacent to Nudy's Café which is prominently facing the east bound Bridge Street traffic flow.

It was 1947 when Town Supply Company opened its general line, full service hardware in Phoenixville, PA. It is a privately owned and operated business, which sells commercial doors, architectural hardware, washroom partitions and accessories, fire extinguishers and cabinets to general contractors.

Now, Town Supply is entering the company's next phase as they expand into a brand-new storage and distribution facility in Limerick.

The Opportunity

What does it mean for a town or city to be 'walkable?' Clearly, pedestrians need to be able to walk from one place to the next—there needs to be sidewalks and crosswalks, stoplights and signs. But walkability is about much more than infrastructure. It's about creating a sense of community—the idea that there is someplace worth walking to, and people that you'd like to see when you get there. In a truly walkable town or city, you can satisfy a wide variety of needs within 15 minutes on foot. You can buy food, take in a play or a show, shop, and enjoy a green space such as a public park or trail. And while you're doing all of this, you can connect with others who share your interests, even if it's as simple as waving or saying 'hello.'

From Millennials to retirees, there is a tremendous uptick in the number of folks who place a high value on living in walkable communities. In part, this is because of the many health benefits that walking has to offer; in part, it's because of the expense and inconvenience inherent in traveling by car. Beyond these tangible benefits, though, walkable communities have a sense of vibrancy, life, and charisma that is tremendously appealing. Traveling on foot, you notice things you might not have otherwise—an architectural detail here, a hidden alleyway, a used bookstore or a cozy coffee shop there. You take your time, appreciating what's around you rather than rushing from one activity to the next, living in the moment.

Users will have the opportunity to acquire a dynamic asset with the potential of creating a facility that meets all of the requirements discussed above that is currently not available within this market. Further, the premier location offers excellent visibility and access, which is why Phoenixville is experiencing a transformational renaissance. We believe this opportunity is a perfect combination of creative potential without the tremendous risk.

PROPERTY HIGHLIGHTS

101 Buchanan Street

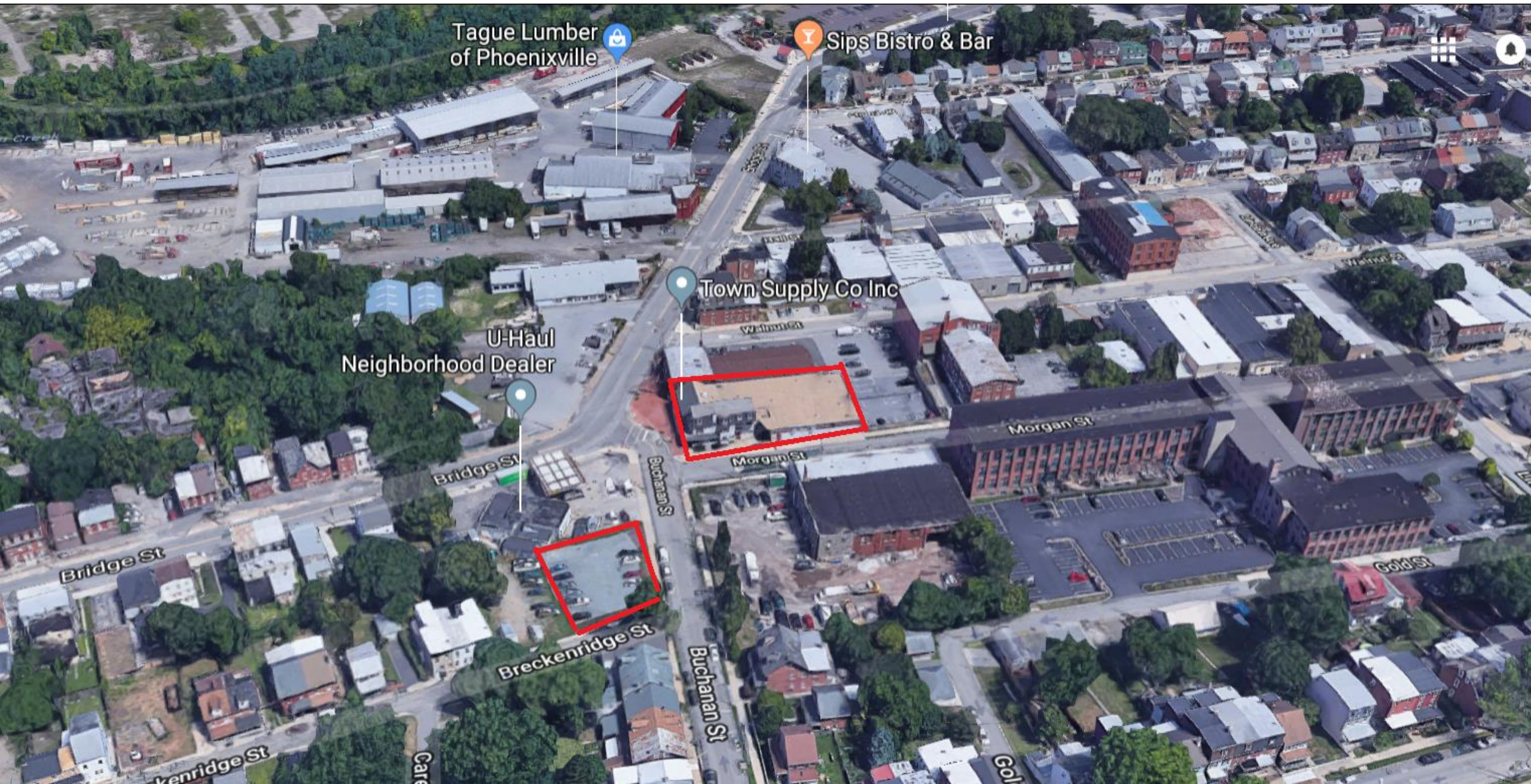
- Immediate access to bustling Bridge Street, Phoenixville Village
- Countless amenities within a few minutes walk
- Incredible potential for roof top deck amenity with glass cased pilot house
- 15 parking spots
- The Building faces a shared brick front patio with famed Nudy's Café
- Town Center Zoning
- Phoenixville is rated as a Top Town of the Philadelphia Countryside



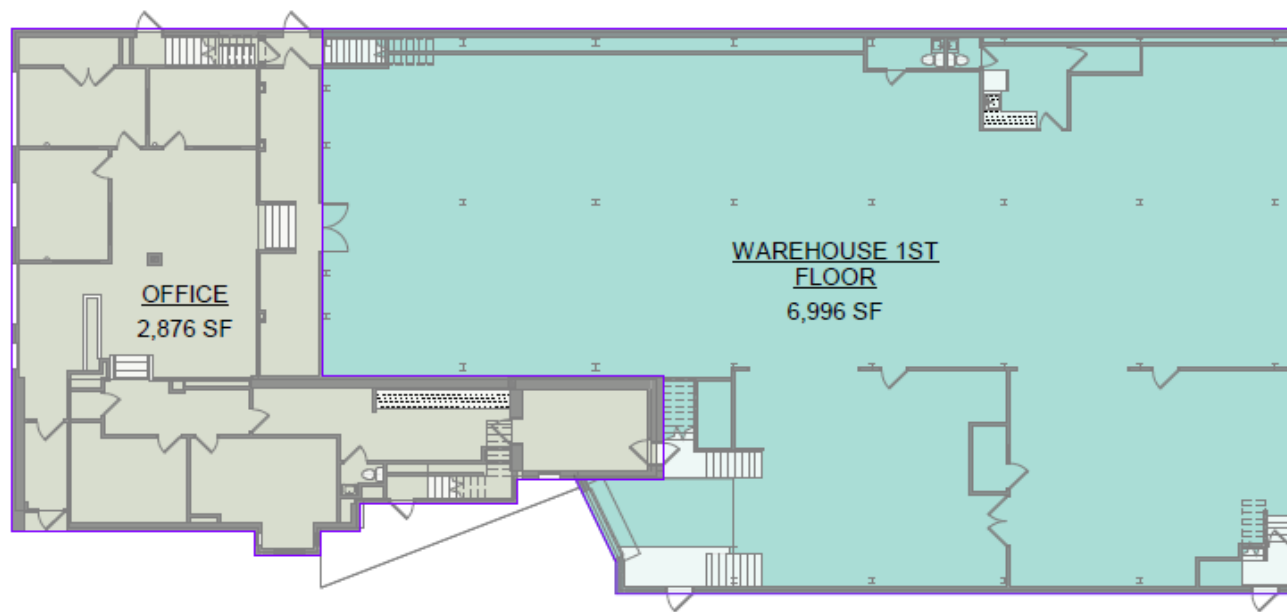
IRON HILL
BREWERY & RESTAURANT



An aerial of 101 Buchanan Street which includes 15 car parking lot across the street. Nudy's Café is adjacent to the site and Sips Bistro is steps away.

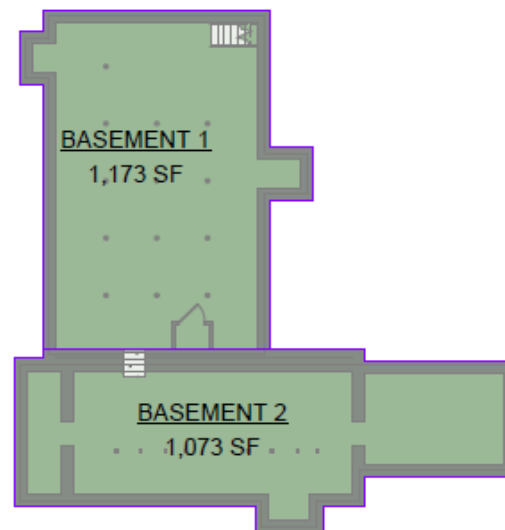


Existing Conditions



② GROUND Level
1/16" = 1'-0"

BUILDING SQUARE FOOTAGE MATRIX	
Name	Area
BASEMENT 1	1,173 SF
BASEMENT 2	1,073 SF
OFFICE	2,876 SF
WAREHOUSE 1ST FLOOR	6,996 SF
APARTMENT #1	1,059 SF
APARTMENT #2	1,682 SF
Area	8,911 SF
APARTMENT #3	1,015 SF
ATTICK	915 SF
	23,700 SF



① BASEMENT Level 1
1/16" = 1'-0"



150 S. Independence Mall West
Suite 1200
Philadelphia, Pennsylvania 19106
phone: 215.829.0922
facsimile: 215.829.0596

101 BUCHANAN STREET SQUARE FOOTAGES

BHA Job Number: 18-139

Scale: 1/16" = 1'-0"

Drawn By: AC

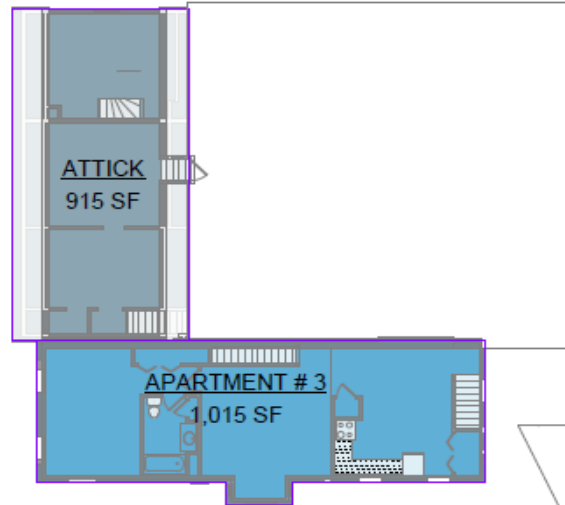
Date: 01/25/19

Revision:

Sheet No.

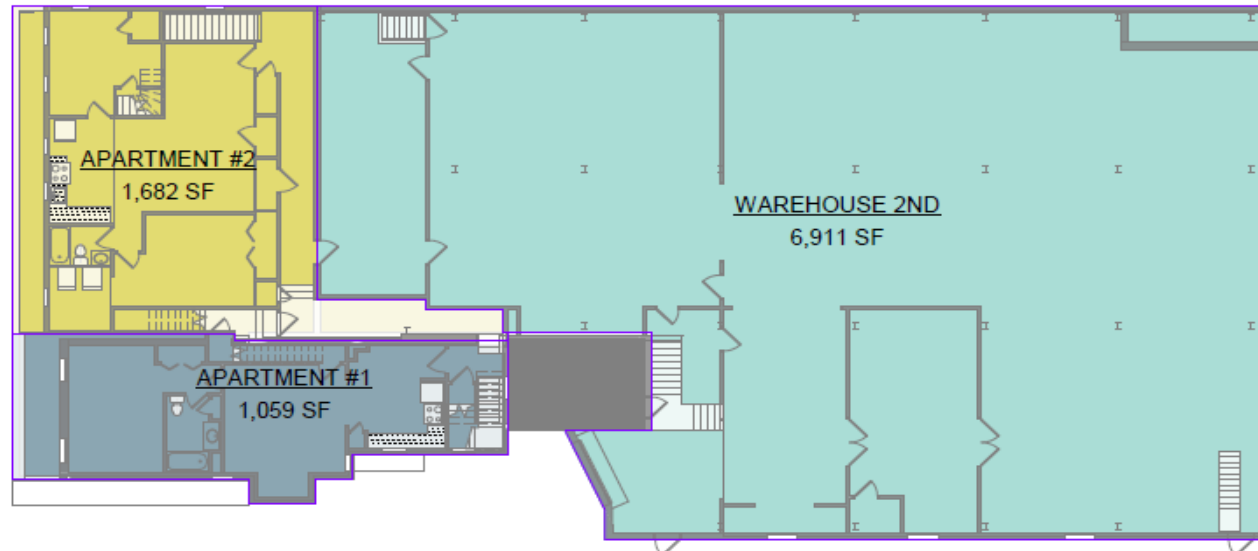
A1.3

Existing Conditions



② APARTMENT ATTICK Level
1/16" = 1'-0"

BUILDING SQUARE FOOTAGE MATRIX	
Name	Area
BASEMENT 1	1,173 SF
BASEMENT 2	1,073 SF
OFFICE	2,876 SF
WAREHOUSE 1ST FLOOR	6,996 SF
APARTMENT #1	1,059 SF
APARTMENT #2	1,682 SF
Area	6,911 SF
APARTMENT #3	1,015 SF
ATTICK	915 SF
	23,700 SF



① WAREHOUSE Level 2 + APT 2
1/16" = 1'-0"



150 S. Independence Mall West
Suite 1200
Philadelphia, Pennsylvania 19106
phone: 215.829.0922
facsimile: 215.829.0596

101 BUCHANAN STREET SQUARE FOOTAGES

BHA Job Number: 18-139

Scale: 1/16" = 1'-0"

Drawn By: AC

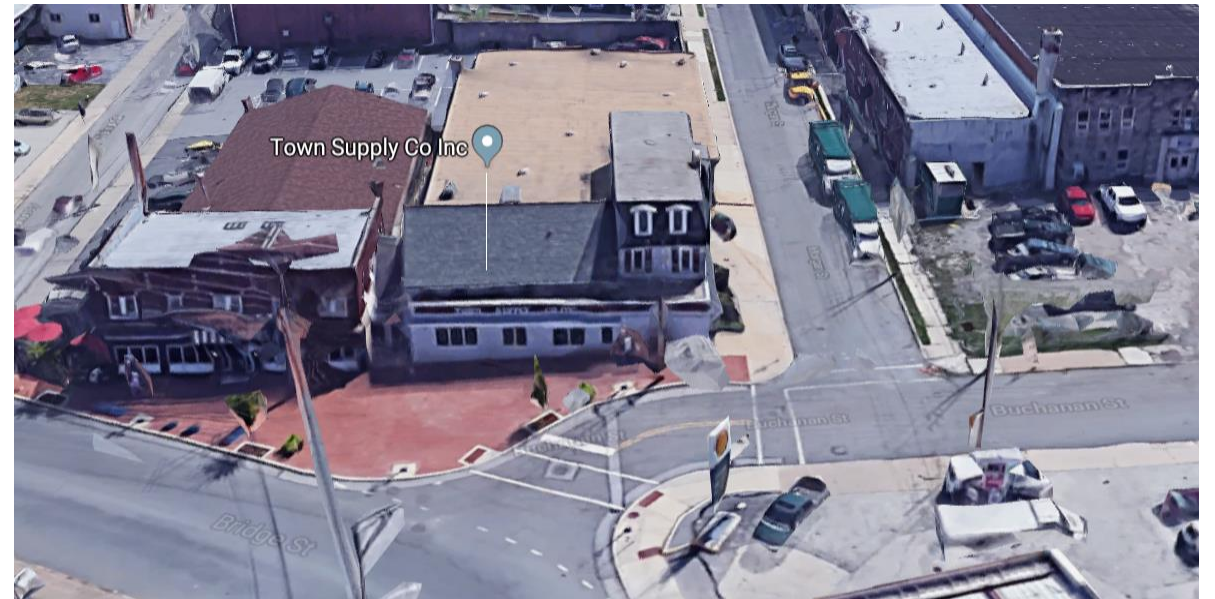
Date: 01/25/19

Revision:

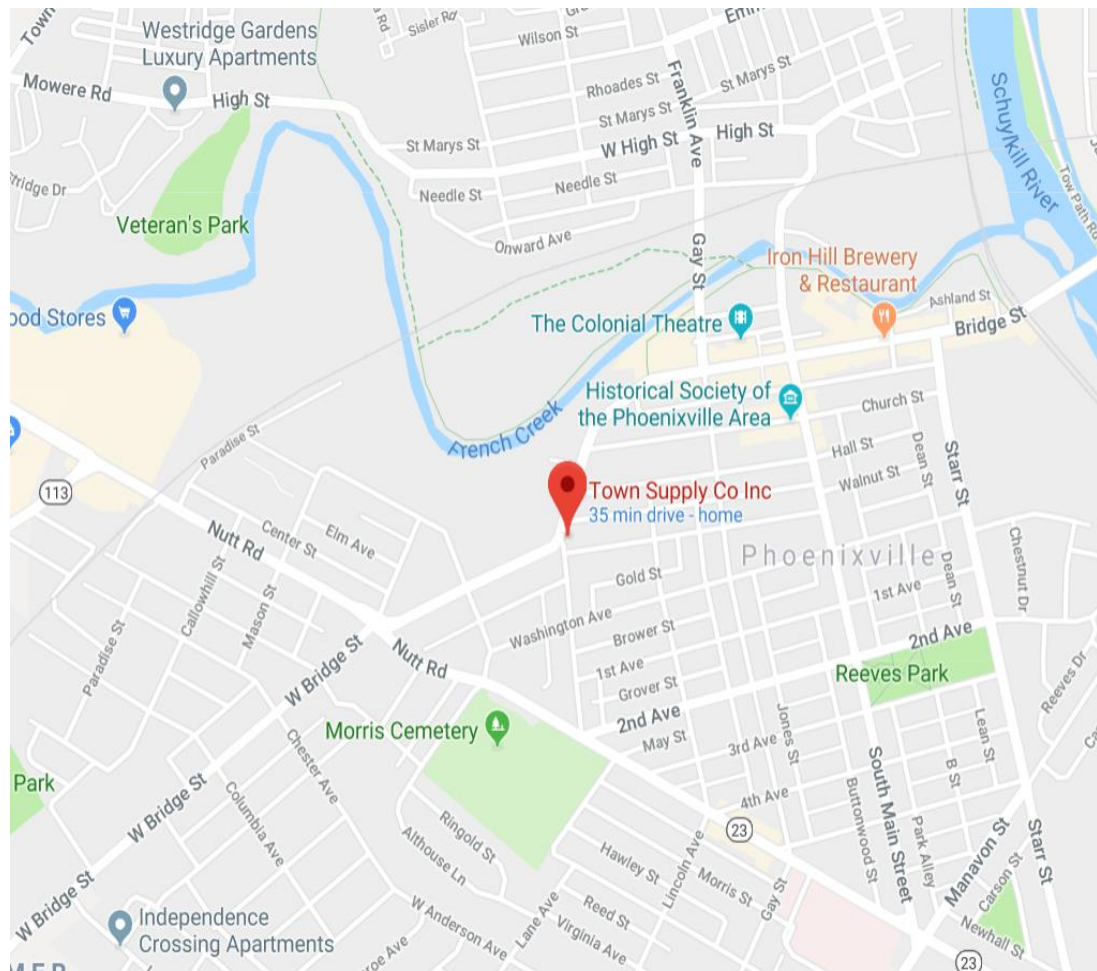
Sheet No.

A1.4

The pictures show the existing facility which is a mixed use of office and storage space which is occupied by the current owner. It also includes apartments which are currently rented.



The location offers immediate access to all of the amenities of Phoenixville's urban village, however it also offers convenient access to Historical Valley Forge National Park, the Schuylkill River Trail which connects Center City with Chester and Montgomery Counties. Routes 23, 113 & 29 lead to major transportation arteries such as 422, PA Turnpike, 202 and 76. Significant employers that are in close proximity to the property include Comcast, UHS, Airgas, Lincoln National, UGI, Unisys, Vishay International, Select Medical, Ametek, Quest Diagnostics and GlaxoSmithKline.



Phoenixville is bursting with energy, amenities and cool experiences.



Schuylkill River 50 K Trail Run



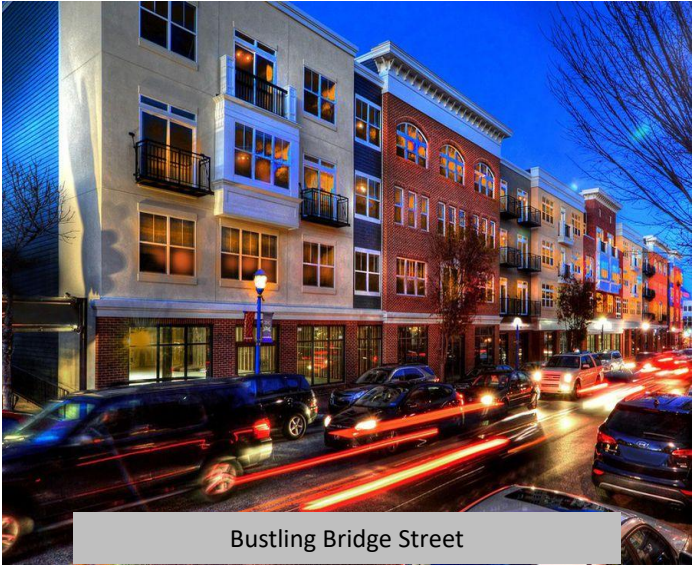
Schuylkill River Lock 60 Kayak Tour



Schuylkill River Trail to Center City



Valley Forge Park Reenactment



Bustling Bridge Street



RiverCrest Golf Club