

Route 113 & Pothouse Road  
Phoenixville, Pennsylvania

# Maple Lawn Village



## [PROPERTY HIGHLIGHTS]

- + 72,800 Rentable Square Feet
- + Frontage on Route 113 with AADT over 15,000
- + Located in rapidly growing Phoenixville Market

## [TENANTS]

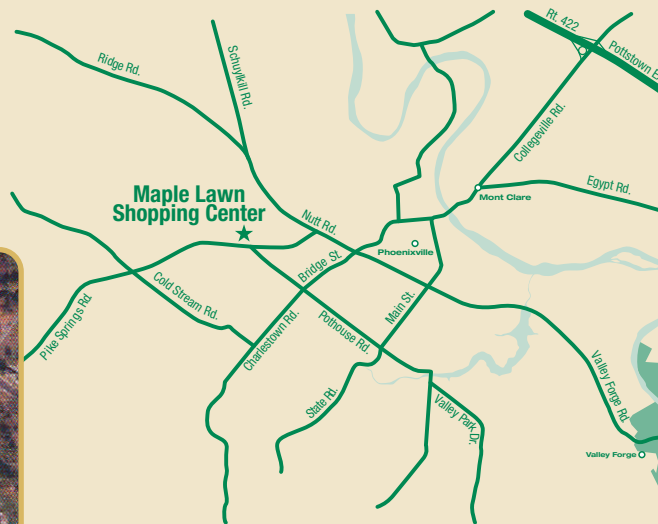
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|------------------------|------------------------------------|
| 1 Citizens Bank        | 9 Maple Lawn Dry Cleaners          |
| 2 H. & S. Partners     | 10 Excel Physical Therapy          |
| 3 Seamless Sewing Arts | 11 Crystal Nails                   |
| 4 Planet Fitness       | 12 Sly Fox Brewhouse               |
| 4A Ace Hardware        | 13 UPS Store                       |
| 5 Sola Salon           | 14 China Inn                       |
| 6 Dairy Queen          | 15 <b>Available</b> (1,242 sq.ft.) |
| 7 Premier Martial Arts | 16 BBQing                          |
| 8 Hair Cuttery         |                                    |



# Maple Lawn Village Center

## [DEMOGRAPHICS]

	3 mile radius	5 mile radius	10 mile radius
Population	33,041	68,506	332,026
Average Household Income	\$79,028	\$91,316	\$95,579



For More Information Contact  
**Dave McManus**  
**610.337.3994**  
[dmcmanus@westovercompanies.com](mailto:dmcmanus@westovercompanies.com)

*Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.*

PROFESSIONALLY  MANAGED BY

The Westover Management Companies  
 550 American Ave. • Suite 1 • King of Prussia, PA 19406  
 610.337.3994 phone • 610.337.2206 fax  
[www.westovercompanies.com](http://www.westovercompanies.com)