



WESTWARD DEVELOPMENT CONTINUES IN DOWNTOWN PHOENIXVILLE

Construction is well underway at Bridge Street Residential at 348 Bridge Street, Downtown Phoenixville. The site, which was settled last year, turned less than a half an acre into \$1,500,000, a record price for the area. The development is a five story, mixed-use project consisting of thirty-two residences and about 9,600 square feet of commercial space and structured parking. This undertaking represents one of the first entirely new construction, private sector

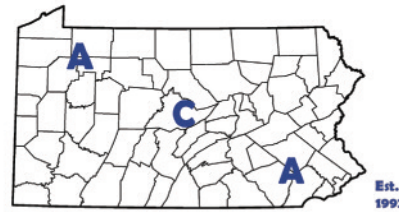
developments in the westward revitalization of the Central Business District of Downtown Phoenixville.

Joseph Scott McArdle, CCIM of Keller Williams Realty in Collegeville was recommended to maximize the return on the properties based on his reputation and vast knowledge of development from 38 successful years in the real estate industry. He is especially known for his revitalization endeavors in the Phoenixville area.

(Continued on page 24)

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(Continued from page 23)

According to Thomas "Skip" Clark, the seller/developer of the project, "We succeed as planned. We settled all the properties between 348 through 366 Bridge Street without displacement of any of the businesses. This mixed-use development at 348 Bridge Street sets the stage for new mixed-use development to finally occur along the 300 block of Bridge Street. We have proudly served the Phoenixville community for nearly twenty-five years. This project represents the natural progress along the Central Business District of Bridge Street. Twenty years ago, there were less than 100 residential addresses in the 100 block of Bridge Street. With all the new construction there is over 300 today. The 200 block of Bridge Street has undergone renovation to most of the existing buildings, with the anchor being the original Colonial Theatre and its expansion into the neighboring bank/newspaper building. This project will only enhance the great opportunities that downtown Phoenixville embodies. We have assembled the best team of professionals for this project, and we are looking forward to this project leading to the renaissance on the 300 block of Bridge

Street similar to what has occurred on the one and two hundred blocks."

McArdle is a 38-year veteran of the real estate industry and a consistent multi-million-dollar producer with a GREEN Designation and the prestigious Certified Commercial Investment Member (CCIM) designation by the National Association of Realtors (NAR). He holds a bachelor's business degree with distinction from the University of Pennsylvania Wharton School of Business and a master's degree with distinction from Harvard University in sustainability. His master's thesis is Value Premiums of Sustainable Elements in Residential Homes in the Greater Philadelphia Area.

A member of the Tri-County Suburban Realtors, McArdle has an in-depth knowledge in the Delaware Valley and serves both commercial and residential transactions along the Main Line area as well as those in Montgomery, Chester, Lehigh, and Philadelphia counties. To reach out to McArdle for your next real estate need, please email pvilleguy@gmail.com or call 610.792.5900.

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