



PROPERTY HIGHLIGHTS: 955 Benjamin Franklin Hwy | Douglassville, PA

Population

3 Miles5 Miles

16,33640,053

Avg HH Income

3 Miles5 Miles

\$121,659\$107,793

- Dunkin’ Anchored with 12+ Years Remaining (Drive-Thru)**  
Long-term national credit tenant providing stable income and consistent daily traffic to the center.
  - Compelling Value-Add Opportunity**  
11,900 SF neighborhood center 75% occupied with ±3,000 SF of lease-up potential, offering immediate NOI growth for investors.
  - Recent Vacancy**  
All Two vacancies occurred within the past few months, reflecting recent tenant rollover rather than prolonged vacancy.
  - Highly Leasable Small-Shop Availability**  
Includes two prime small-shop spaces 1,600 SF and 1,400 SF (up to 3,000 SF Contiguous) ideal for service, food, and local retail users- positioned for near-term absorption.

- NNN Lease Structure + Recent Capital Improvements**  
Minimal landlord responsibilities complemented by a new 20-year TPO roof (Nov 2025), limiting future capital needs.
  - High-Visibility Location on Route 422**  
Positioned along Benjamin Franklin Hwy (39,000+ VPD) with excellent frontage, access, and strong retail visibility.
  - Strong Demographics Supporting Tenant Demand**
    - Population: 16,336 (3 mi) | 40,053 (5 mi)
    - Avg. HH Income: \$121,659 (3 mi) | \$107,793 (5 mi)
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- Matt Brown | Senior Vice President | 512 W Lancaster Ave Wayne, PA | 19087 | 610.216.7276 | mbrown@primesitesre.com



# SHOPPES AT AMITY

955 Ben Franklin Hwy, West | Douglassville, PA 19518

# FOR SALE

BERKS COUNTY



**Shoppes at Amity**  
**DUNKIN'**  
**plumb line**  
**SMOOTHIE Q**

**DOLLAR GENERAL**

Amity Dentistry

**ups**

**Kimberton**  
**CVS pharmacy**  
**SUPERCUTS**  
**TOWER HEALTH**  
Advancing Health. Transforming Lives.

**ACE Hardware**

**R REDNER'S**

**snap fitness** 24/7  
**FINE WINE & GOOD SPIRITS**

**RITE AID**

**TRUIST**

422

**ROYAL FARMS**

422

Benjamin Franklin Hwy



**EXTRAORDINARY VALUE**

**PRIME SITES REALTY LLC**  
RETAIL SPECIALIST

**COMPELLING RESULTS**

Information contained herein about a property has been obtained from the owner of the property or from other reporting or information sources. We have no reason to doubt its accuracy however suggest that you verify by your own due diligence prior to any reliance thereon. We do not guarantee any information provided from other sources that we have not independently verified.

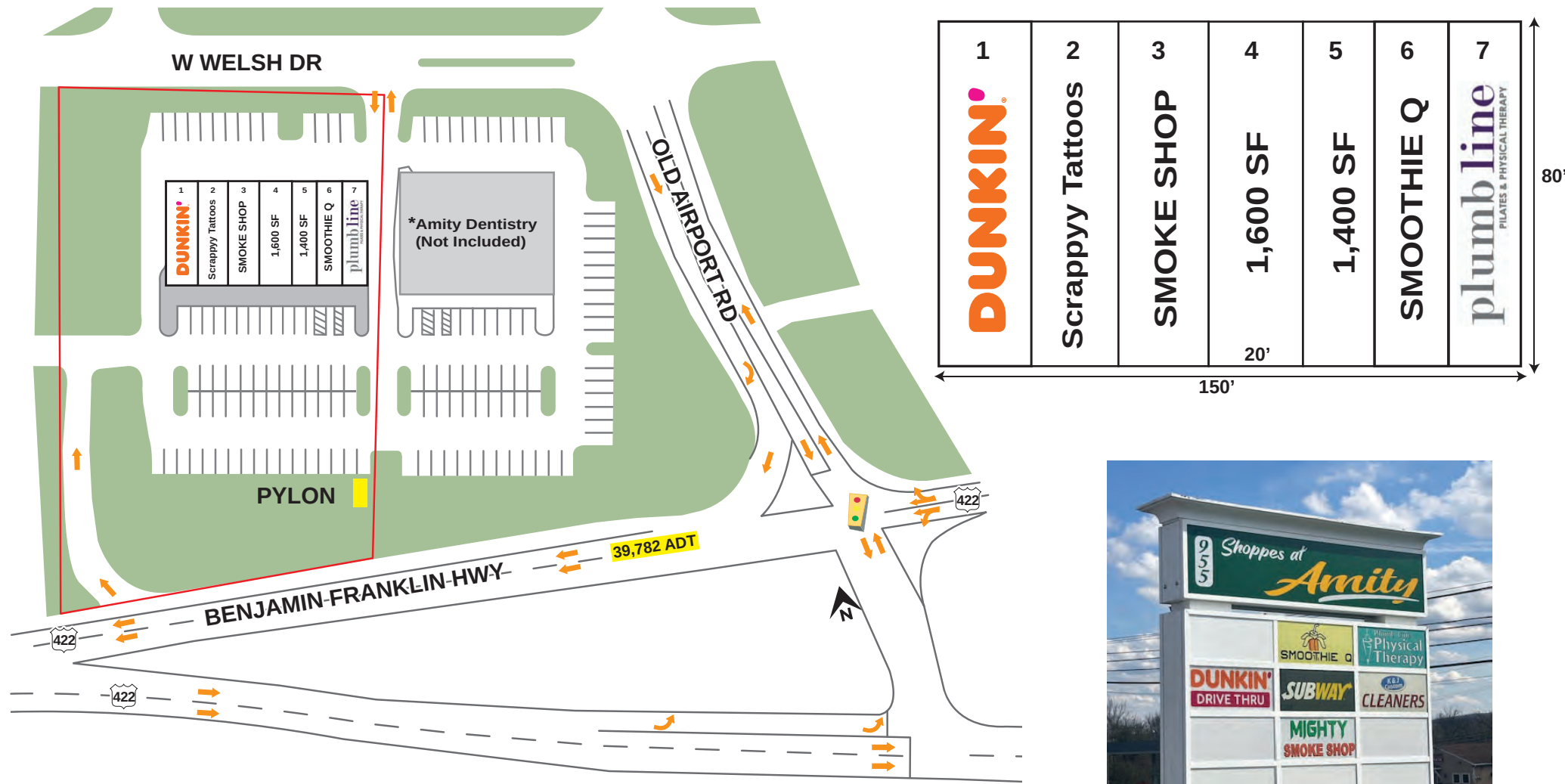


SHOPPES AT AMITY

1,400 - 1,600 SF Available - Up to combined 3,000 SF

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EXTRAORDINARY  
VALUE

PRIME SITES REALTY LLC  
RETAIL SPECIALIST

COMPELLING  
RESULTS

\*The Amity Dentistry building was previously owned by the Seller and was subsequently sold to Amity Dentistry, a long-standing Tenant'

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