

515-523 Old Swede Rd | Douglassville, PA 19518

±14,000 SF

Available For Sale

## Property Overview

This well-maintained property is located on Old Swede Rd (rt 662). Convenient to Rt 22 and to Rt 73 in Berks County. This property consists of 3 building on the property. One which has been leased to Salon for 24 years. Barn building is fully leased. The third building is currently 1400sf garage and covered parking with office built on 2nd floor. Most tenants on the property have been tenants for over 5 years. 48+ parking spaces and total sf on all 3 buildings is over 14,500 sf.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,881	57,418	111,413
TOTAL EMPLOYEES	5,346	18,850	40,107
AVERAGE HHI	\$103,416	\$91,153	\$97,461
TOTAL HOUSEHOLDS	7,209	22,033	42,566
TRAFFIC COUNTS: <b>Old Swede Road</b> - ±10,000 VPD			



Bill Hess

For Property Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

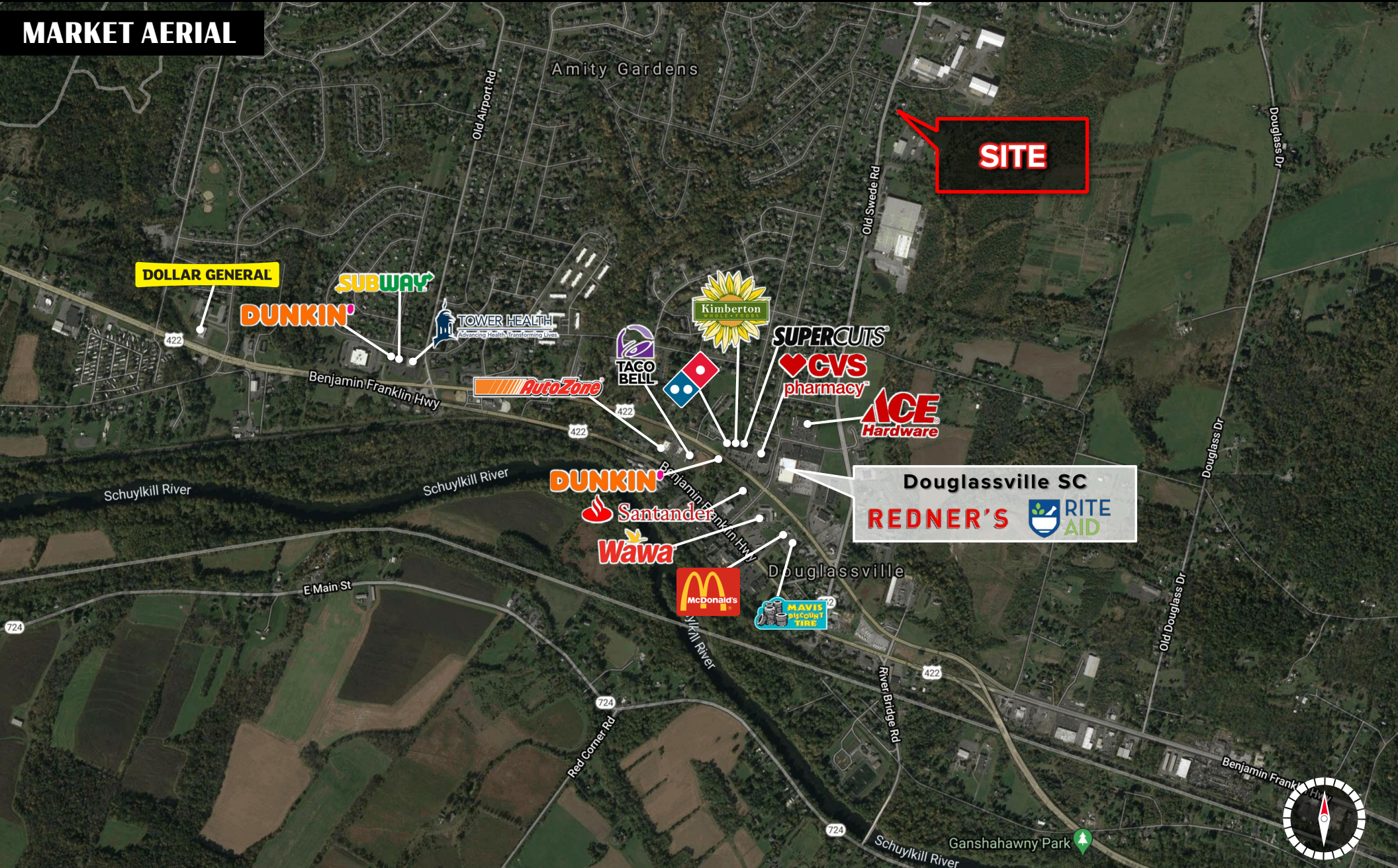
ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

515-523 Old Swede Rd | Douglassville, PA 19518

Available For Sale

MARKET AERIAL



SITE

Douglassville SC

REDNER'S



Bill Hess

For Property Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*