

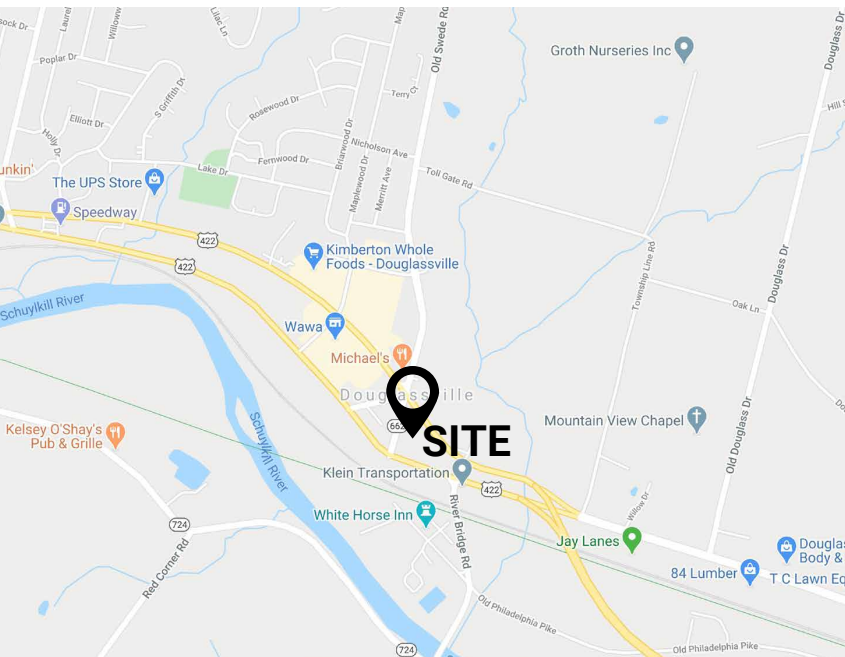
# ±1.5 ACRE PAD SITE: JOIN ROYAL FARMS

39 Old Swede Rd | Douglassville, PA 19518 | Berks County

**FOR LEASE**  
Price: Negotiable

## PROPERTY FEATURES

- ✓ ±1.5 Acre Pad Site Available - Join Royal Farms
- ✓ Ground Lease or BTS options Available
- ✓ High traffic counts, combined 37,000 VPD
- ✓ First Traffic light intersection off of Pottstown Bypass
- ✓ Access from both sides of Route 422
- ✓ Co-tenancy with brand new Royal Farms Convenience Store



**JOIN ROYAL FARMS**  
Real Fresh. Real Fast.™

## CONTACT US

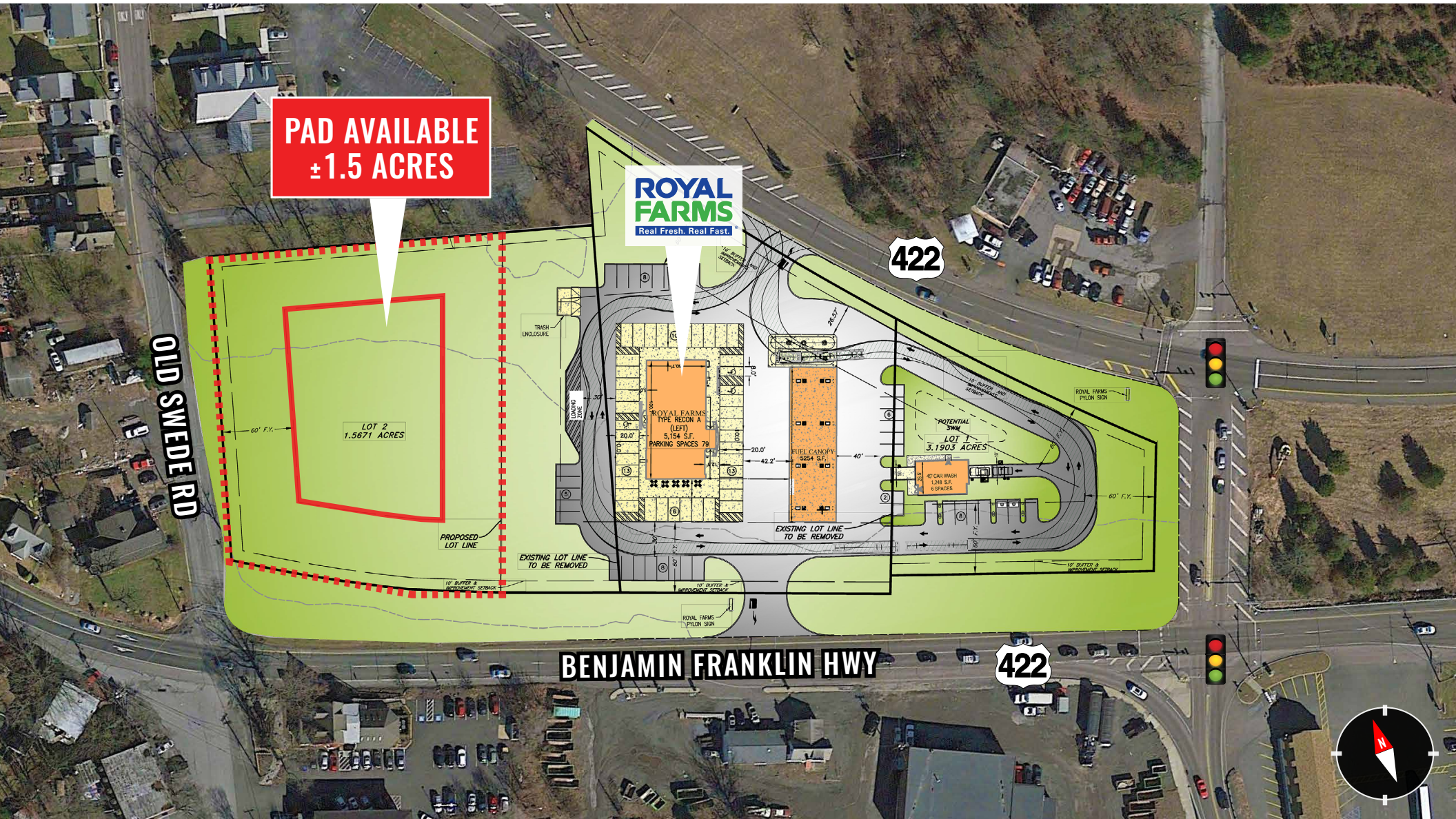
**ZOMMICK MCMAHON**  
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# SITE PLAN: 39 OLD SWEDE ROAD, DOUGLASSVILLE, PA 19518



**PAD AVAILABLE  
±1.5 ACRES**

**ROYAL FARMS**  
Real Fresh. Real Fast.

**OLD SWEDE RD**

**BENJAMIN FRANKLIN HWY**

**422**

**422**



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# MARKET AERIAL: 39 OLD SWEDE ROAD, DOUGLASSVILLE, PA 19518



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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