



19 LEMON STREET
POTTSTOWN, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

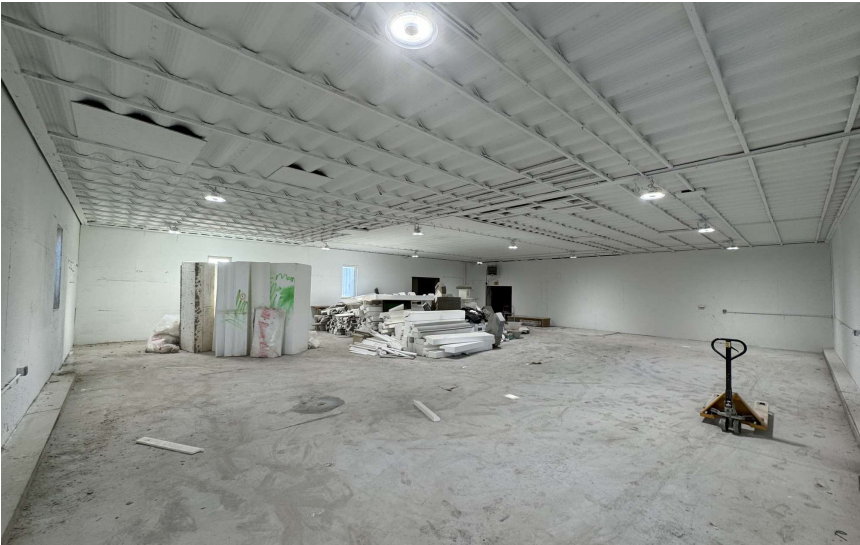
6,000 SF
0.45 Acres

PROPERTY HIGHLIGHTS

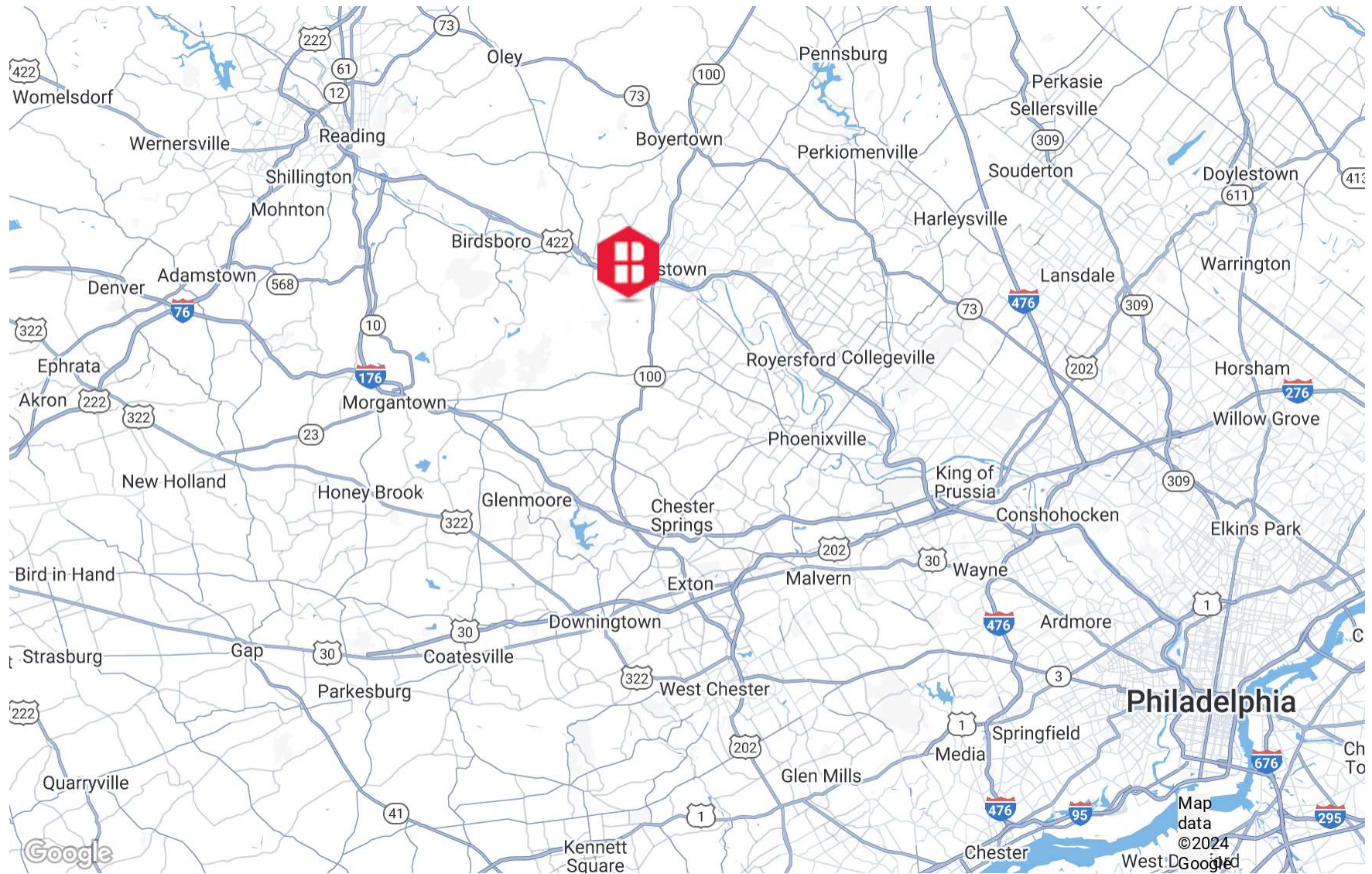
- 6,000 SF on 0.45 Acres
- Recently Renovated including exterior and interior painting and LED lighting
- Functional 6,000 SF lower level
- 11' Ceiling Height
- 1 Loading Dock
- 20 Parking Spaces
- Public Water & Sewer
- Zoned R-3 (West Pottsgrove)
- Taxes: \$8,148 (2023)
- Parcel ID: 64-00-03259-007
- This property is located in West Pottsgrove, Montgomery County, PA, and provides quick access to Route 422 and Route 100



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

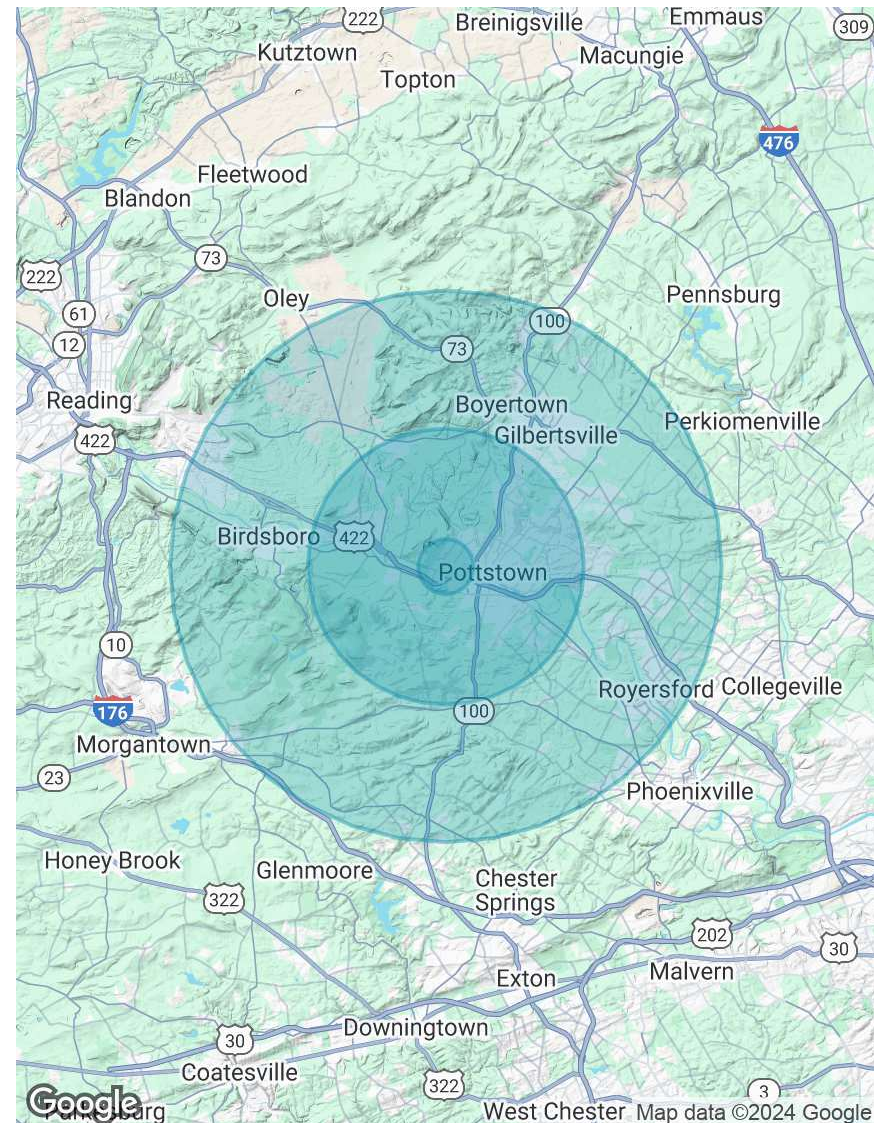
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,729	72,378	194,933
Average Age	40.9	40.4	42.1
Average Age (Male)	40.2	39.0	40.5
Average Age (Female)	42.7	42.2	43.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,196	30,054	79,716
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$59,581	\$85,169	\$97,761
Average House Value	\$147,885	\$209,940	\$256,160

2020 American Community Survey (ACS)



CONTACT



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