



## INDUSTRIAL PROPERTY FOR SALE

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**6,000 SF on .45 Acres**

19 Lemon Street

Pottstown, PA 19464





# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 6,000 SF on 0.45 Acres
- Recently Renovated exterior and interior Painting and LED lighting
- Functional 6,000 SF lower level
- 11' Ceiling Height
- One (1) Loading Dock
- Twenty (20) Parking Spaces
- Public Water & Sewer
- Zoned R-3 (West Pottsgrove)
- \$8,958 (Est 2026 Taxes)
- 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



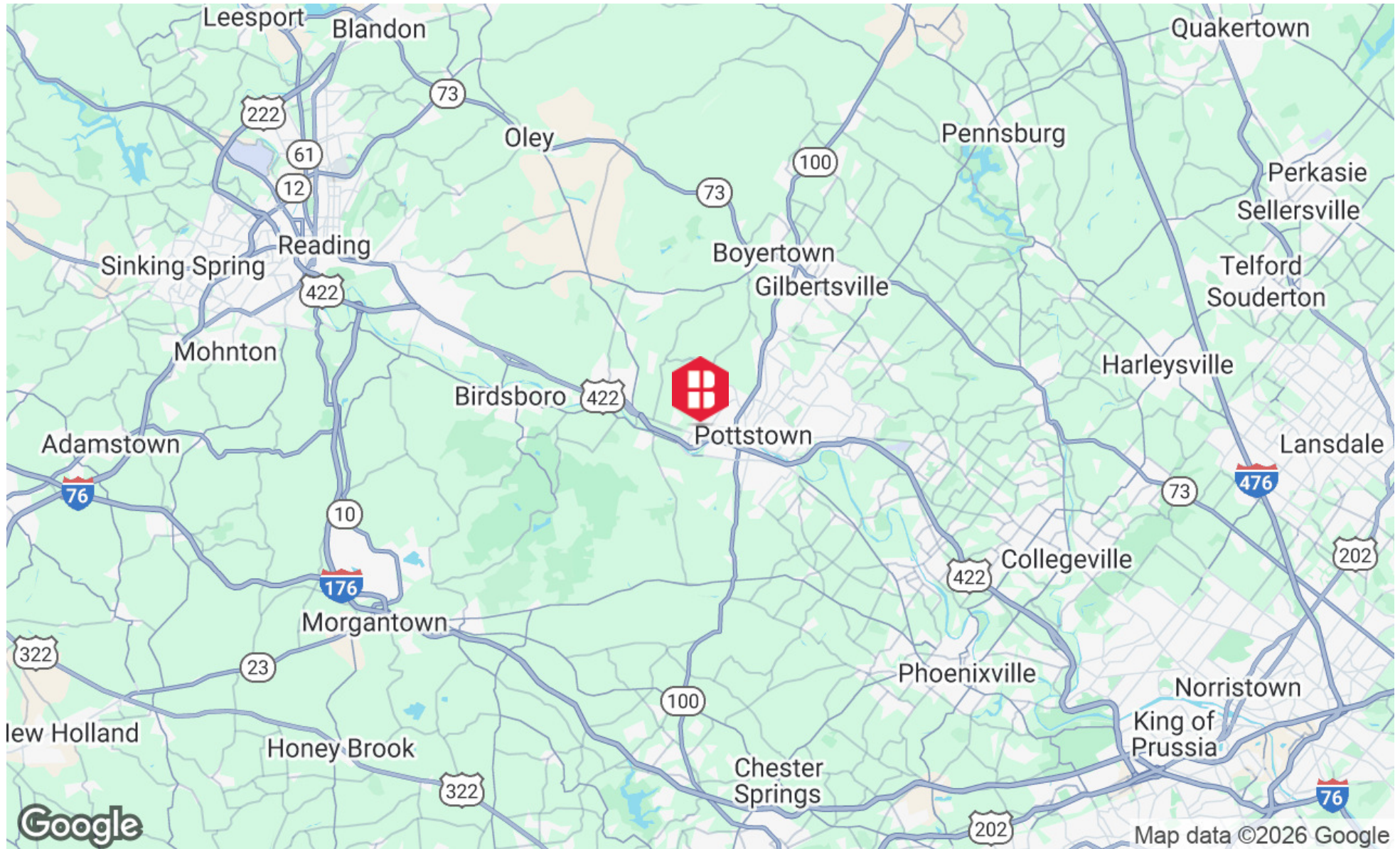


# AERIAL





# LOCATION MAP



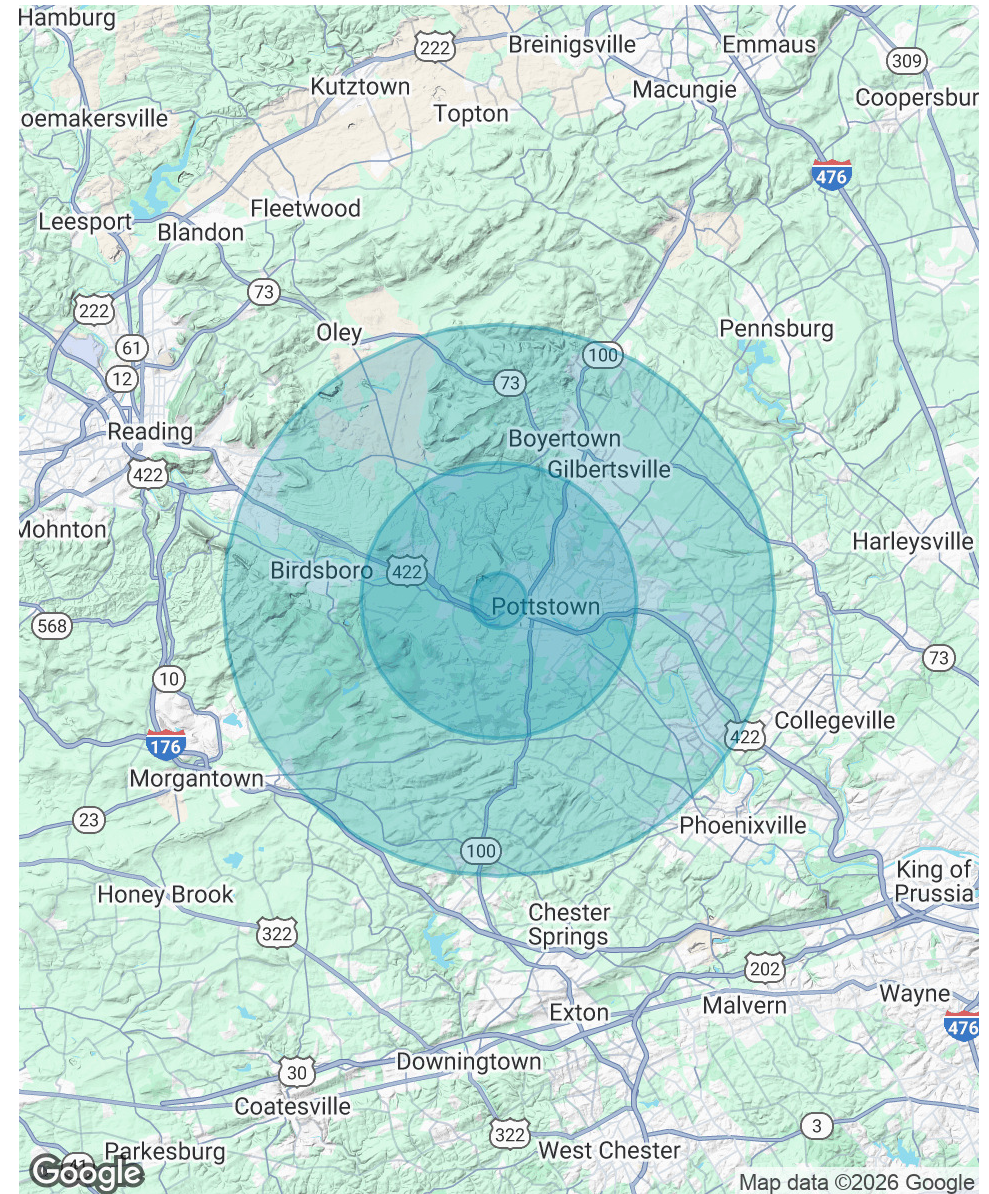


# DEMOGRAPHICS MAP & REPORT

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)



## PRIMARY CONTACTS



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