



INDUSTRIAL PROPERTY FOR SALE

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.



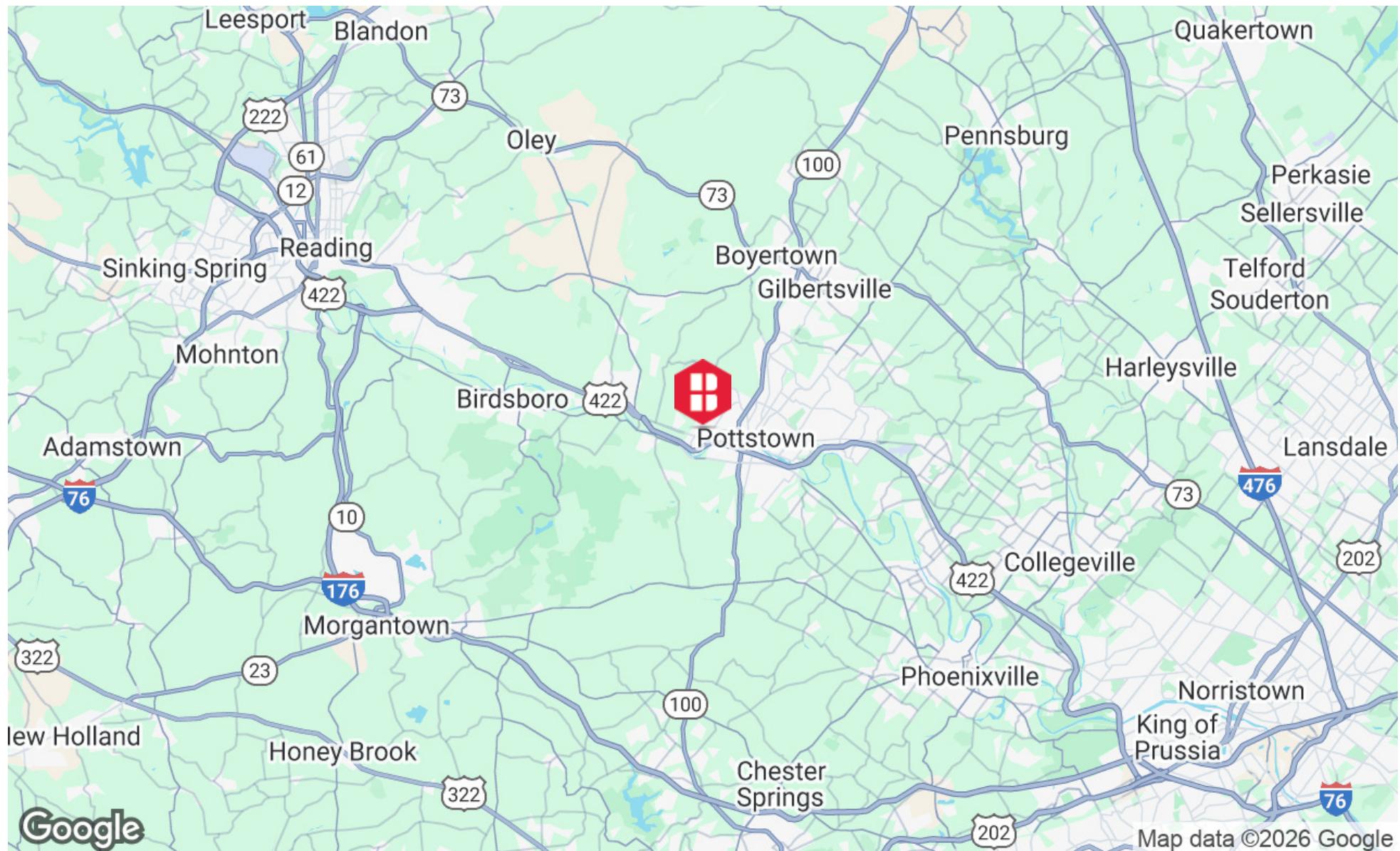
ADDITIONAL PHOTOS



AERIAL



LOCATION MAP

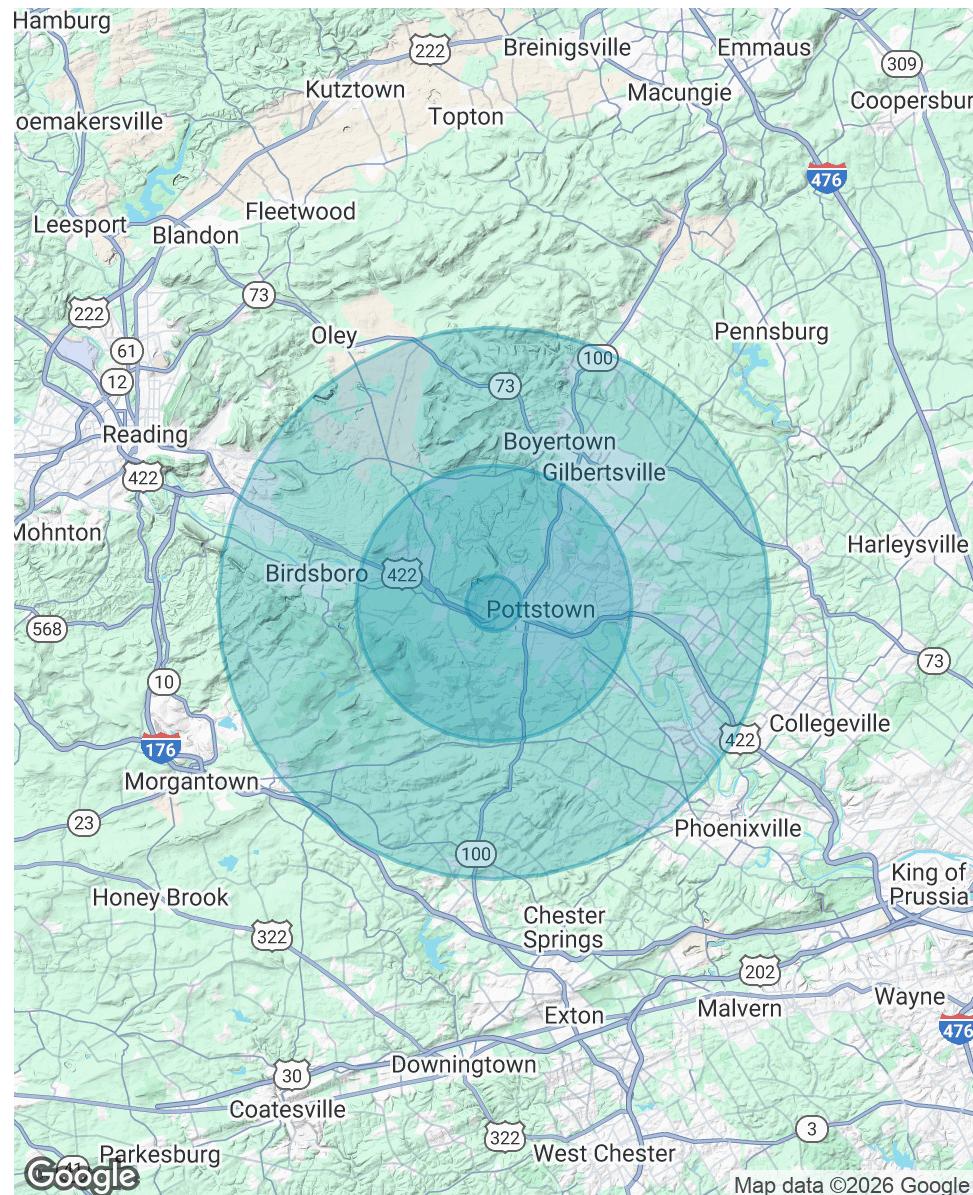


DEMOCRAPHICS MAP & REPORT

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



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Kevin Wang
Sales Associate
215.448.6014
kwang@binswanger.com



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>