



Colliers

# 1550 Industrial Highway Pottstown, PA

## For Sale/Lease

Strategically located partially-improved  
industrial/retail lots available

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**Two (2) versatile  
industrial/retail lots** with  
partial site improvements



**Phase 2:** ±33,513 SF (0.76 AC)  
**Phase 3:** ±60,217 SF (1.38 AC)



**Zoned IN (Interchange District)**  
within Lower Pottsgrove Township,  
allowing for a wide range of  
permitted uses



**Tremendous ease of  
access** to Route 422 /  
Armand Hammer Blvd Exit

Accelerating success.



# Site Plan

**PHASE 2**  
±33,513 SF (0.76 AC)

**PHASE 3**  
±60,217 SF (1.38 AC)

**KINDERCARE**

PROPOSED 1 STORY OFFICE BUILDING

PROPOSED 2 STORY OFFICE BUILDING 3rd FL. 840 SFT BLDG C



# Rendering





# Local Map

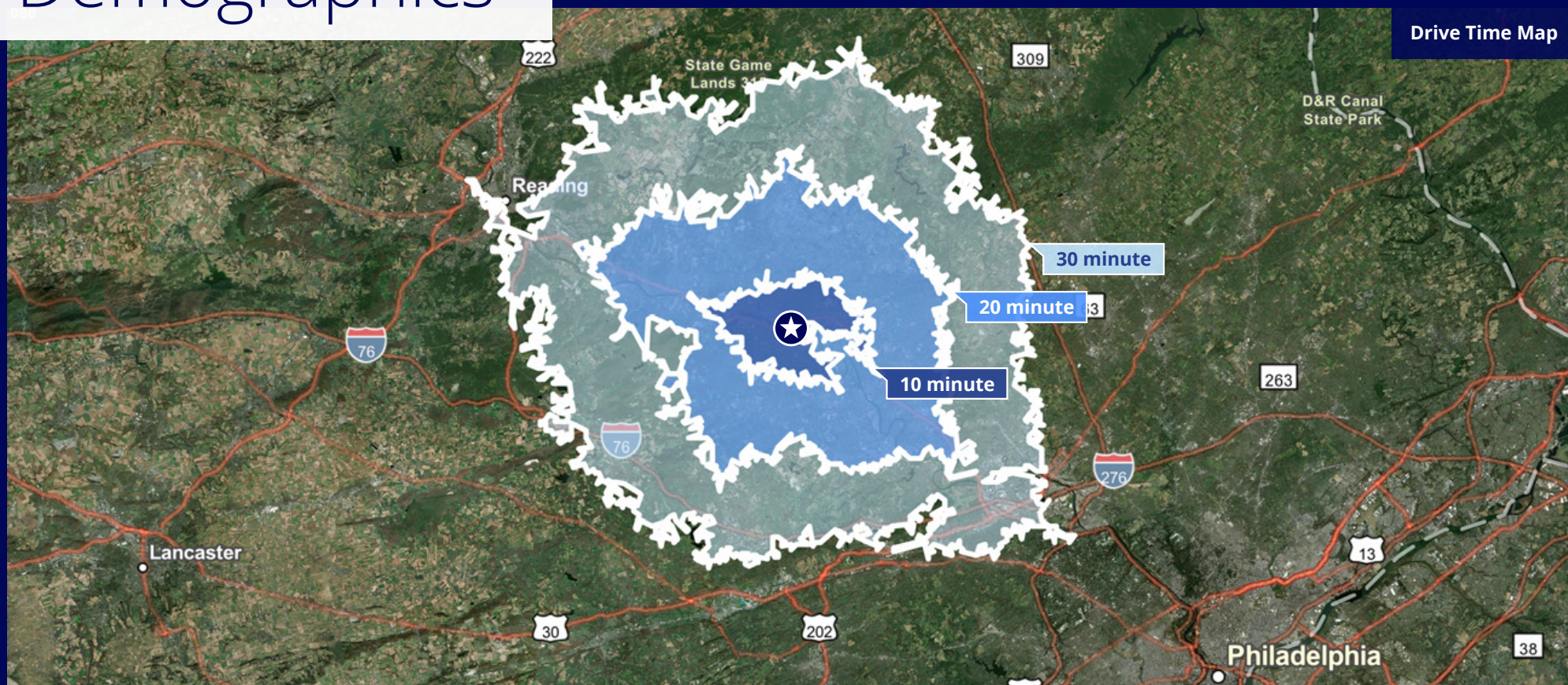


## Location

-  Minutes from Pottstown Hospital, ideal for healthcare-related uses
-  Quick access to Medical Drive and the vibrant High Street corridor
-  Direct access from Route 422 (Benjamin Franklin Highway), with excellent connectivity to major regional highways and thoroughfares
-  0.5 mi from RTE 422 (Benjamin Franklin Hwy)  
2.5 mi from RTE 100 (Pottstown Pike)  
20 mi from I-76 & I-276 (PA Turnpike)
-  30.5 mi to Allentown/Bethlehem/Easton (ABE) Airport  
33.4 mi to Philadelphia Airport (PHL)  
58.8 mi to Harrisburg (MDT) Airport



# Demographics



## within one mile

	<b>5,607</b> people		<b>\$325,475</b> median home value
	<b>7,926</b> daytime population		<b>\$95,539</b> average HHI
	<b>2,678</b> employees		<b>\$65,940</b> median HHI
	<b>2,203</b> households		

## within three miles

	<b>51,003</b> people		<b>\$320,178</b> median home value
	<b>46,984</b> daytime population		<b>\$103,444</b> average HHI
	<b>23,373</b> employees		<b>\$78,790</b> median HHI
	<b>20,285</b> households		

## within five miles

	<b>92,253</b> people		<b>\$388,066</b> median home value
	<b>81,347</b> daytime population		<b>\$124,571</b> average HHI
	<b>45,649</b> employees		<b>\$95,095</b> median HHI
	<b>35,257</b> households		



# Contact



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