

SWOPE
LEES
COMMERCIAL
REAL ESTATE

**1026 POTTSTOWN PIKE
LAND FOR SALE**

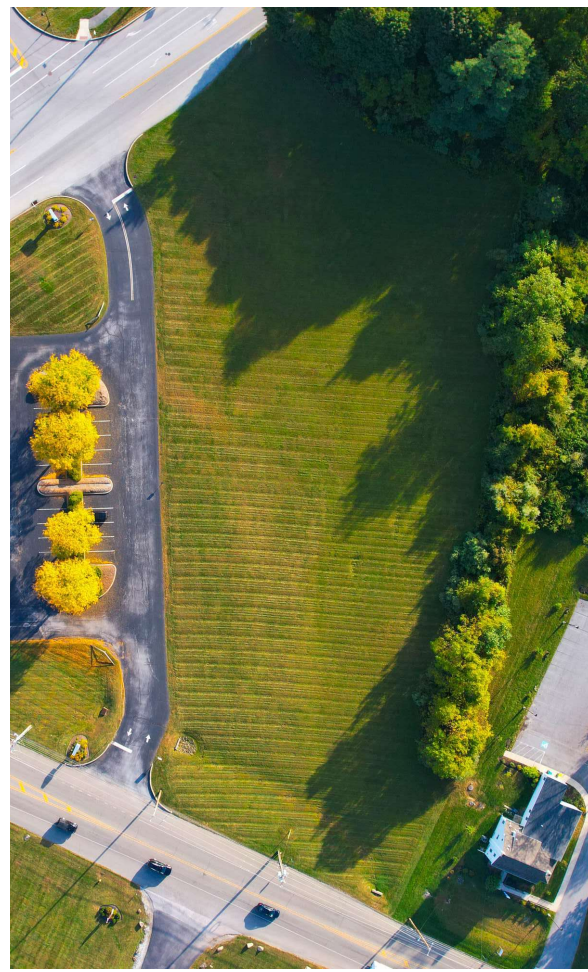
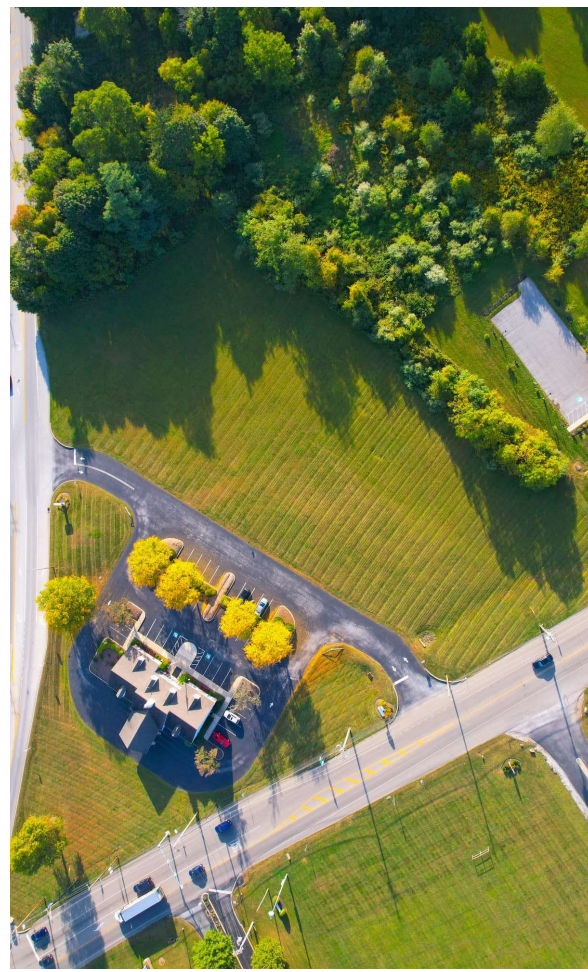
1026 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425



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CHUCK SWOPE, CCIM
 chuck@swopelees.com
 610.429.0200 x101

NICOLE LYDDANE
 nicole@swopelees.com
 610.429.0200



PROPERTY DESCRIPTION

Approved, unimproved 2.83 acre site at the corner of 401 and 100

PROPERTY HIGHLIGHTS

- 2.83 acres of LVCC Ludwigs Village Center Commercial District
- Strategic location in the desirable West Vincent Township
- Versatile development potential with public utilities in the immediate area
- Approved for either
- 1) 20,000 SF of commercial space with 20 multifamily units OR
- 2) 16,400 SF pharmacy and 3,500 SF fast food restaurant
- 3) Buyer may seek approvals for a use of its choice

OFFERING SUMMARY

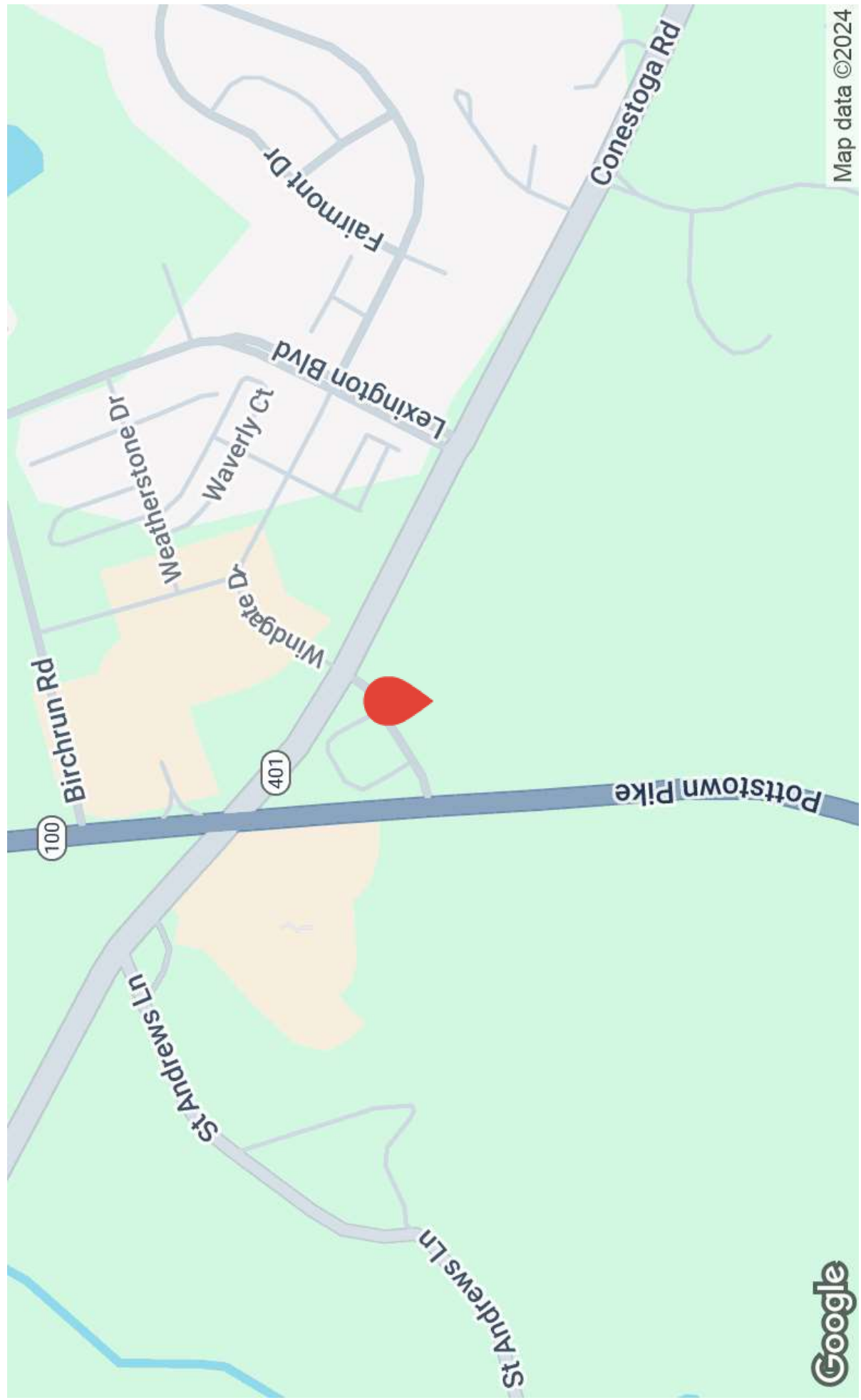
Sale Price:	\$1,400,000		
Lot Size:	2.83 Acres		
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	340	1,396
Total Population	191	859	3,831
Average HH Income	\$196,926	\$196,926	\$206,529



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Map data ©2024

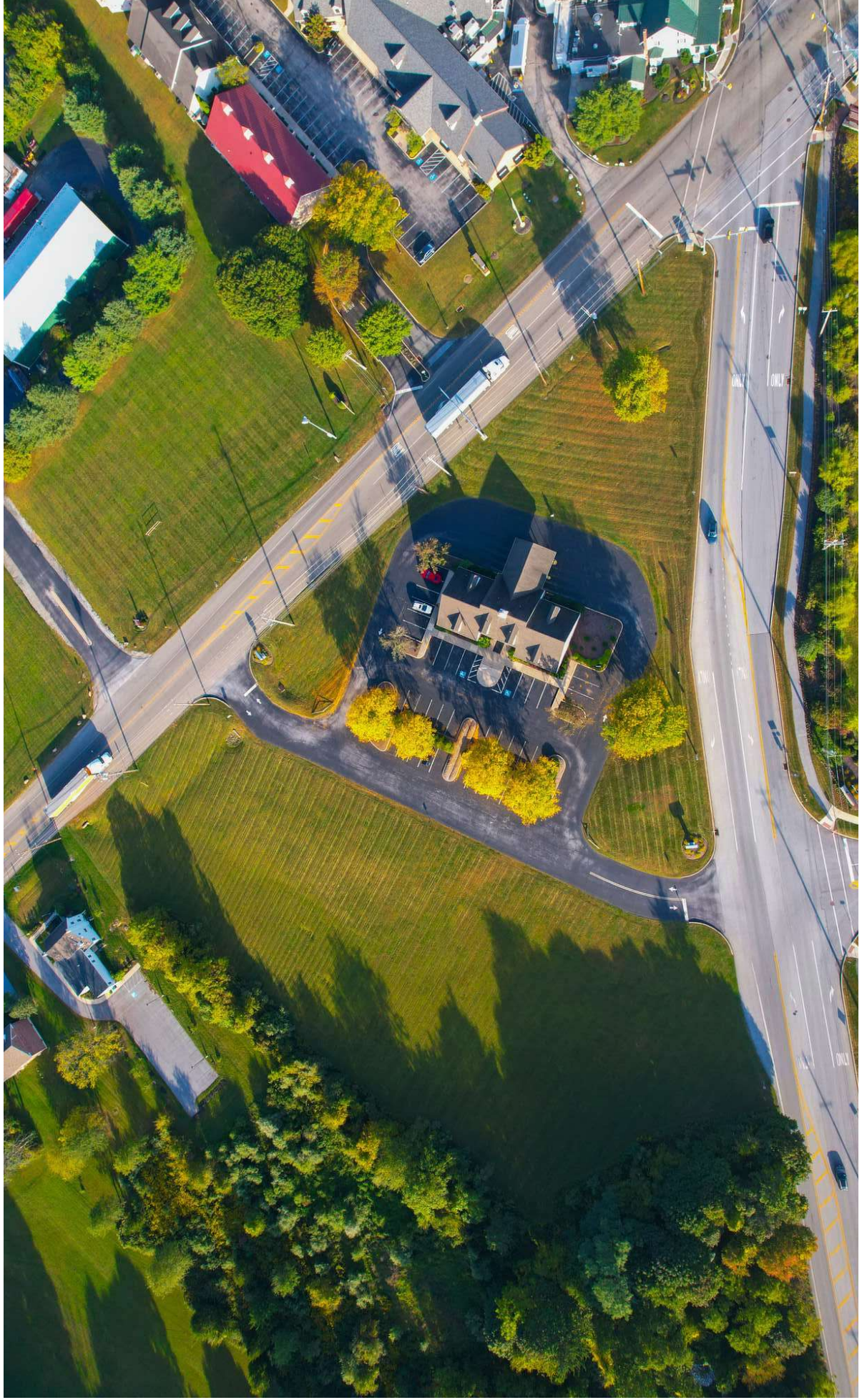
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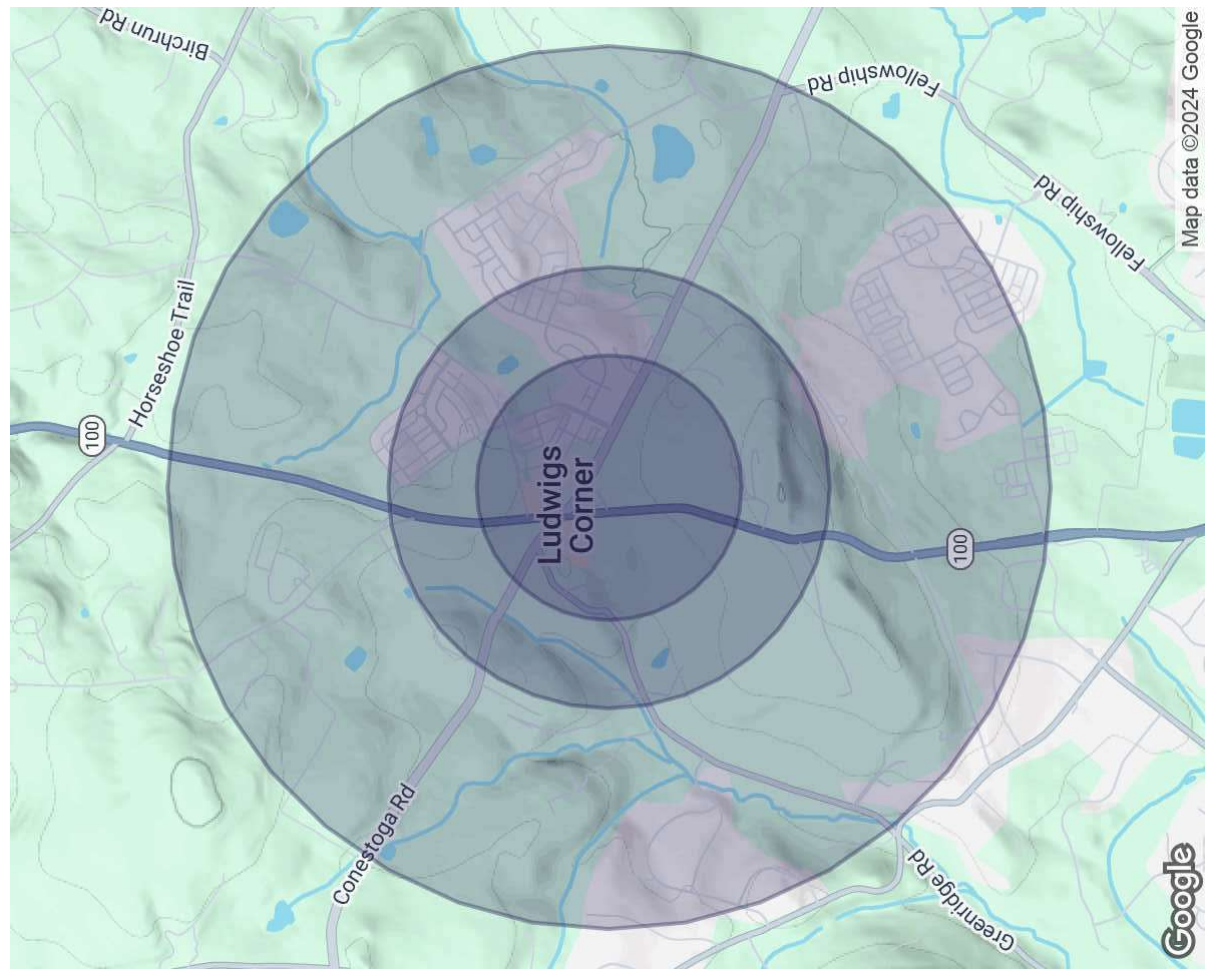
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	191	859	3,831
Average Age	41	41	39
Average Age (Male)	41	41	39
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	340	1,396
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$196,926	\$196,926	\$206,529
Average House Value	\$617,857	\$617,857	\$623,129

Demographics data derived from AlphaMap



Map data ©2024 Google

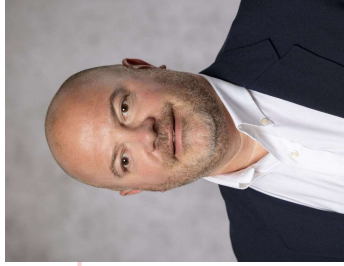
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CHUCK SWOPE, CCIM

Broker of Record

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Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD
MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
208 East Market Street
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NICOLE LYDDANE

VP, Sales and Leasing
nicole@swopelees.com
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PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 - Present
University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 - 2005

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