



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR LEASE

6 LEMON STREET POTTSTOWN, PA 19464

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Discover the thriving industrial landscape surrounding this prime location in Pottstown, PA. Positioned within close proximity to major transportation routes, including Routes 422 and 100, this area offers unparalleled connectivity for industrial, warehouse, and distribution operations.

PROPERTY HIGHLIGHTS

- 6,700 SF of industrial space for lease
- Located in large industrial complex in Pottstown
- Free standing building with dock and drive-in doors
- 16' clear height suitable for a variety of uses
- Ideal opportunity for contractor, warehousing and distribution

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,700 SF
Building Size:	6,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,261	15,365	29,523
Total Population	5,503	37,955	76,895
Average HH Income	\$79,688	\$87,530	\$114,126



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Rendering of work to be completed.



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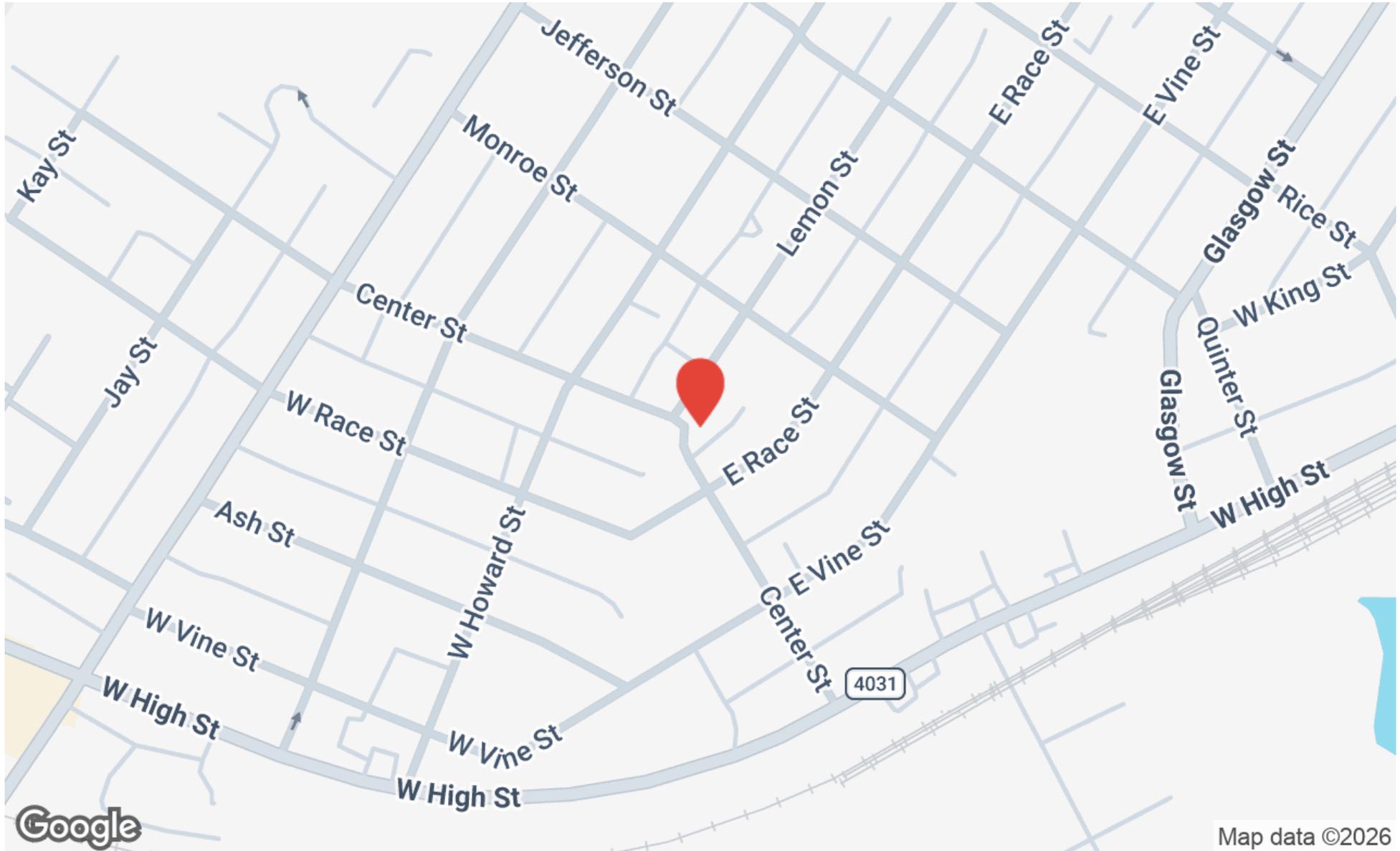




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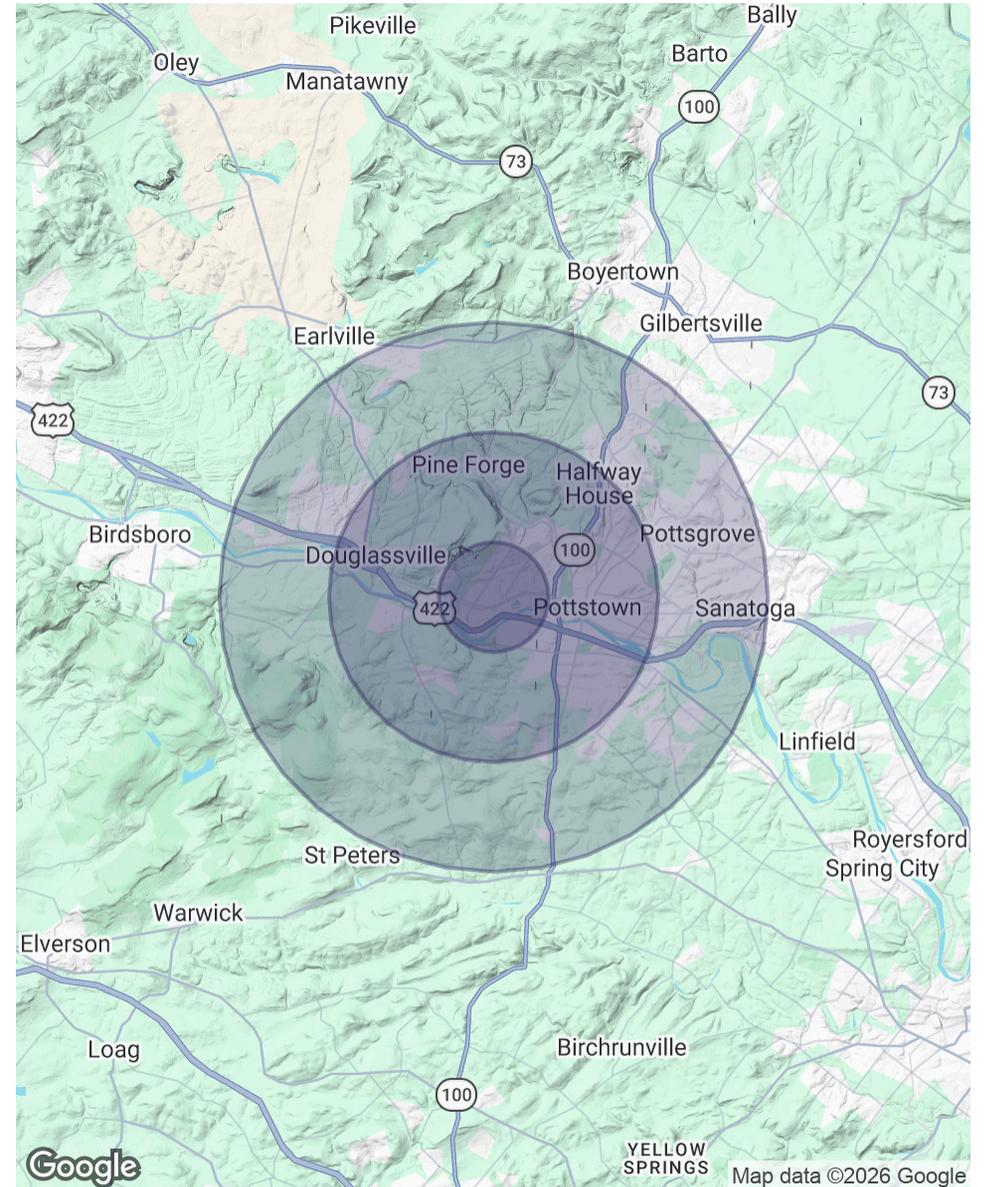
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,503	37,955	76,895
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,261	15,365	29,523
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$79,688	\$87,530	\$114,126
Average House Value	\$208,657	\$245,169	\$297,111

Demographics data derived from AlphaMap





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