

# 19 Iron Bridge Drive Collegeville, PA 19426

±4.85 AC Available For Sale

## Property Information

- + Ideal Site for Medical, Warehouse, School or Daycare
- + Excellent Visibility on Route 29 (Gravel Pike) with 10,000+ Vehicles Per Day
- + Located 1.5 Miles from Downtown Collegeville

## Contact Us

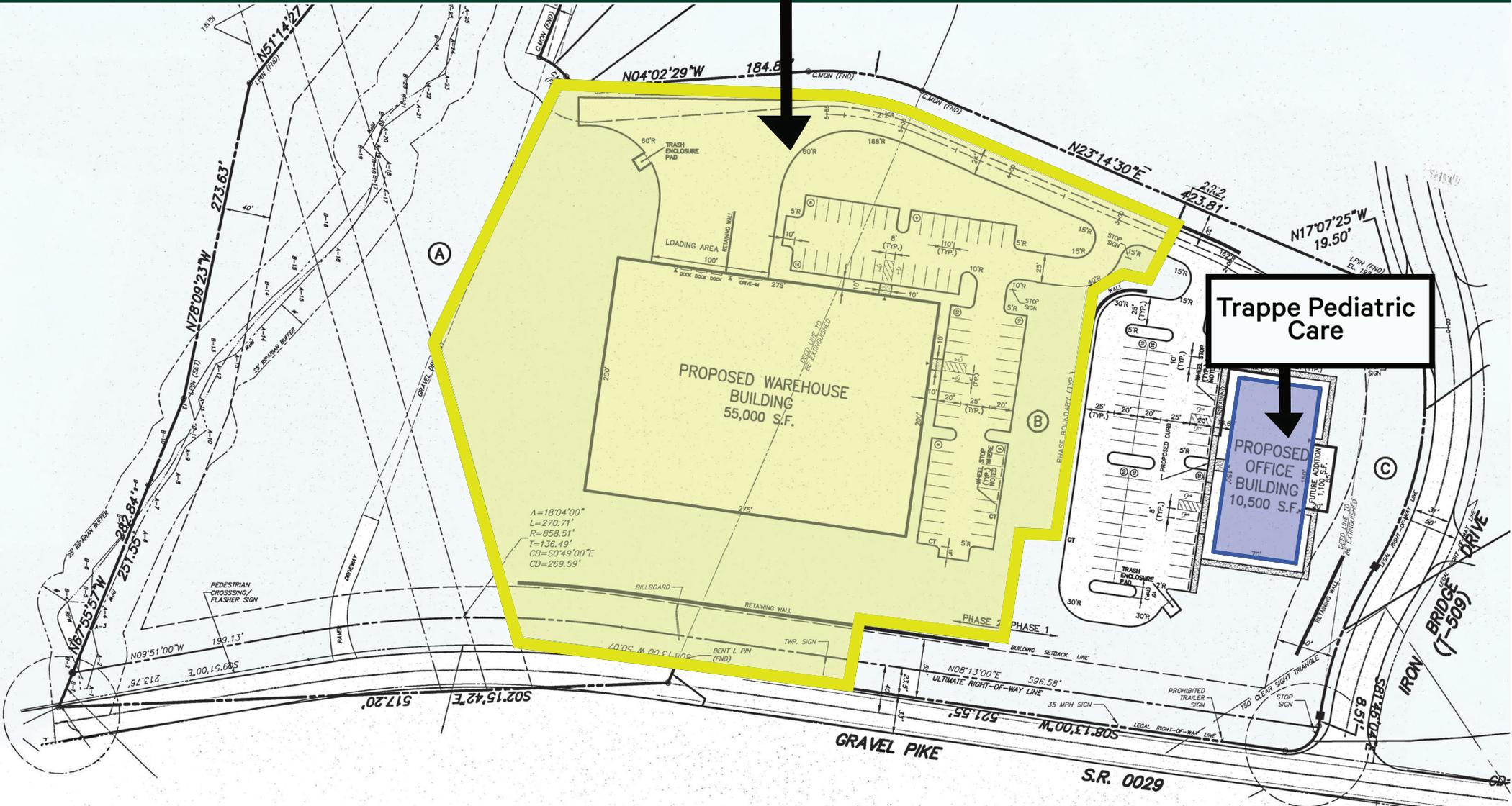
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# Conceptual Site Plan

±4.85 AC Available



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# Market Aerial

2025 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	5,898	42,102	104,020
2025 Daytime Population	7,194	39,902	100,063
2025 Average Household Income	\$163,510	\$187,678	\$175,041
2025 Median Household Income	\$113,494	\$154,237	\$136,643



**LIMERICK CROSSING**

ALDI planet fitness NAPA Starbucks  
 DOLLAR TREE SONIC  
 CHASE PAPA JOHN'S

**LIMERICK SQUARE SC**

WELLS FARGO Applebee's TEXAS DEBBIE'S  
 SHERWIN WILLIAMS

**THE COURT AT UPPER PROVIDENCE**

Target UPS Starbucks Pizza Hut BUFFALO WILD WINGS  
 GIANT Staples Orangetheory FITNESS  
 ROSS DRESS FOR LESS PNC California TORTILLA Wawa  
 SALLY. petco verizon GameStop

**THE SHOPPES AT UPPER PROVIDENCE**

AT&T L+D L+D Jockey Mike's  
 BANK OF AMERICA MATTRESS Warehouse F45 TRAINING

**TRAPPE CENTER**

DOLLAR TREE goodwill ANYTIME FITNESS  
 ADVANCE AUTO PARTS Citizens

**PARK TOWNE PLAZA**

ACE AutoZone  
 DOLLAR TREE DQ

**DUNKIN'**

**ADVANCE AUTO PARTS**

**LAKEVIEW SC**

GIANT KOHL'S SEPHORA TD Bank KFC

**PROVIDENCE TOWN CENTER**

Michaels FIVE BELOW PETSMART DICK'S  
 LOFT J.P.S. A. BANK PNC Red Robin Starbucks  
 chico's QDOBA Olive Garden CAVA Panera BREAD  
 BEST BUY RALLY HOUSE OLD NAVY ULTA DSW T.T. MARTIN

**COLLEGETOWN SC**

Pep Boys CHASE  
 verizon AutoZone  
 LESLIE'S CLUB PILATES

WELLS FARGO

CVS pharmacy DUNKIN'

TD Bank

TRUIST Wawa