

# 296 Poplar Neck Rd

Birdsboro, Pennsylvania 19508

## Property Highlights

- Industrial Land and Building Available For Lease
- Warehouse Building is 10,000 SF +/- with heavy power and Drive-In Doors. Six months for delivery required.
- Outside Storage Area and Truck Parking
- Up to 10 Acres Immediately Available
- Smaller lots available
- Secure fencing possible
- Great Access to Berks County and surrounding counties. Located at PA I-176 and PA Rt 724
- Rail Served
- Zoned Heavy Industrial in Cumru Township, Berks County

## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	10,000 +/- SF
<b>Available Ac:</b>	Up to 15 Acres
<b>Lot Size:</b>	200 Acres

## Demographics 1 Mile 5 Miles 10 Miles

<b>Total Households</b>	1,166	73,548	119,637
<b>Total Population</b>	3,496	182,728	300,642

## For More Information

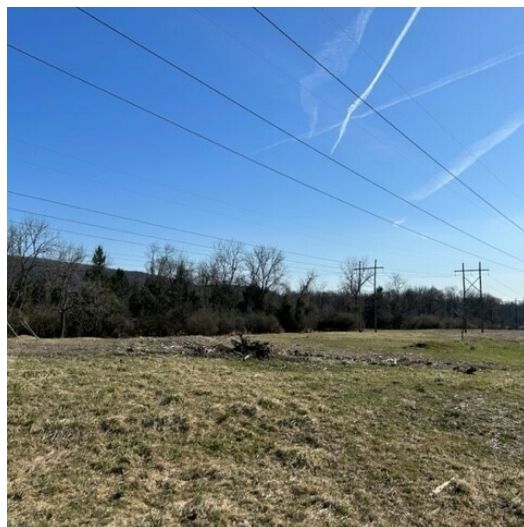
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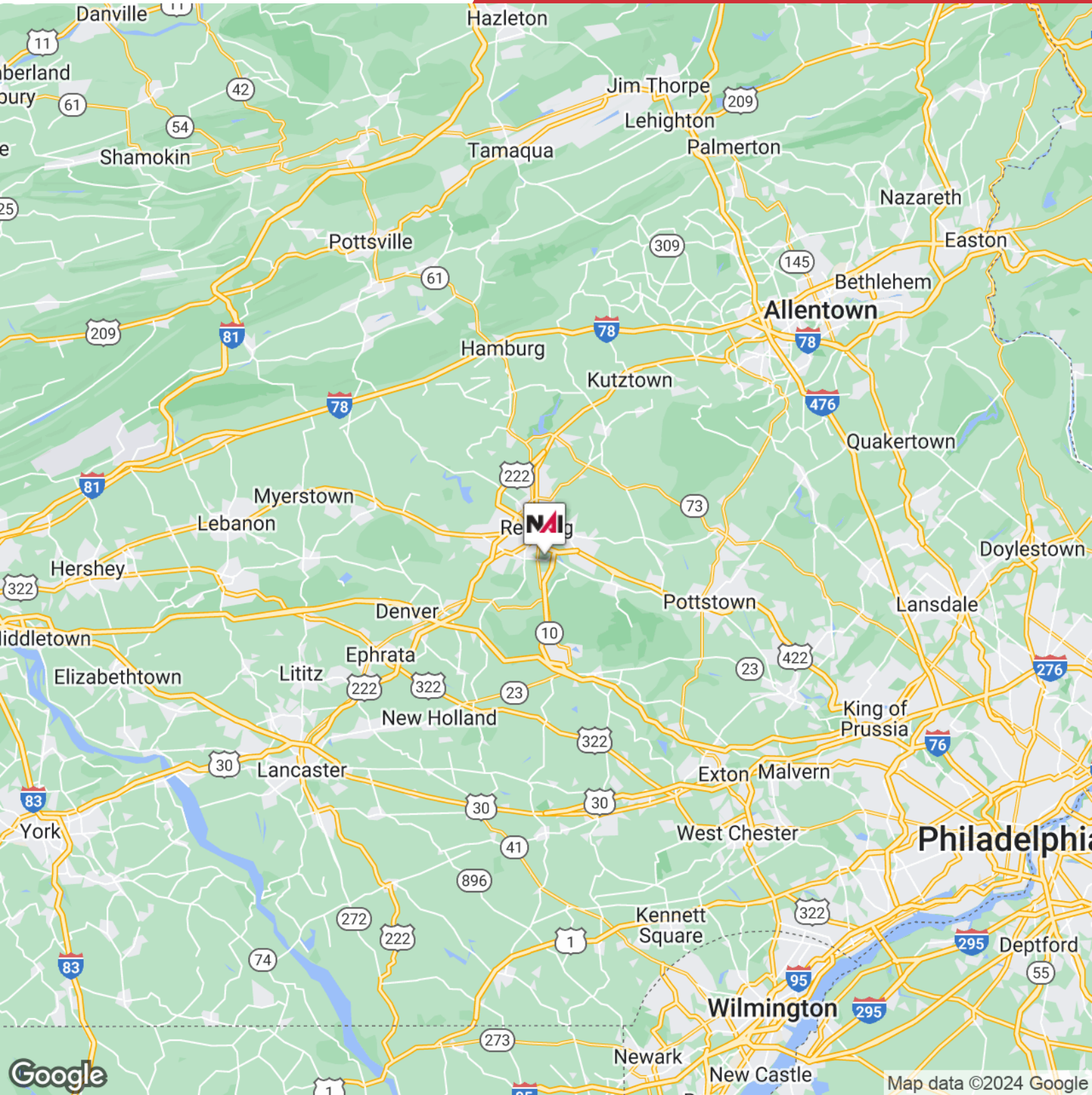




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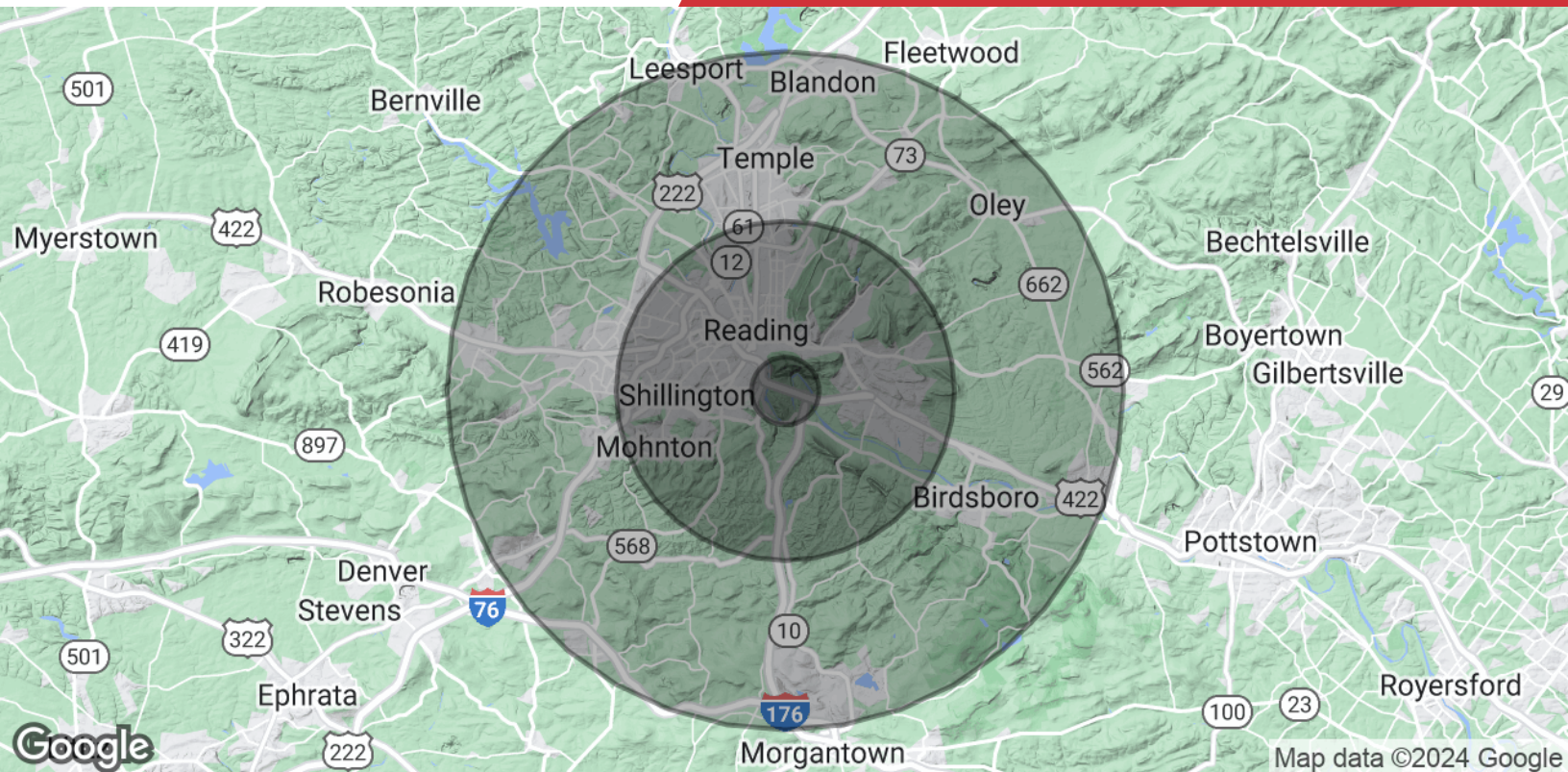




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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	3,496	182,728	300,642
<b>Average Age</b>	33.8	37.0	39.6
<b>Average Age (Male)</b>	32.9	35.7	38.4
<b>Average Age (Female)</b>	34.4	38.9	41.1
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,166	73,548	119,637
<b># of Persons per HH</b>	3.0	2.5	2.5
<b>Average HH Income</b>	\$71,886	\$68,184	\$78,855
<b>Average House Value</b>	\$143,922	\$143,142	\$175,915

\* Demographic data derived from 2020 ACS - US Census