

FOR SALE

±2,820 SF BUILDING ON ±1 ACRE PARCEL

340 N Pottstown Pike | Exton, PA 19341 | Chester County

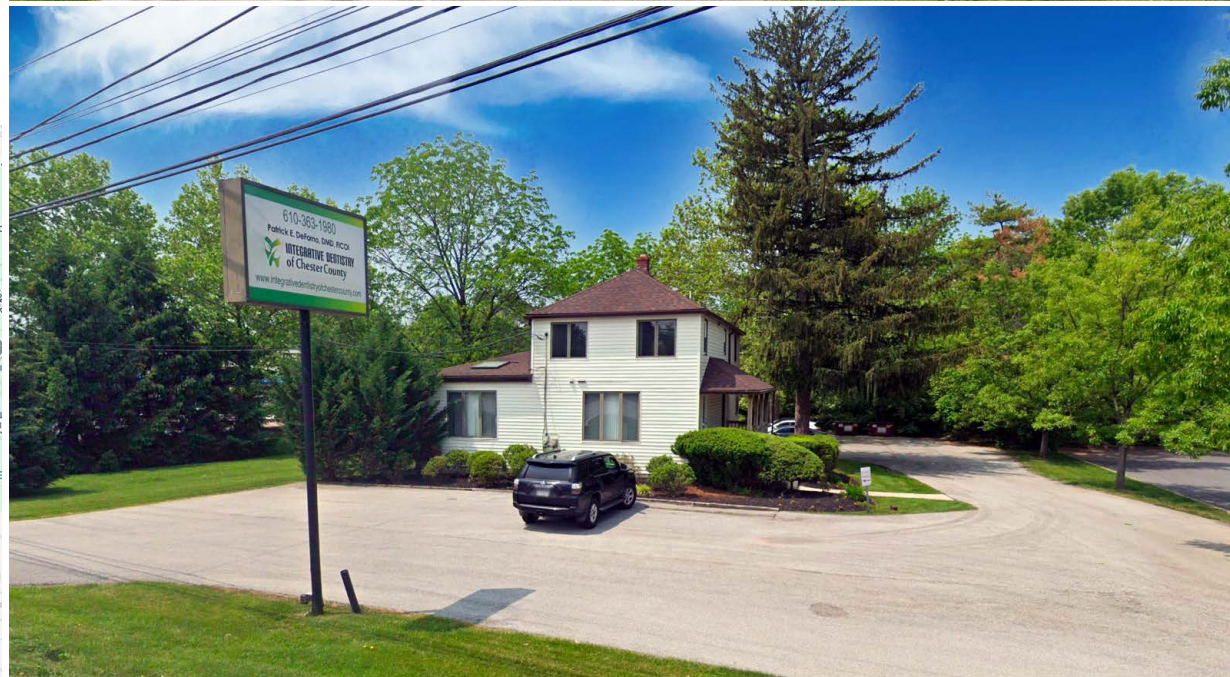
\$1,075,000

PROPERTY FEATURES / HIGHLIGHTS

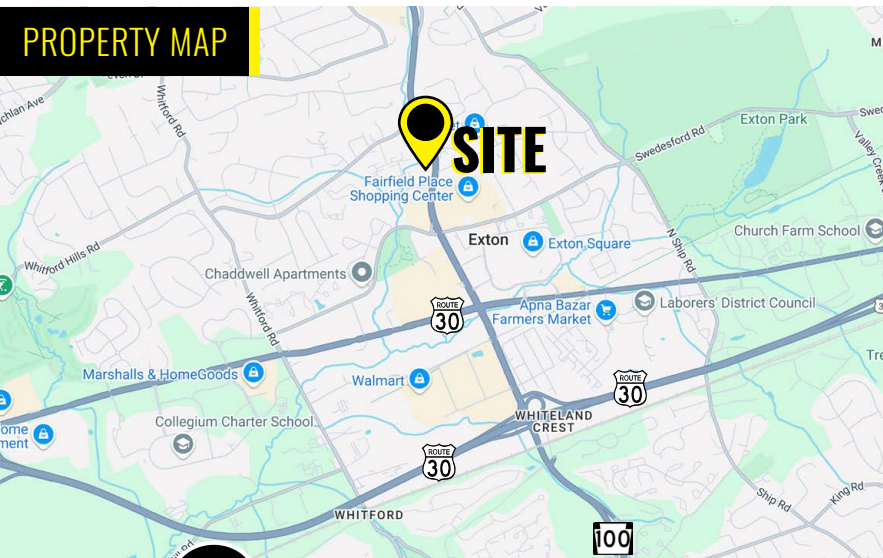
- ±2,820 SF Building on ±1.0 Acre Parcel Available For Sale
- Public Water/Sewer/Gas Available
- Zoning: Town Center, West Whiteland Township
- Excellent Traffic Counts: ±36,697 VPD on N Pottstown Pike (Rt. 100)
- Annual Taxes: \$8,970
- Located across from Target and Fairfield Shopping Center including Giant, Ross, Raymour and Flanigan, T.J. Maxx, Sierra, Panera & more.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,857	45,036	104,639
TOTAL HOUSEHOLDS	3,750	16,926	38,867
MEDIAN HOUSEHOLD INCOME	\$120,774	\$128,115	\$127,987



PROPERTY MAP



ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

JIM PINCKNEY
C: 610.453.2569
E: jpinckney@zmcree.com

RYAN MCMAHON
C: 610.299.5144
E: rmcmahon@zmcree.com

610-359-1100 | KNOWLEDGE. INTEGRITY. RESULTS.
1306 Wilmington Pike, Suite A-2 | West Chester, PA 19382 | www.zmcree.com

SITE LOCATION AERIAL

340 N POTTSTOWN PIKE | EXTON, PA 19341

FOR SALE





SITE

Fairfield Place
GIANT T.J. MAXX
FIRST WATCH **ROSS** DRESS FOR LESS
Raymour & Flanigan FURNITURE | MATTRESSES
SIERRA **carter's**
CIH **Panera** **RALLY HOUSE** LOCAL STEAK
HOME SENSE **ULTA** **ANTHONY'S** LOCAL ITALIAN RESTAURANT
LANDS' END

Whiteland Towne Center
KOHL'S **HOBBY LOBBY** Super Savings, Super Selection!
BIG LOTS! **FAMOUS** Footwear **petco**
CVS pharmacy **Gabe's Party City**

Exton Square Mall
WHOLE FOODS MARKET **Boscov's**
macy's **ROUND1**

LOWE'S

ALDI **Raymour & Flanigan** FURNITURE | MATTRESSES
Starbucks

DUNKIN'

Main Street At Exton
Walmart **MOVIE TAVERN** **Michaels**
BARNES & NOBLE **L+L** **BED BATH & BEYOND**
Burlington **LONGHORN** FINE WINE & GOOD SPIRITS **DUOT** **OLD NAVY**

Festival At Exton Shopping Center
BONEFISH GRILL **MARSHALLS** **Be HomeGoods** Happy!
IHOP **PLAZA AZTECA** RESTAURANTES MEXICANOS
TIRE PLUS **restore** HYPER WELLNESS **DOLLAR TREE**

CVS pharmacy

Wawa

1.1. ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
BREWERY & RESTAURANT

