

WEST GATE PLAZA

Available For Retail, Restaurant, Hotel, Medical, & More

State St & Upland Square Dr, West Pottsgrove, PA



PROPERTY FEATURES

- Zoning allows for a variety of uses
- 22.2 Acres
- For Lease / Ground Lease / Sale

DETAILS

- Signed lease with national grocer! Other tenants include fast food, coffee, and automotive
- Pad site, junior anchor and/or small shop space available
- Across from Upland Square - Target, Giant, AMC Classic, Burlington, TJ Maxx and Starbucks
- Easy access to / from Rt 100
- Serving surrounding communities in Montgomery and Bucks Counties

CONTACT

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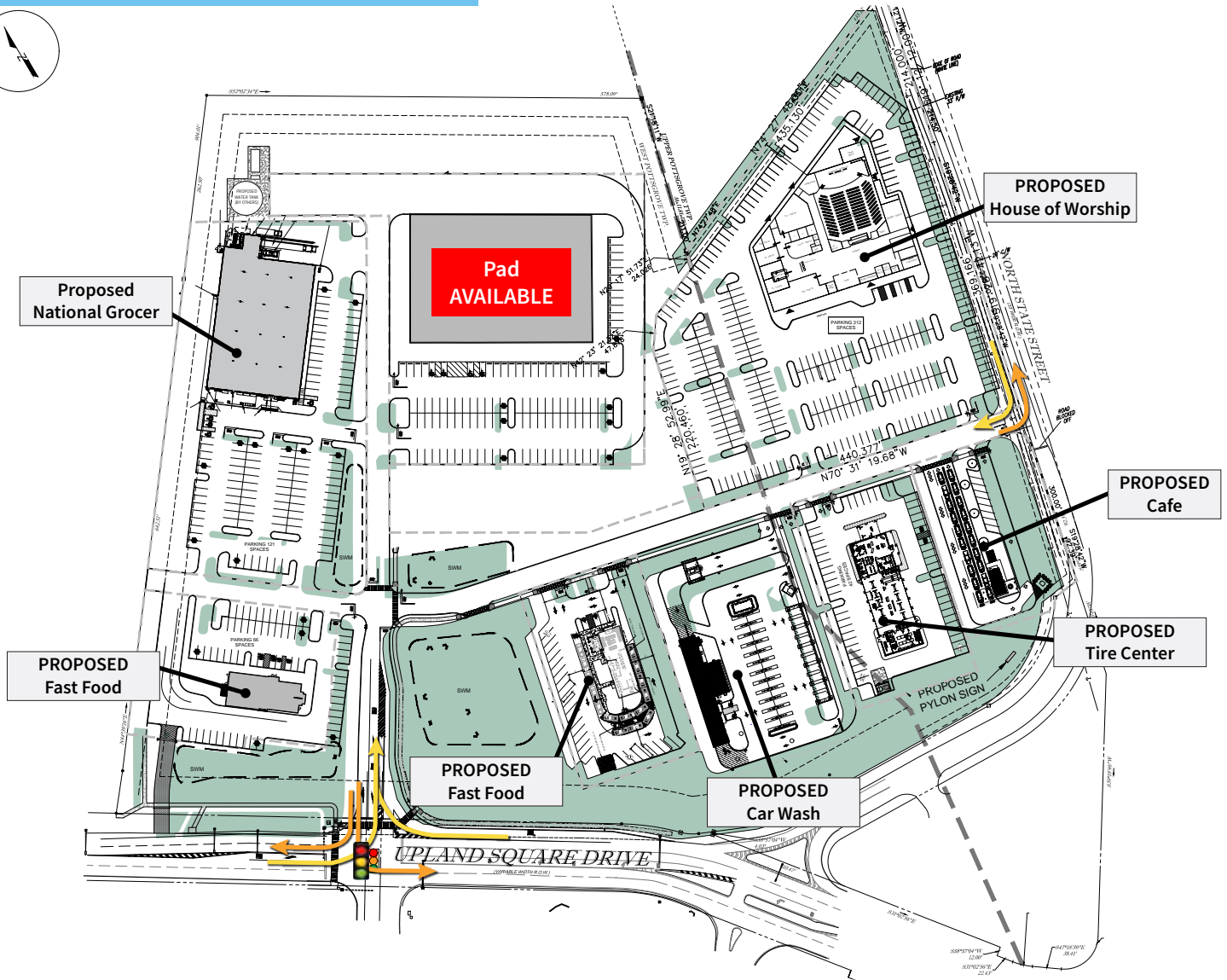
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CONCEPTUAL SITE PLAN



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,079	48,838	97,864
Average HHI	\$92,162	\$99,308	\$120,224
Adj Daytime Demos (16 yrs+)	5,206	35,819	61,034

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)

The right space. The right move.



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WEST GATE PLAZA

State Street and Upland Square Drive, West Pottsgrove, PA

250 Apartments
Coming Soon!

Upland Square

target GIANT Burlington Starbucks
AMC CLASSIC ROSS DRESS FOR LESS TJ-MAXX
DICK'S SPORTING GOODS five BELOW ULTA BEAUTY
FAMOUS footwear chjji's
LA FITNESS Ashley HOMESTORE Staples
FINE WINE & GOOD SPIRITS petco ATI

SITE:
West Gate Plaza
22 Acre Retail
Development

Pottstown Plaza

TRACTOR SUPPLY CO GROCERY OUTLET JOB LOT
Goodwill Applebee's GRILL & BAR Domino's Fulton Bank

Pottstown Center

Walmart SUPERCENTER DOLLAR TREE Michaels SHERWIN WILLIAMS.
verizon KeyBank Arby's Wendy's RED LOBSTER

LESLIE'S Panera BREADSM CHIPOTLE MEXICAN GRILL

McDonald's
OLIE'S BURGERS OUTLET Pep Boys
HARBOR FREIGHT TOOLS
Quality Tools at Midway Low Prices

Coventry Mall
Boscov's Gabe's

CVS pharmacy

Wawa

Town Square Plaza
LOWE'S PETSMART
LONGHORN AT&T

100

100

28,689 ADT

100

29,488 ADT

13,386 ADT

30,364 ADT

724

55,805 ADT

422

Montgomery County
Chester County

Hanover St



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)