



PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity at 1037 Unger Lane, Boyertown, PA. This expansive 24,000 SF building, currently operating at full occupancy, offers a lucrative investment with its ideal location and zoning for Light Industrial use. With a single tenant, this property presents a compelling opportunity for investors seeking a stable and high-performing asset. With a strong track record of 100% occupancy, this property promises immediate returns and long-term potential. Don't miss the chance to acquire this standout commercial real estate investment.

PROPERTY HIGHLIGHTS

- 24,000 SF building
- Long Term Tenant with Excellent History
- Zoned Light Industrial
- Prime Boyertown location
- 100% occupancy

OFFERING SUMMARY

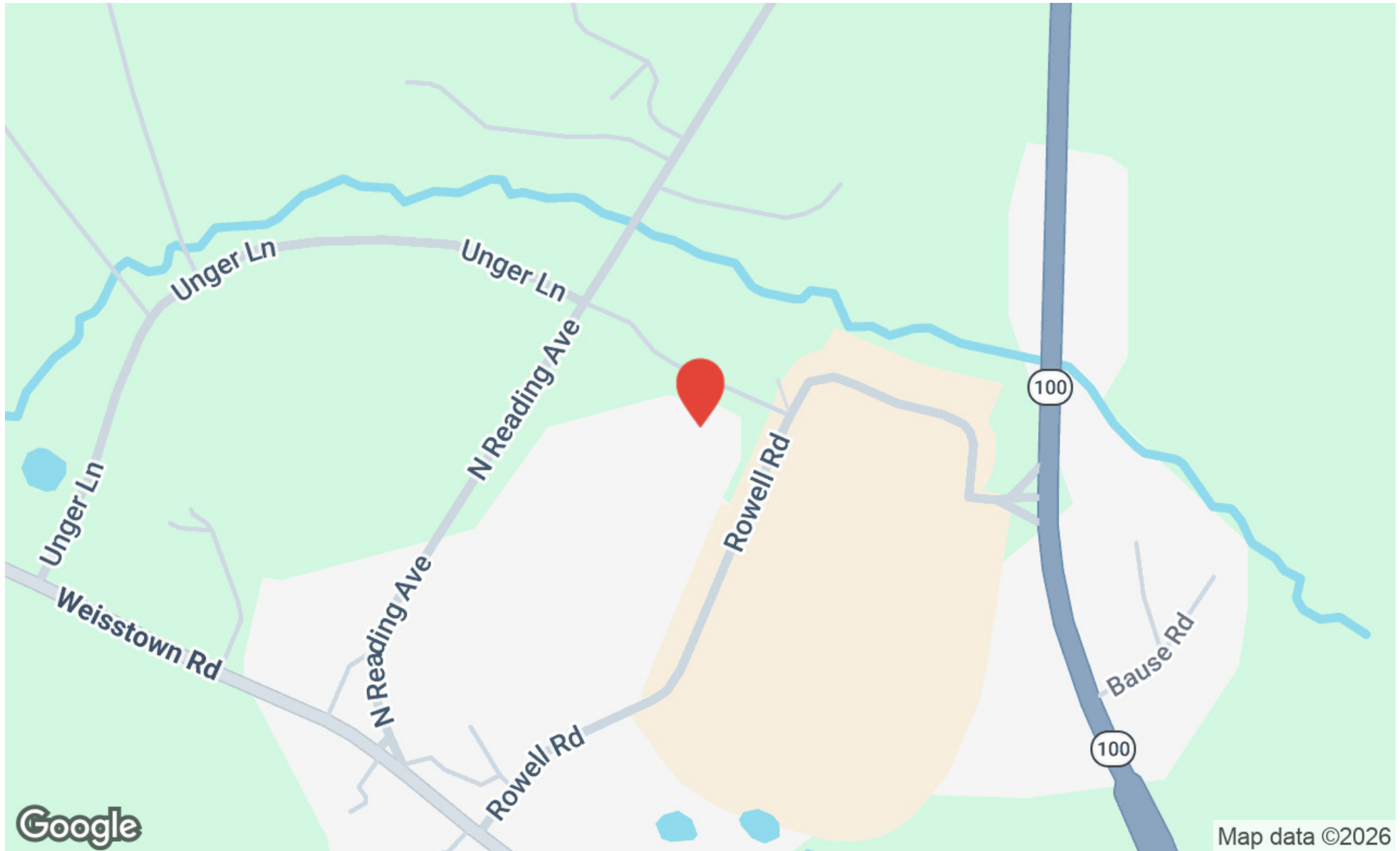
Sale Price:	\$3,858,887.29
Number of Units:	1
Lot Size:	1.63 Acres
Building Size:	24,000 SF
NOI:	\$270,122.11
Cap Rate:	7.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	191	840
Total Population	137	537	2,297
Average HH Income	\$97,404	\$95,411	\$95,152



MARTIN MOTORSPORTS
1037 Unger Lane
Boyertown, PA 19512

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	137	537	2,297
Average Age	37.9	37.8	39.1
Average Age (Male)	35.1	35.0	36.3
Average Age (Female)	39.1	38.9	40.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	191	840
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$97,404	\$95,411	\$95,152
Average House Value	\$245,201	\$241,961	\$247,224

2023 American Community Survey (ACS)

