



**936 MONOCACY CREEK RD**  
BIRDSBORO, PA 19508  
7.97 ACRES AVAILABLE

**KYLE MCKECHNIE**  
KMCKECHNIE@NAIKEYSTONE.COM  
610.370.8522

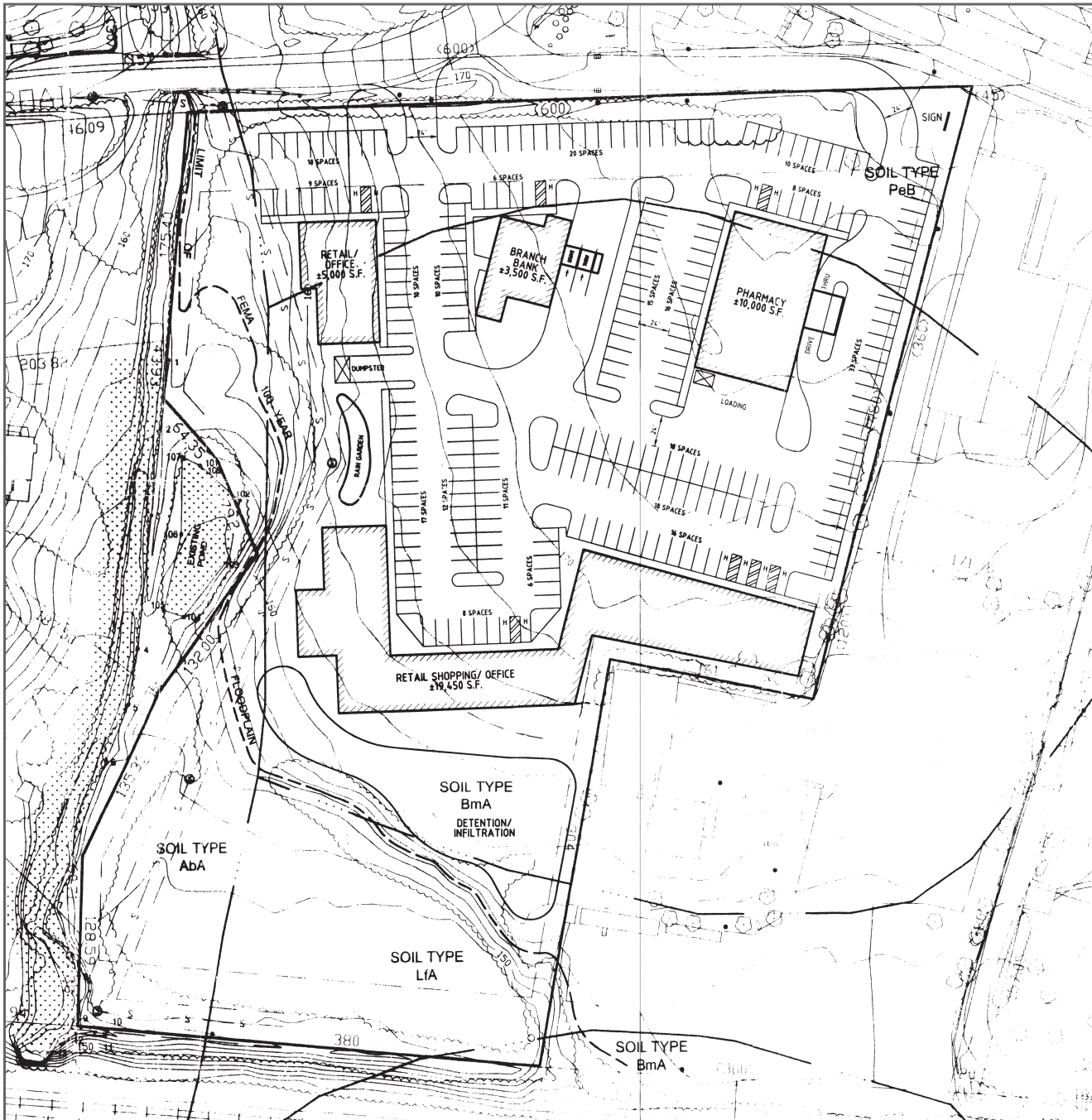
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**NAI**Keystone

875 BERKSHIRE BLVD, STE 102  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)



## CONCEPTUAL SITE PLAN



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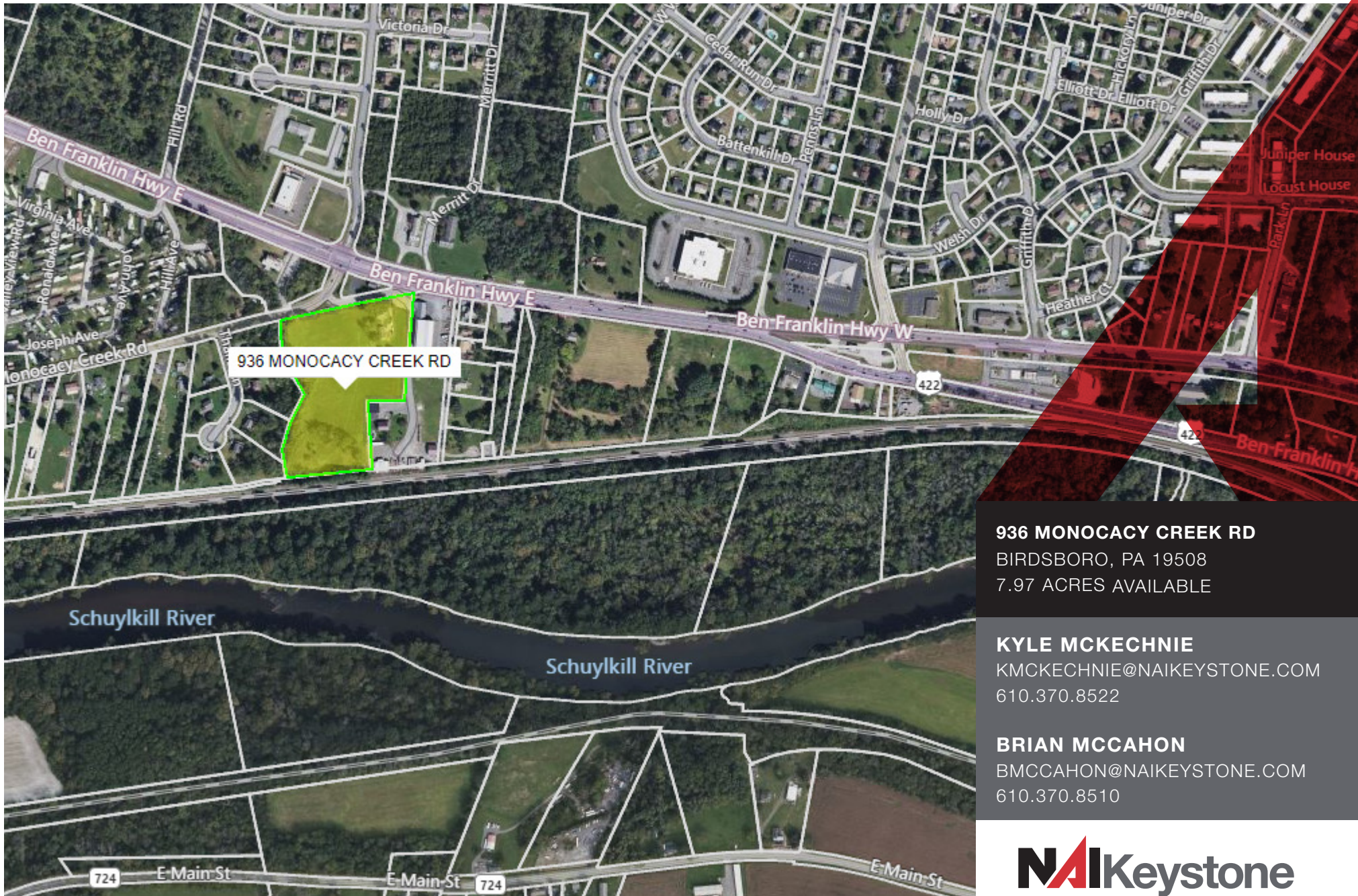
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## PARCEL IMAGE MAP



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## HIGHLIGHTS

- 7.97 ACRES OF HIGHLY VISIBLE LAND ALONG PA ROUTE 422 IN BIRDSBORO
- ZONED HIGHWAY COMMERCIAL
- ZONING AND LOCATION PRIME FOR MANY USES SUCH AS RETAIL, GAS STATION/C-STORE, SELF STORAGE UNITS, AND MANY OTHERS
- 40,000 AADT
- LEVEL TOPOGRAPHY
- IN AMITY TOWNSHIP
- APN 5354-11-754068
- 2022 TAXES: \$4,805

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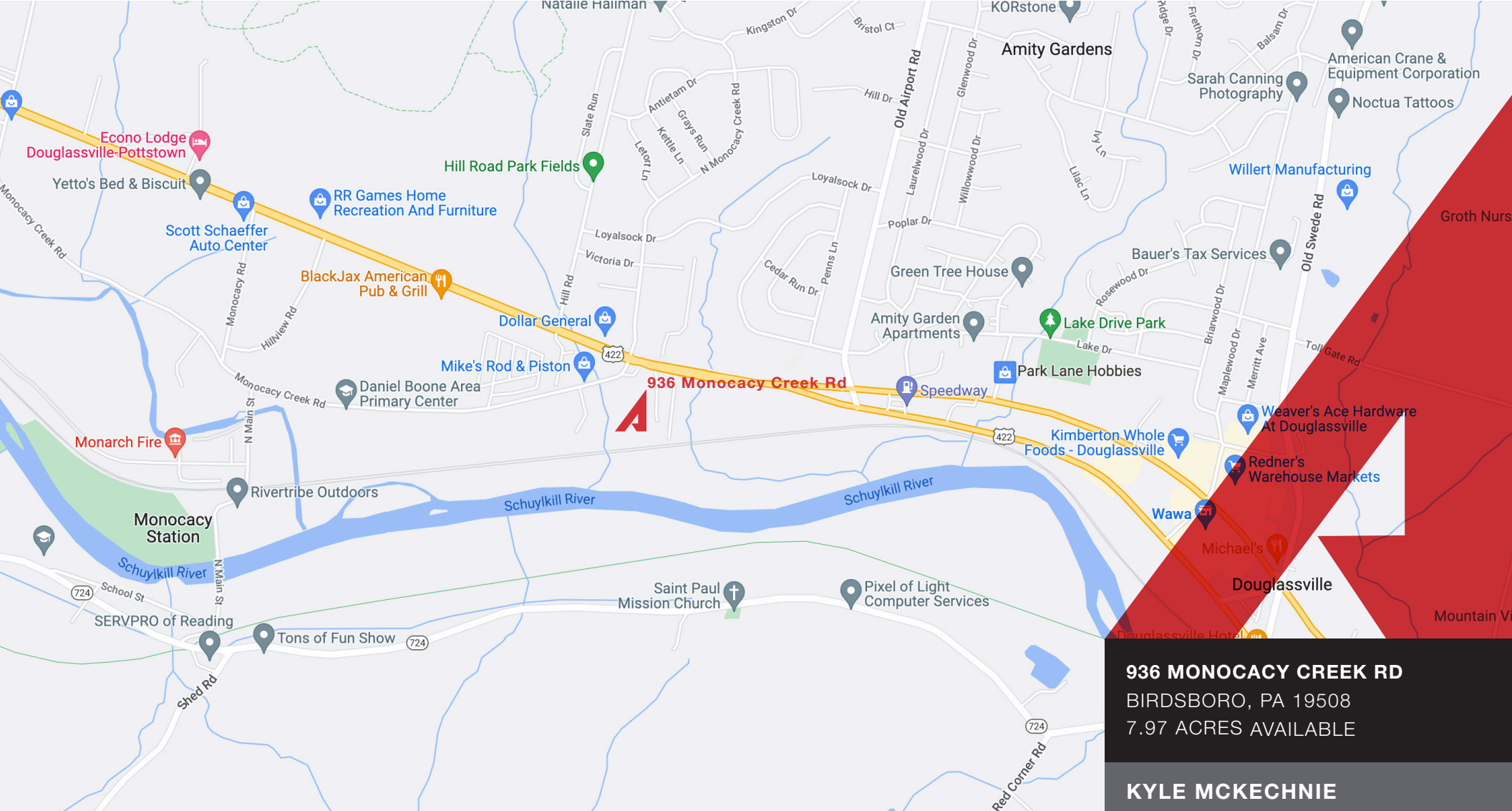
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## DEMOGRAPHICS

### EST POPULATION

1 MI | 4,978

3 MI | 18,493

5 MI | 36,001

### EST TOTAL EMPLOYEES

1 MI | 516

3 MI | 3,535

5 MI | 6,540

### EST AVG HH INCOME

1 MI | \$127,960

3 MI | \$114,643

5 MI | \$107,620



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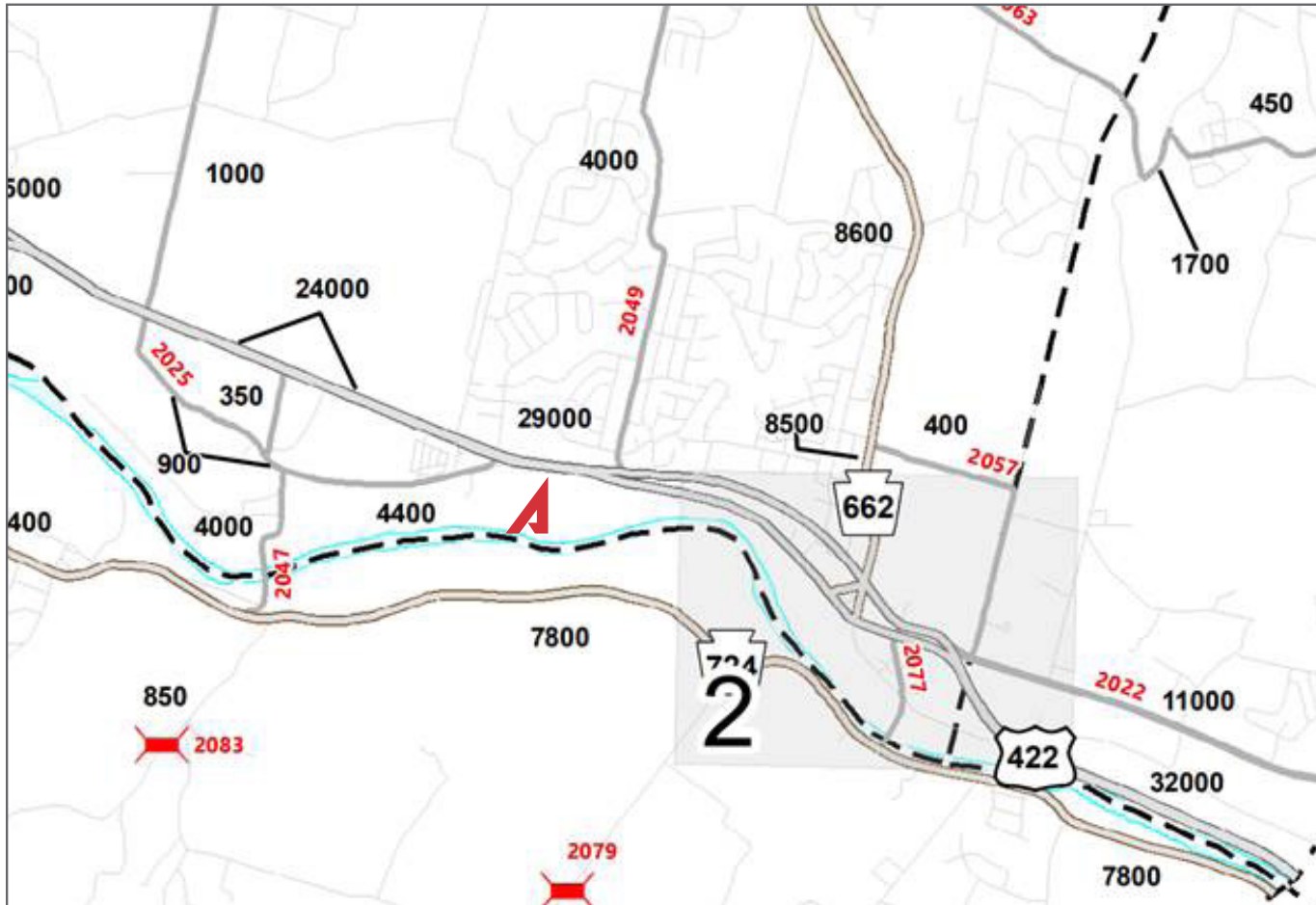
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## TRAFFIC VOLUME MAP



DAILY AVERAGE TRAFFIC VOLUME

29,000

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