

For Lease

74

±1,450 SF

# POTTSTOWN PIKE

Pottstown, PA | 19425



## Property Overview

**74 Pottstown Pike** Chester Springs office building in heart of Village of Eagle on Pottstown Pike (Route 100).



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# 74 POTTSTOWN PIKE

Chester Springs, PA | 19425

±1,450 SF  
**AVAILABLE**

*For Lease*

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,708	67,998	123,924
TOTAL EMPLOYEES	18,109	38,323	62,655
AVERAGE HHI	\$179,847	\$170,739	\$160,389
TOTAL HOUSEHOLDS	11,893	25,239	45,712

### TRAFFIC COUNTS:

**Rt 100** - ±33,000 VPD | **I-76 (PA Turnpike)** - ±50,000 VPD



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)	LEASE RATE	COMMENTS
1005	AVAILABLE	1,450	\$2,100 per month	
1004	AVAILABLE	725	\$1,050 per month	

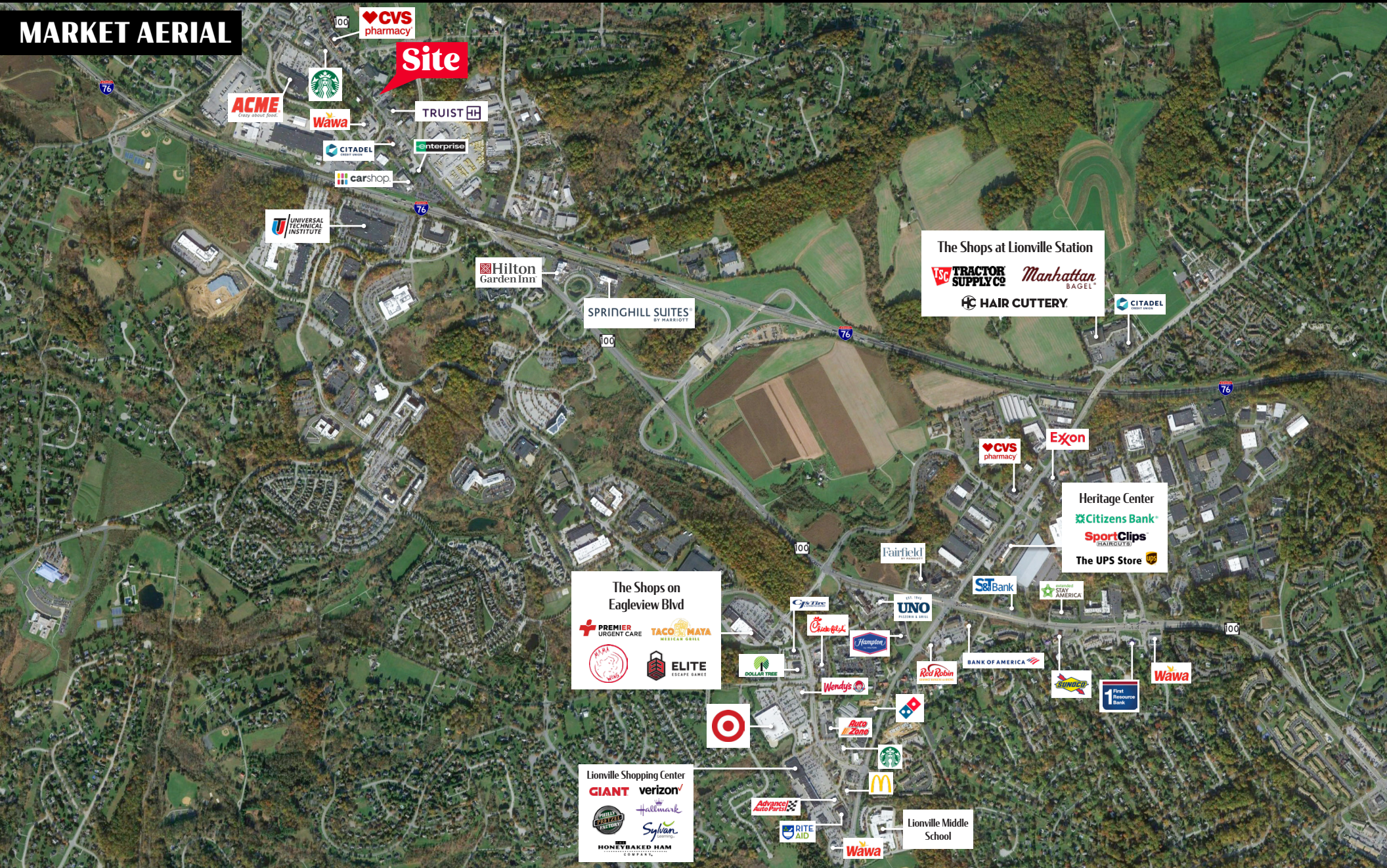
# 74 POTTSTOWN PIKE

Chester Springs, PA | 19425

±1,450 SF  
**AVAILABLE**

*For Lease*

## MARKET AERIAL



**Bill Hess**  
For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Bill Hess**

bhess@bennettwilliams.com

## CONTACT US

610.321.1111 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

