

For Lease

SHOPPES AT PUGHTOWN

±1,142 SF

2317 Pottstown Pike | Pottstown, PA | 19465



Property Overview

Shoppes at Pughtown is a small neighborhood shopping center with over 7,000 square feet of retail space, located just south of the intersection of Route 100 (Pottstown Pike) and Route 23. The center is on the southbound side of Route 100 (Pottstown Pike). Over 15,000 vehicles per day pass by the site. Key tenants include Bravo Pizza, Rita's Water Ice, Chester County Training and Coventry Dental. There is visibility/signage opportunity on pylon sign; ample parking is available.



Bill Hess 610.656.6404 | Jamie Schmidt
For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Trade Area

The trade area includes the greater South Coventry Township just south of Pottstown on busy Route 100. Over 9,000 people live within a 3-mile radius of Shoppes at Pughtown, with an average household income exceeding \$180,000/year within 3 miles. This property is adjacent to South Coventry Park and 1/4 mile from Owen J Roberts High School.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	9,223	31,300	107,424
TOTAL EMPLOYEES	2,303	7,677	48,376
AVERAGE HHI	\$181,904	\$150,453	\$120,530
TOTAL HOUSEHOLDS	3,326	11,596	41,753

TRAFFIC COUNTS: Pottstown Pike ± 15,944 VPD



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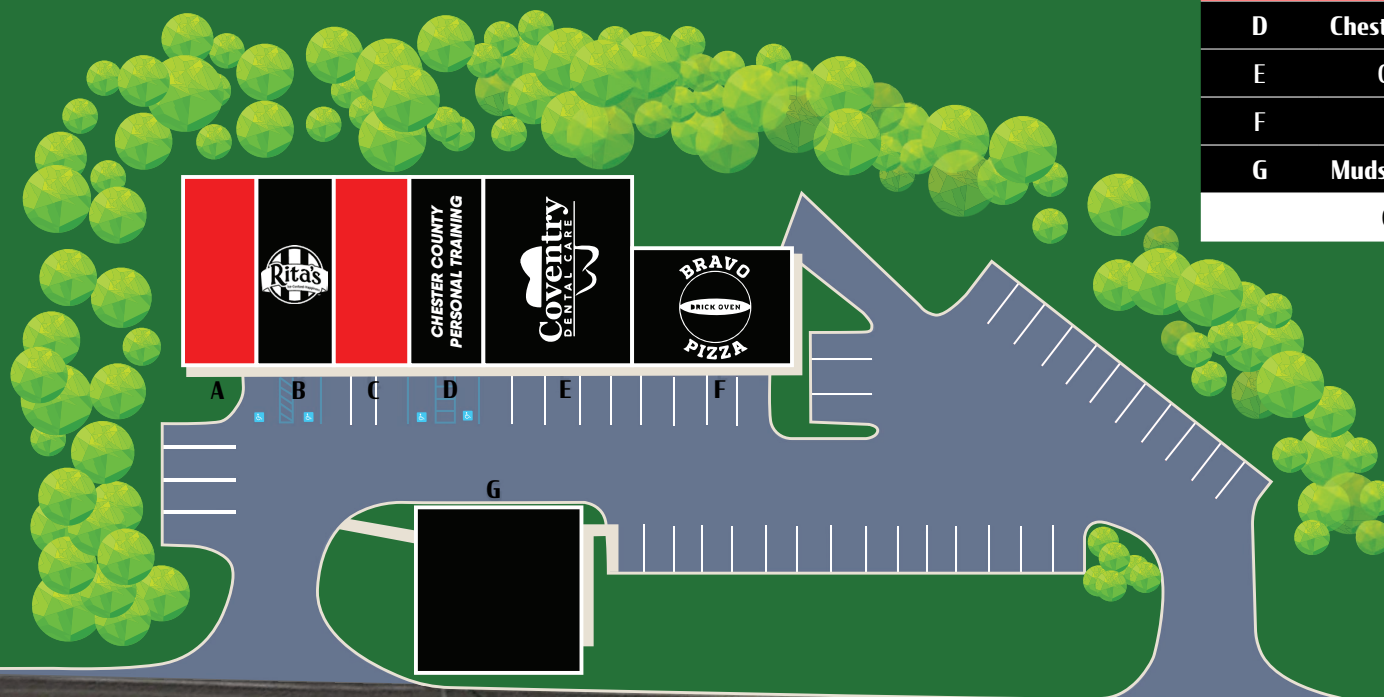
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SITE PLAN

SUITE	TENANT	SF
A	AVAILABLE	1,142
B	Rita's	1,142
C	AVAILABLE	1,142
D	Chester County Training	1,142
E	Coventry Dental	1,648
F	Bravo Pizza	1,527
G	Mudslingers Studios PA	1,800
CENTER TOTAL		9,543



POTTSTOWN PIKE



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ACTIVE MEMBER OF:
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MARKET AERIAL



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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.

