

515-523 Old Swede Rd | Douglassville, PA 19518

±14,000 SF

Available For Sale

Property Overview

This well-maintained property is located on Old Swede Rd (rt 662). Convenient to Rt 22 and to Rt 73 in Berks County. This property consists of 3 building on the property. One which has been leased to Salon for 24 years. Barn building is fully leased. The third building is currently 1400sf garage and covered parking with potential office built on 2nd floor that is currently vacant. Most tenants on the property have been tenants for over 5 years. 48+ parking spaces and total sf on all 3 buildings is over 14,500sf.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|----------------------------------------------|-----------|----------|----------|
| TOTAL POPULATION | 19,881 | 57,418 | 111,413 |
| TOTAL EMPLOYEES | 5,346 | 18,850 | 40,107 |
| AVERAGE HHI | \$103,416 | \$91,153 | \$97,461 |
| TOTAL HOUSEHOLDS | 7,209 | 22,033 | 42,566 |
| TRAFFIC COUNTS: Old Swede Road - ±10,000 VPD | | | |



Bill Hess

For Property Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

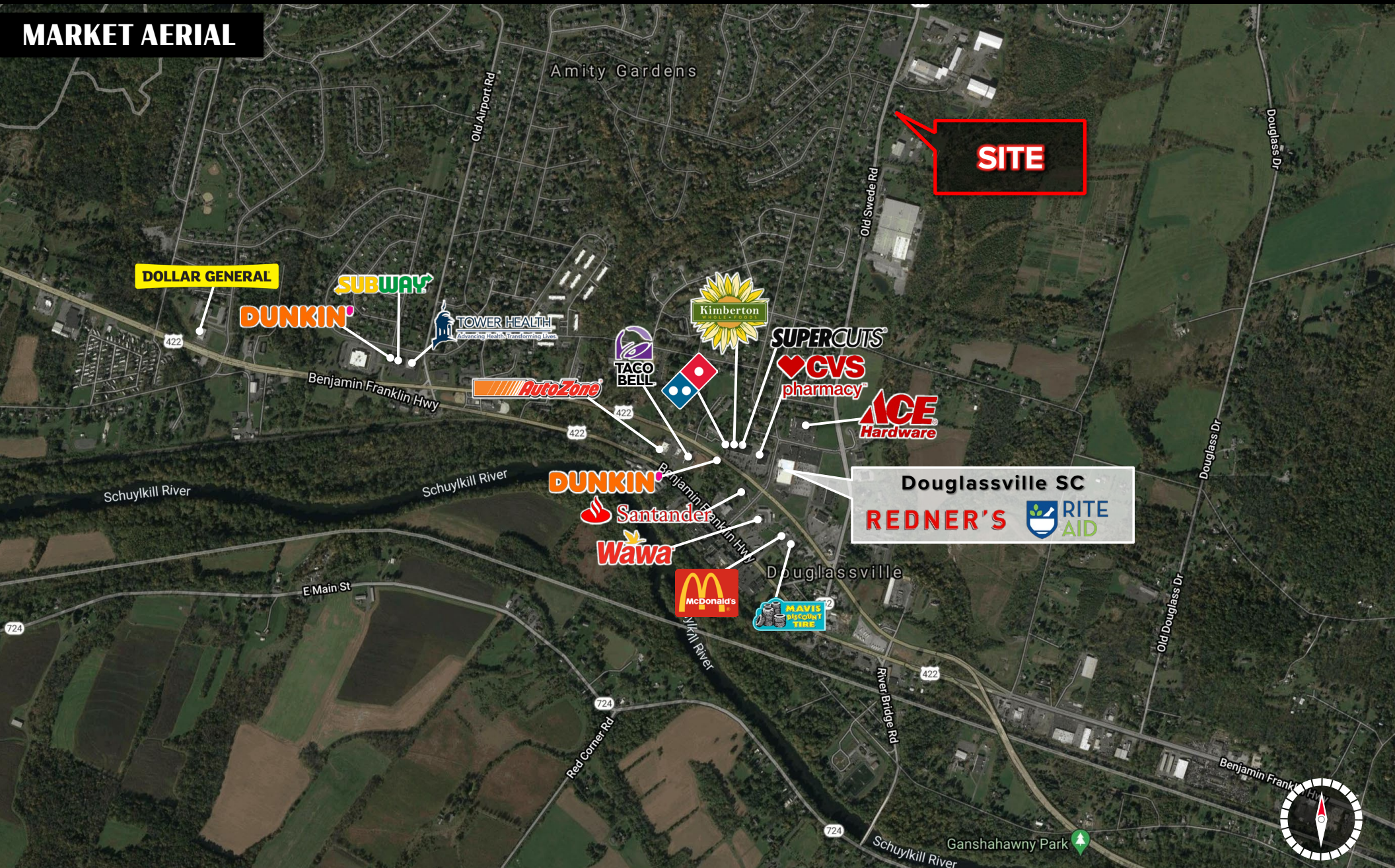


COMMERCIAL BROKERAGE. *Redefined.*

515-523 Old Swede Rd | Douglassville, PA 19518

Available For Sale

MARKET AERIAL



Bill Hess

For Property Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*