

# POTTSTOWN PLAZA

2170 E High St | Pottstown, PA 19464

LEASE

## Property Overview

2170 E. High Street is a neighborhood center located in Pottstown, PA, within Montgomery County. E. High Street is the main travel artery through downtown Pottstown. In addition, it has easy access to Route 100 and Route 422. Other benefits of this site include ample parking, great co-tenancy, and full access from E. High Street.



**±1,200 – 3,000 SF Available**

## MARKET AERIAL



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## Location

2170 E. High Street is ideally situated between the retail corridor of Pottstown and the Philadelphia Premium Outlets. Nearby National Retailers includes Costco Wholesale, Chick-fil-A, Wawa, Home Depot, and ALDI, just to name a few. In addition to Pottstown, the center will service surrounding markets like Reading, Boyertown, Pughtown, and Royersford.

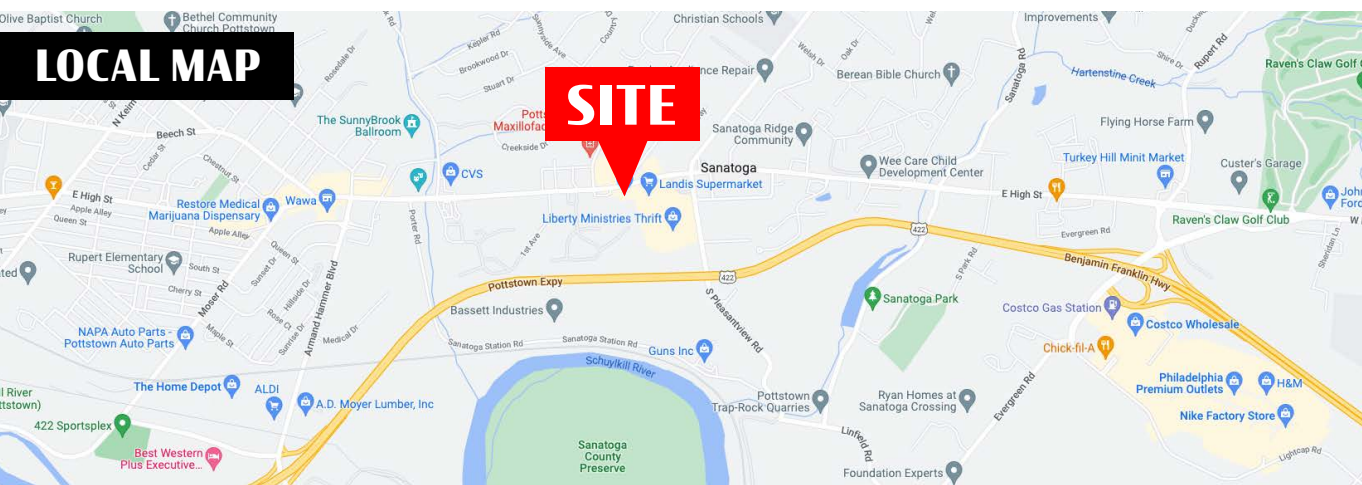
## AVAILABLE SPACES



## Trade Area

Demographics for 2170 E. High Street are very strong. Within a 10-mile radius, there are 267,575 people in 100,806 households with an average annual income of \$116,291. The daily foot traffic isn't just attributed to the residential population, but also the +/- 8,500 businesses and +/- 96,000 employees, within the same 10-mile radius.

## LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,909	50,045	94,856
TOTAL EMPLOYEES	14,399	31,920	44,945
AVERAGE HHI	\$90,017	\$91,346	\$100,214
TOTAL HOUSEHOLDS	2,643	19,488	36,434

## TRAFFIC COUNTS:

**E High St - ± 15,000 VPD | US-422 - ±51,000 VPD**



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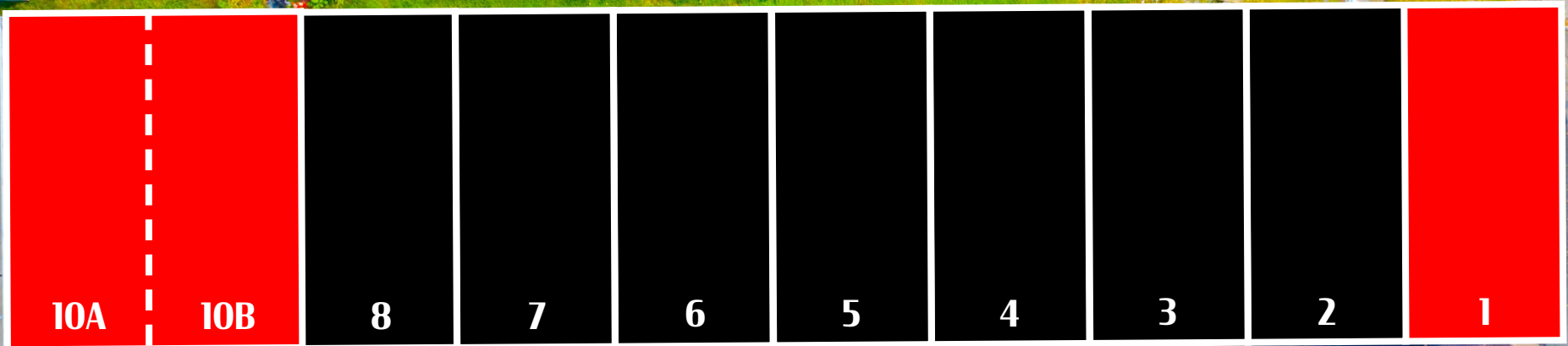
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## SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
1	AVAILABLE	1,200	6	Domino's	1,200
2	Optima Nail Care	1,200	7	Cup of Joy	1,500
3	Beyond Smoke Shop	1,200	8	Landmark Dollar	1,500
4	Dry Cleaner	1,200	10A	AVAILABLE	1,500
5	Mei Ling Spa	1,200	10B	AVAILABLE	1,500



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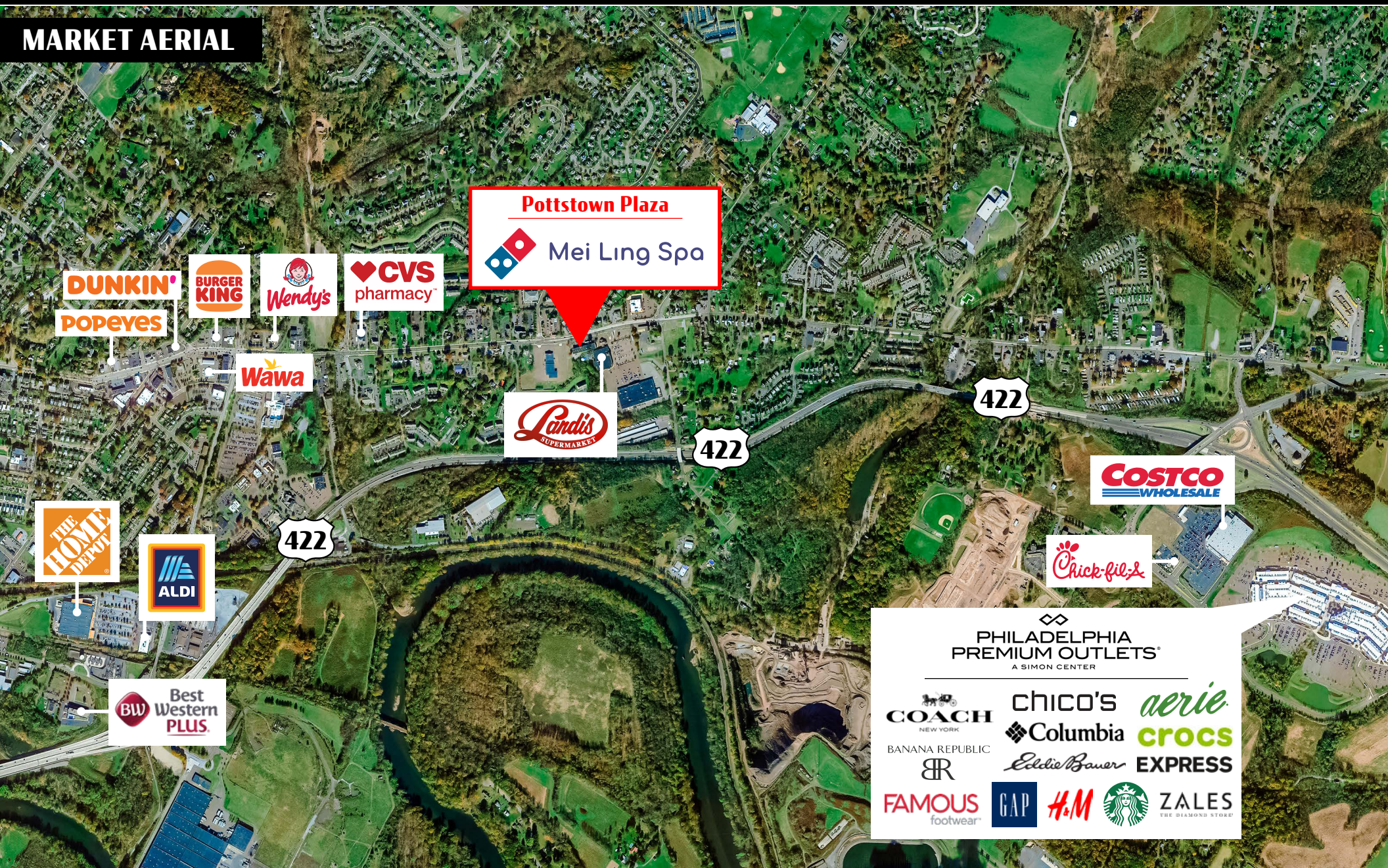


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# About Bennett Williams



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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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