

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 SF Available

MARKET AERIAL



Ashlee Lehman | Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Pottstown Plaza

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For Lease

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.

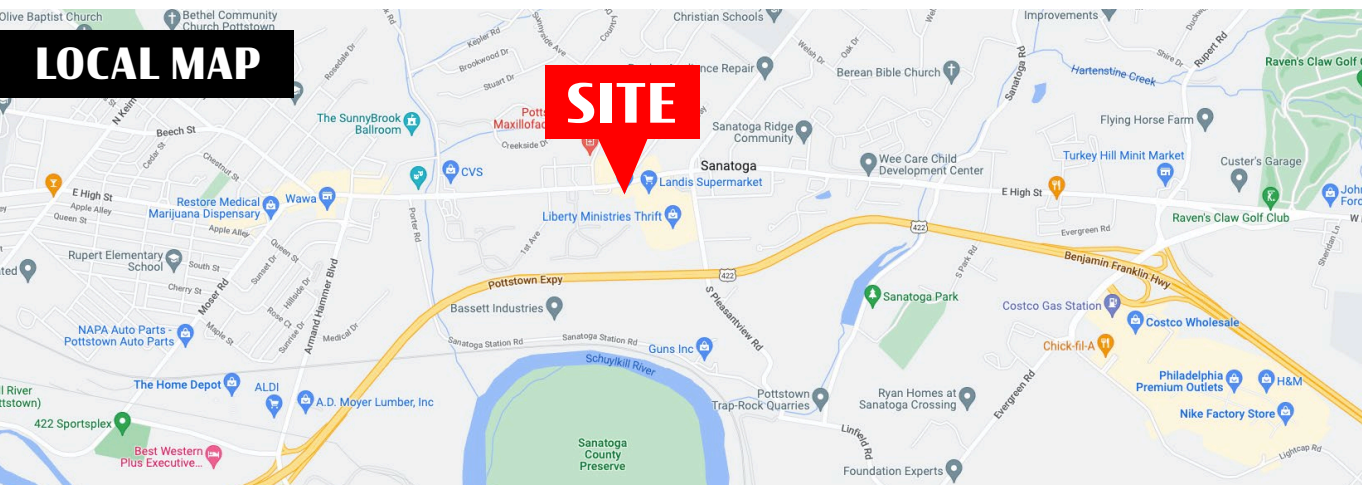
AVAILABLE SPACE



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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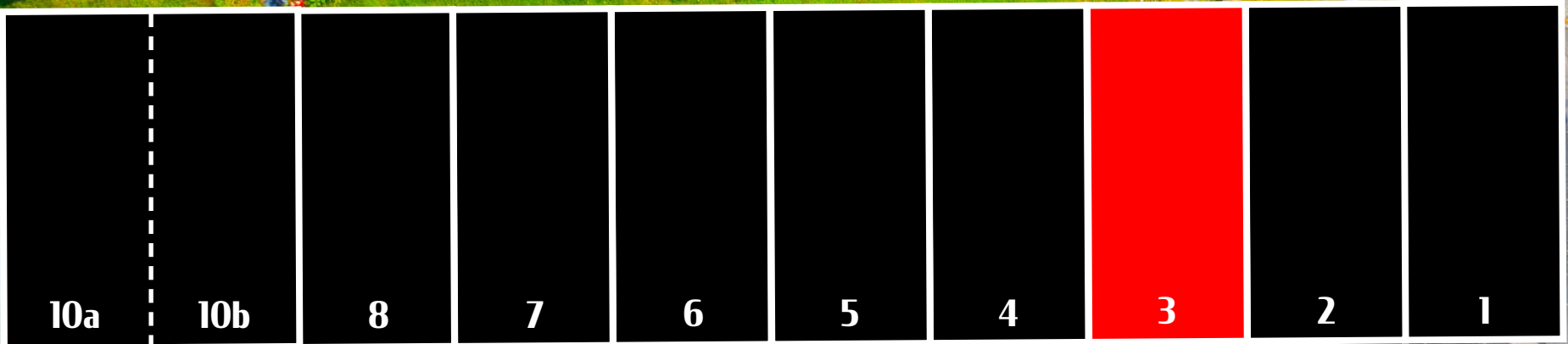
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SITE PLAN

| SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|------------------|-------|---------|-------------------|-------|
| 1 | Tee Cee Foods | 1,200 | 6 | Domino's | 1,200 |
| 2 | Optima Nail Care | 1,200 | 7 | Cup of Joy | 1,500 |
| 3 | AVAILABLE | 1,200 | 8 | Landmark Dollar | 1,500 |
| 4 | Dry Cleaner | 1,200 | 10a-10b | Beyond Smoke Shop | 2,700 |
| 5 | Mei Ling Spa | 1,200 | | | |



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MARKET AERIAL



Pottstown Plaza
Mei Ling Spa

DUNKIN'
POPEYES

BURGER KING

Wendy's

CVS
pharmacy

Wawa

Landis
SUPERMARKET

THE HOME
DEPOT

ALDI

Best Western
PLUS

422

422

422

COSTCO
WHOLESALE

Chick-fil-A

PHILADELPHIA
PREMIUM OUTLETS®
A SIMON CENTER

COACH

BANANA REPUBLIC

FAMOUS footwear

Columbia

Eddie Bauer

GAP

H&M

aerie

crocs

EXPRESS

STARBUCKS

ZALES
THE DIAMOND STORE



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.



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