

# 540 OLD READING PIKE

POTTSTOWN, PA | 19464



**Site**

**SWEN**  
Crossdock / Warehouse

UPS Freight 

**DURAPAX**  
COAL TAR

**± 3 ACRES / ± 4,905 SF AVAILABLE | FOR SALE**

**422**

**± 64,000 VPD**



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

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COMMERCIAL BROKERAGE. *Redefined.*

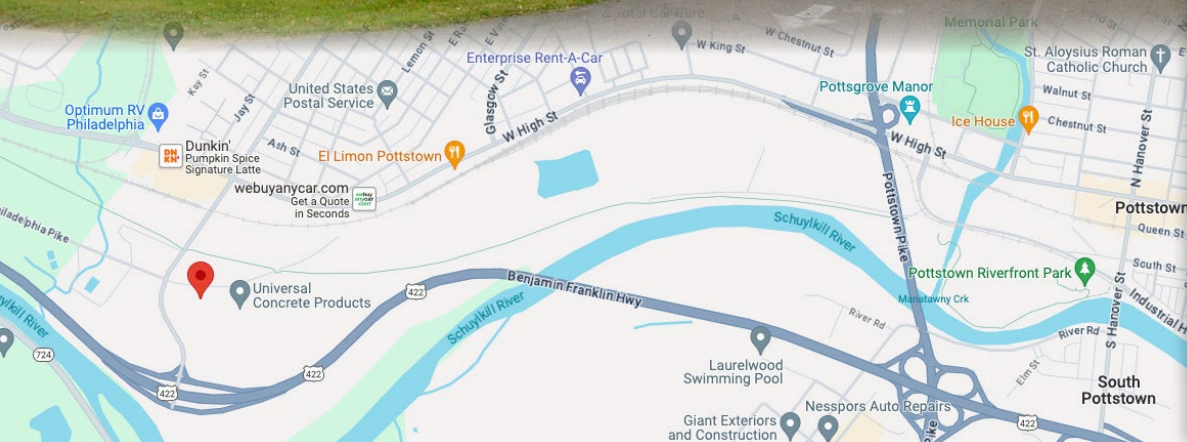
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± 4,905 SF / ± 3 ACRES  
FOR **SALE**

## Property Overview

Easily accessible 3 acre level parcel with a 4,905 sf former bank branch with drive through for sale. Building is in excellent condition. Property is located just off the Stowe exit of the Rt. 422 Expressway which connects King of Prussia to Reading. Property is situated between Rt. 422 Expressway and W. High Street in Pottstown. Industrial zoning permits a variety of uses such as self storage/office/bank/business and trade schools/warehouse/manufacturing.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,759	70,014	116,607
TOTAL EMPLOYEES	18,187	28,340	41,458
AVERAGE HHI	\$95,005	\$113,895	\$122,167
TOTAL HOUSEHOLDS	13,528	27,597	45,014
TRAFFIC COUNTS: RT 422 ± 64,000 VPD   PA 100 ± 16,000 VPD   HIGH ST ± 13,000 VPD			



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## MARKET OVERVIEW



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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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## OUR LOCATIONS:

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**WILLIAMSPORT OFFICE:**

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

**LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

**NEW JERSEY OFFICE:**

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**WEST CHESTER OFFICE:**

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**CONTACT US**

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