

323 W HIGH STREET

Pottstown, PA • 19464



±7,321 SF / 0.66 AC
For Sale



Bill Hess | Jane McGill

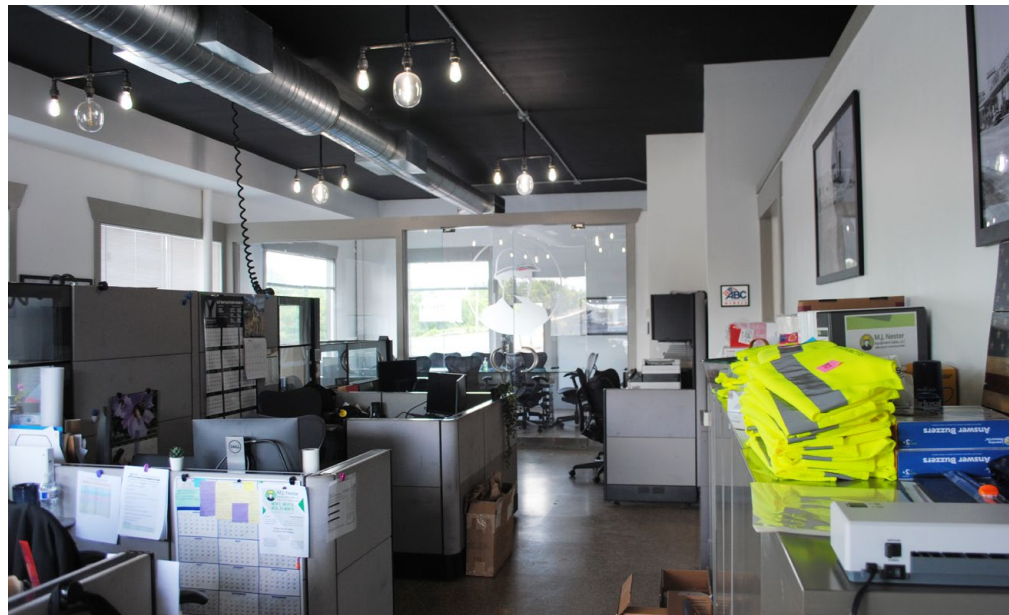
For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Property Overview

Do not miss this opportunity to own this investment or owner-occupied property in Pottstown, PA. The property is situated on the north side of W. High Street, west of Gable Avenue, in Pottstown Borough, Montgomery County, and consists of a one-story, single occupant, industrial building that contains a gross building area of 7,321 square feet. Approximately 3,000 sf of office/retail and 13 garage bays with 15 lined parking spaces and an additional fenced in yard for security of outside storage. Plenty of possible businesses could operate in this mixed-use industrial property. This property has convenient access to Rt 100 and Rt 422. Owner is looking for short term lease back until his new property is completely ready for move in 1st quarter 2025.

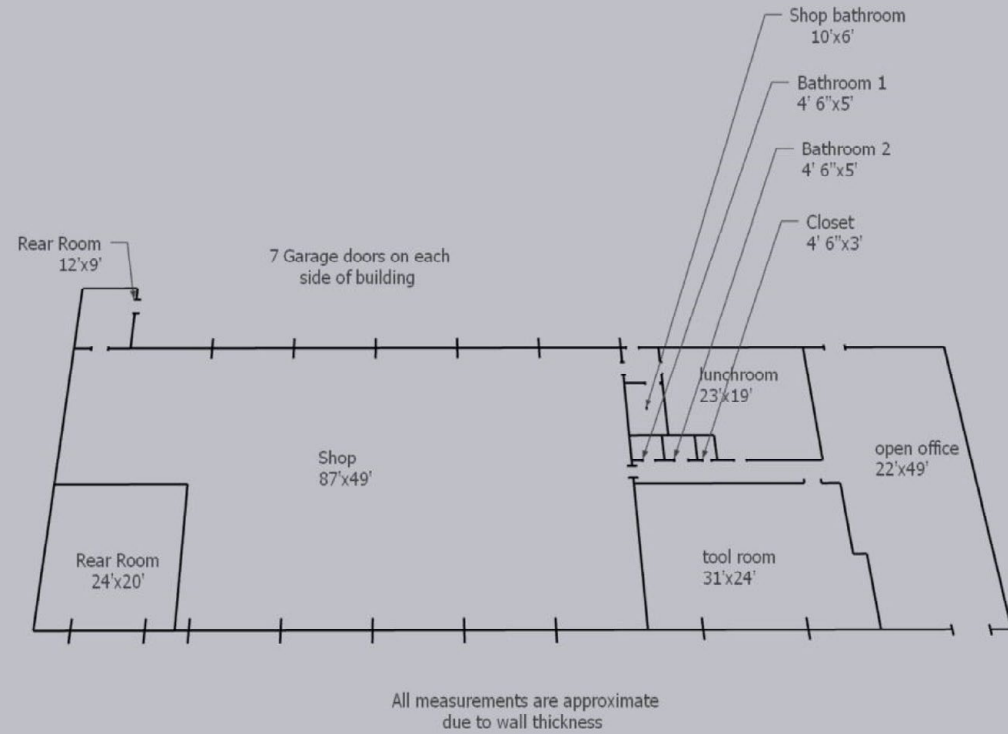


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Demographics



POPULATION

1 MILE- 10,696
 3 MILE- 44,319
 5 MILE- 83,958



EMPLOYEES

1 MILE- 7,757
 3 MILE- 22,759
 5 MILE- 31,022



AVERAGE HHI

1 MILE- \$67,654
 3 MILE- \$96,528
 5 MILE- \$118,528



HOUSEHOLDS

1 MILE- 4,489
 3 MILE- 18,039
 5 MILE- 32,702

Traffic Counts



W HIGH ST - ±12,000 VPD



POTTSTOWN PIKE - ±31,000 VPD



US-422 - ±51,000 VPD



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UPLAND SQUARE

GIANT T.J. MAXX ROSS DRESS FOR LESS WAYBACK
 Burlington STAPLES
 Party City FAMOUS
 Ashley HOMESTORE petco GNC
 five BELOW FINE WINE & GOOD SPIRITS HAR ROCK
 ULTA xfinity

Walmart+ SUBWAY
 DOLLAR TREE
 T-Mobile verizon
 ALDI RBC
 Michaels MAKE CREATIVITY HAPPEN

STOWE CROSSINGS

DUNKIN' DOLLAR GENERAL
 TurkeyHill

NORTH END SC

REDNER'S
 DOLLAR GENERAL
 Santander BURGER KING

THE SHOPPES AT COVENTRY

Boscov's KOHL'S
 BAM! BOOKS-A-MILLION
 DICK'S SPORTING GOODS ANYTIME FITNESS
 Gabe's JOANN

Market Aerial

Bennett Williams

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WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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CONTACT US

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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.

