

387 WHARTNABY AVE

POTTSTOWN, PA • 19465



±3,100 SF AVAILABLE
FOR SALE

NEARBY RETAILERS



BILL HESS | ALEC WERNER | ROB GAMBONE

FOR SALE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This well-maintained auto garage presents a rare turnkey opportunity for mechanics, contractors, or investors seeking flexible space in a prime Pottstown location. The property features four spacious service bays, a dedicated office within the warehouse, and a separate, standalone residential house that can be occupied by the owner or rented for additional income. With over 15 dedicated parking spaces, it's ideal for auto repair, fleet services, or multi-use contractor operations. Located just off Route 724 and steps from The Shoppes at Coventry (North Coventry Mall), the site offers excellent accessibility and visibility. Zoned for automotive use and ready for immediate occupancy, it supports a range of uses including detailing, towing, EV retrofitting, and light industrial work. With strong local recognition and built-in income potential, this property is well-suited for both owner-users and investors.

- Turnkey Garage: Four service bays with on-site office space.
- Detached Home: Separate house for rental income or owner use.
- Ample Parking: 15+ spaces for vehicles or equipment.
- Great Location: Just off Route 724 near The Shoppes at Coventry.
- Zoned & Flexible: Supports auto, contractor, and light industrial uses.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	80,536	130,702	213,263
EMPLOYEES	31,293	45,459	69,145
AVERAGE HHI	\$120,251	\$132,216	\$141,610
HOUSEHOLDS	31,435	50,073	82,291





MARKET OVERVIEW



SITE

CARPET & TILE MART
FLOORING SUPERCENTERS

Piccolo Mondo
RISTORANTE

Ritas

Boscor's

Gabe's

CUBESMART
self storage

BAM!
BOOKS-A-MILLION

CVS
pharmacy

American Heritage
CREDIT UNION

Wawa

LONGHORN
STEAKHOUSE

TOWN SQUARE PLAZA

LOWE'S

PETSMART



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Bennett Williams

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EXTON OFFICE:

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

