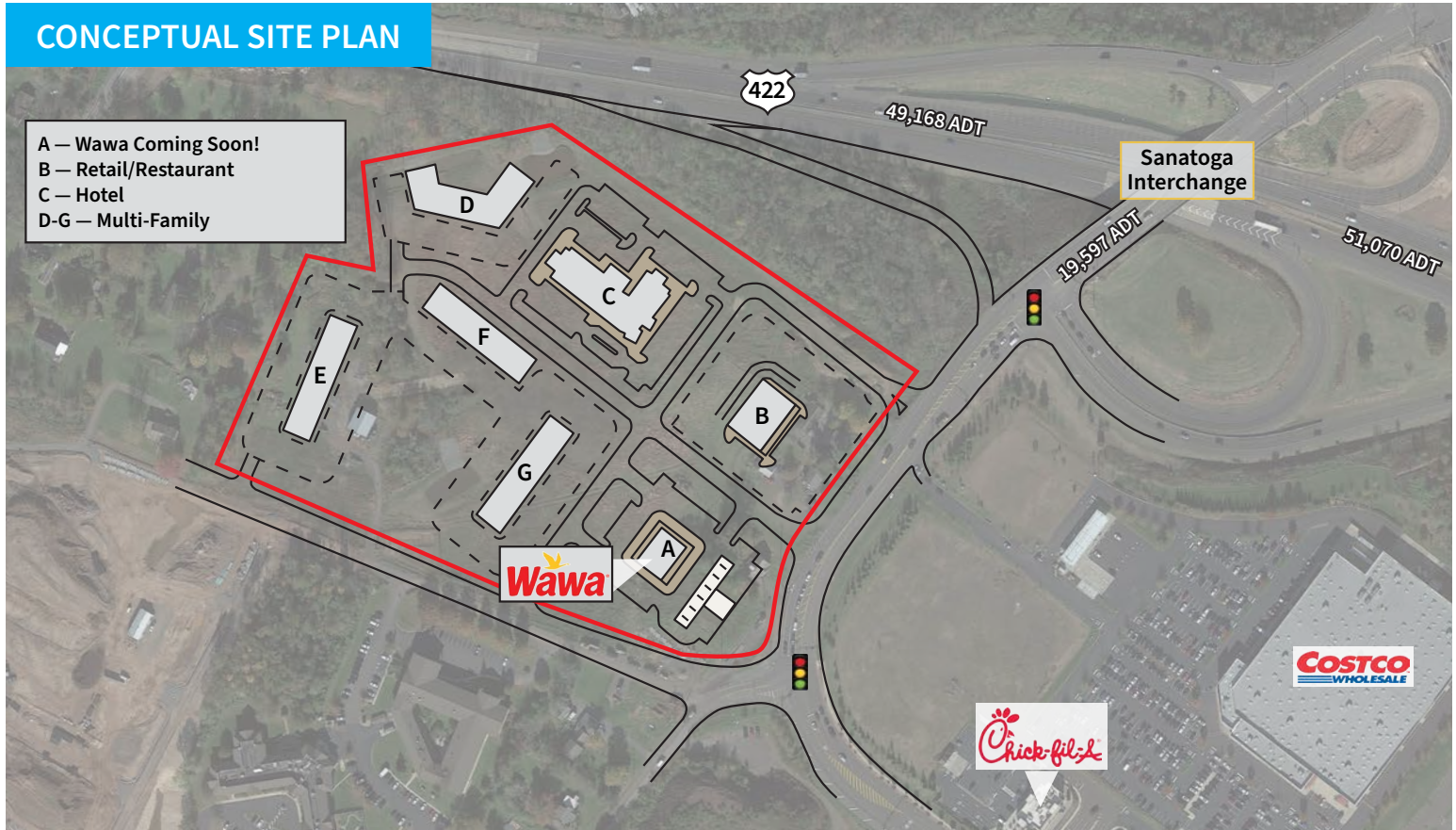


ROUTE 422 & EVERGREEN ROAD

Available for Retail, Restaurant, Hotel, & Multi-family Residential
Pottstown, Montgomery County, PA 19464

EQUITY RETAIL BROKERS

CONCEPTUAL SITE PLAN



- A — Wawa Coming Soon!
- B — Retail/Restaurant
- C — Hotel
- D-G — Multi-Family

PROPERTY FEATURES & DETAILS

- Coming Soon: 24 +/- acre mixed-use development including Wawa and multi-family residential
- Pads available for retail, restaurant and hotel
- Immediately off Route 422 exit for the Philadelphia Premium Outlets (549,000 SF of retail)
- Directly across from Costco and Chick-Fil-A
- Adjacent to hundreds of new townhomes and apartments, plus over 1,000 more proposed residential units nearby
- Adjacent to a proposed hospital

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,964	36,246	103,224
Average HHI	\$111,991	\$127,407	\$123,761
Adj Daytime Demos (16 yrs+)	3,667	25,361	66,093

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. David Goodman is a licensed salesperson in PA & NJ.

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POTTSTOWN MARKET AERIAL
Route 422 & Evergreen Rd | Montgomery County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17, '18, '21)

Compliments of:

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04/24

