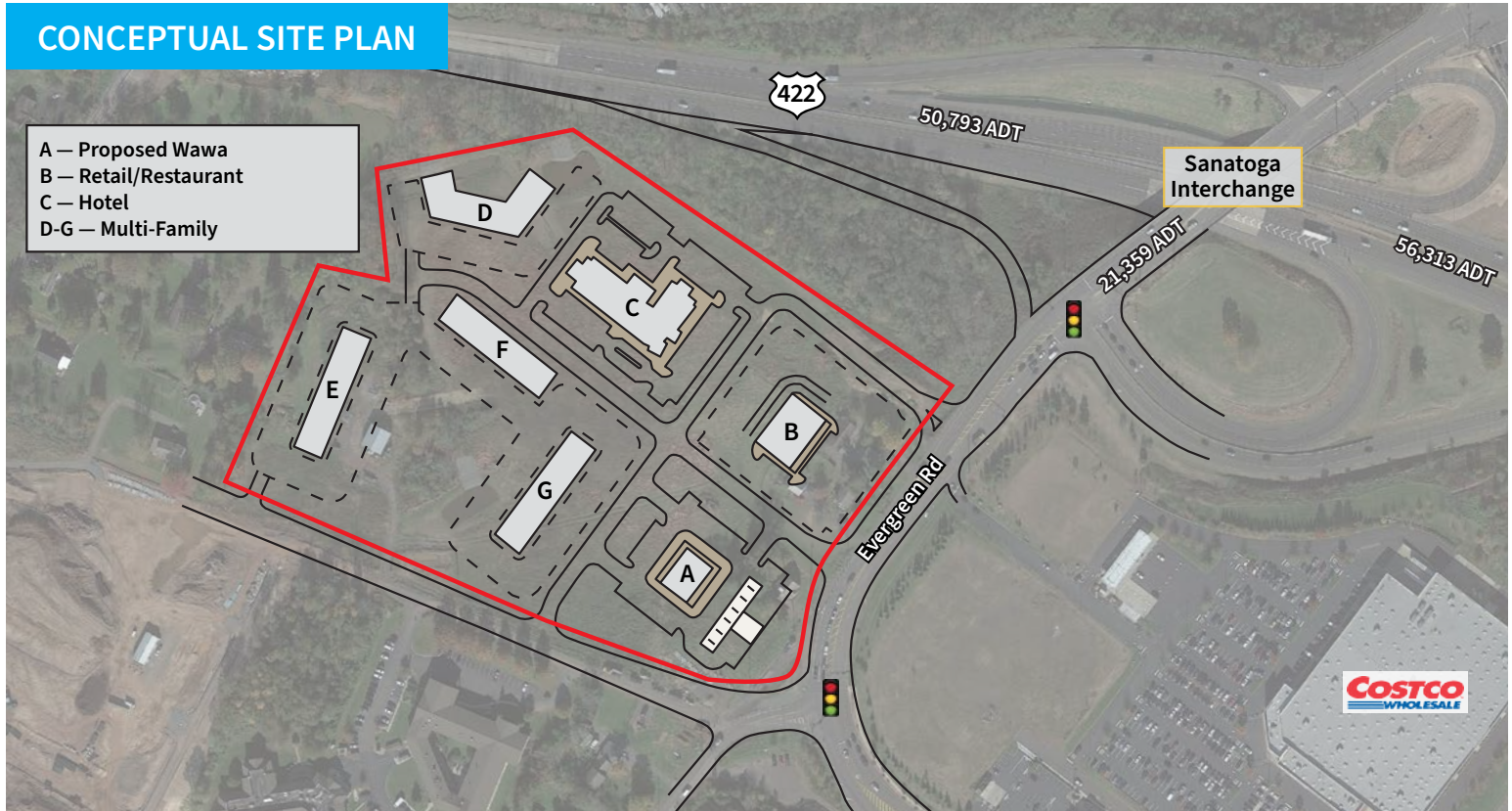


ROUTE 422 & EVERGREEN ROAD

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

EQUITY RETAIL BROKERS

CONCEPTUAL SITE PLAN



- A — Proposed Wawa
- B — Retail/Restaurant
- C — Hotel
- D-G — Multi-Family

PROPERTY FEATURES & DETAILS

- Coming Soon: 24± acre mixed-use development with great visibility and access
- Proposed 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

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,043	35,508	102,762
Average HHI	\$91,788	\$106,983	\$103,363
Adj Daytime Demos (16 yrs+)	2,244	25,901	68,937

Demographic Data Source: Applied Geographic Solutions, 2021 (REGIS)



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04/24