

# 618 OLD READING PIKE

POTTSTOWN, PA



GROSTOWN RD

OLD READING PIKE

MSC

1.45 AC ACROSS FROM A BRAND NEW,  
TO BE DEVELOPED, WAWA WITH GAS





# 618 OLD READING PIKE

## PROPERTY DETAILS

- ▶ Situated directly off an exit ramp along bustling Route 422, offering maximum visibility and accessibility.
- ▶ Suitable for various uses to coexist with Wawa's new development across the street.
- ▶ Minutes away from major shopping centers, residential neighborhoods, and business hubs.

## JOIN THESE AREA TENANTS



## DEMOGRAPHICS

### EST. POPULATION

3 mi 33,337

5 mi 70,266

7 mi 116,547

### EST. EMPLOYEES

3 mi 17,405

5 mi 28,295

7 mi 39,815

### EST. AVERAGE HH INCOME

3 mi \$76,788

5 mi \$93,437

7 mi \$99,086

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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# AERIAL



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**MSC**

# MARKET OVERVIEW



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**MSC**

An aerial photograph of an industrial park at dusk or dawn. In the background, a tall smokestack emits a plume of smoke. The middle ground features several large industrial buildings, parking lots filled with trucks, and a large pile of lumber. A road with a roundabout is visible on the right. The foreground shows more industrial structures and a road.

# MSC



**JAKE ROSENBERG**

[jrosenberg@hellomsc.com](mailto:jrosenberg@hellomsc.com)

215.435.5222