618 OLD READING PIKE POTTSTOWN, PA 422 **GROSSTOWN RD** 1.45 AC ACROSS FROM A BRAND NEW, TO BE DEVELOPED, WAWA WITH GAS



JOIN THESE AREA TENANTS









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.

DEMOGRAPHICS

EST. POPULATION EST. EMPLOYEES

3 mi 33,337 3 mi 17,405

5 mi 70,266 5 mi 28,295

7 mi 116,547 7 mi 39,815

EST. AVERAGE HH INCOME

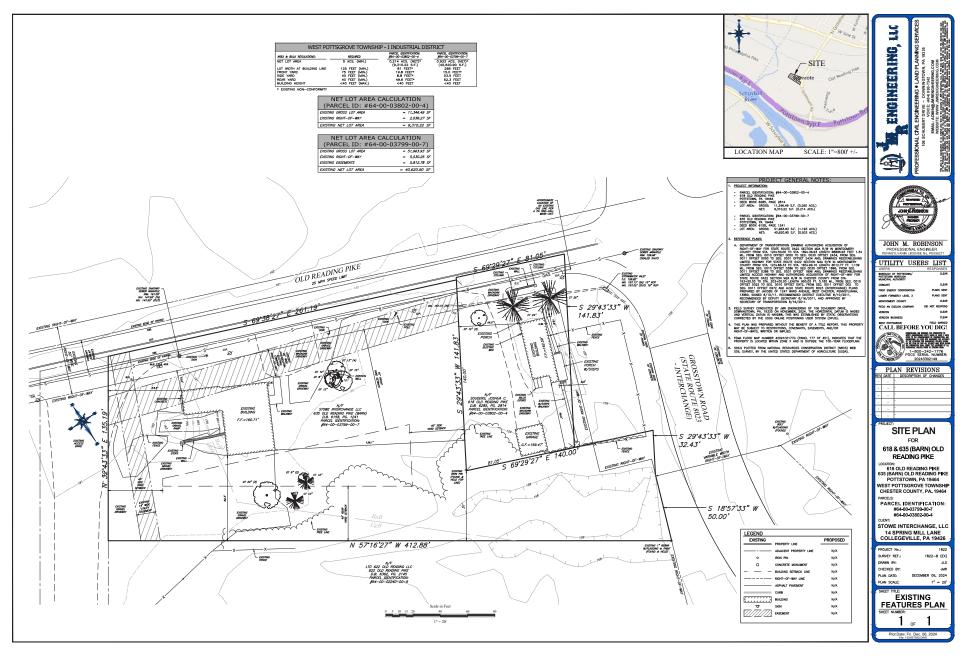
 $3 \, \text{mi} \, \$76,788$

5 mi \$93,437

7 mi \$99,086



SITE PLAN





AERIAL





MARKET OVERVIEW





