

1000 Armand Hammer Boulevard

Pottstown, PA 19464

±1.5 AC Available for Development Opportunity



**±1.5 ACRES AVAILABLE
FOR DEVELOPMENT
OPPORTUNITY**



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402
Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



Greg Jones
GJones@jcbarprop.com
p. 610-234-6491
c. 484-948-5217

Melissa Lippe
MLippe@jcbarprop.com
p. 610-206-3319
c. 215-264-6964

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Highlights

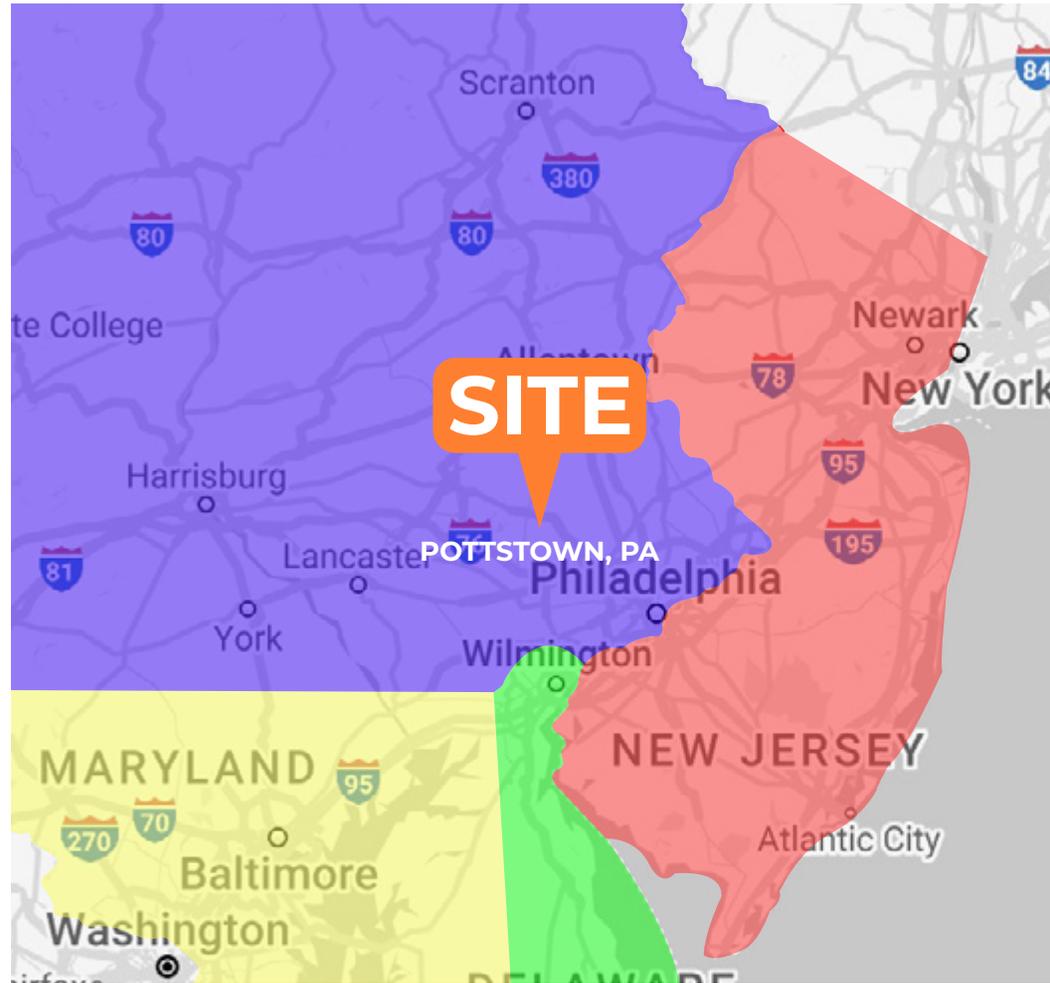
- Premiere pad at the highly visible to Route 422 signalized intersection of Armand Hammer Blvd. and off-ramp Route 422 Eastbound
- Directly positioned off 422 Exit: Armand Hammer Boulevard
- Visibility to Route 422 with 43,535 AADT
- Ideal Urgent Care, Medical, Convenience Store, Retail or Fast Food, or Hotel

JOIN THESE MAJOR LOCAL AREA RETAILERS



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Population | 4,399 | 47,245 | 94,809 |
| Households | 1,826 | 18,923 | 36,982 |
| Avg HH Income | \$88,729 | \$87,561 | \$101,588 |
| Daytime Employees | 11,147 | 31,660 | 45,322 |

Map data ©2023 Google



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Zoom Aerial

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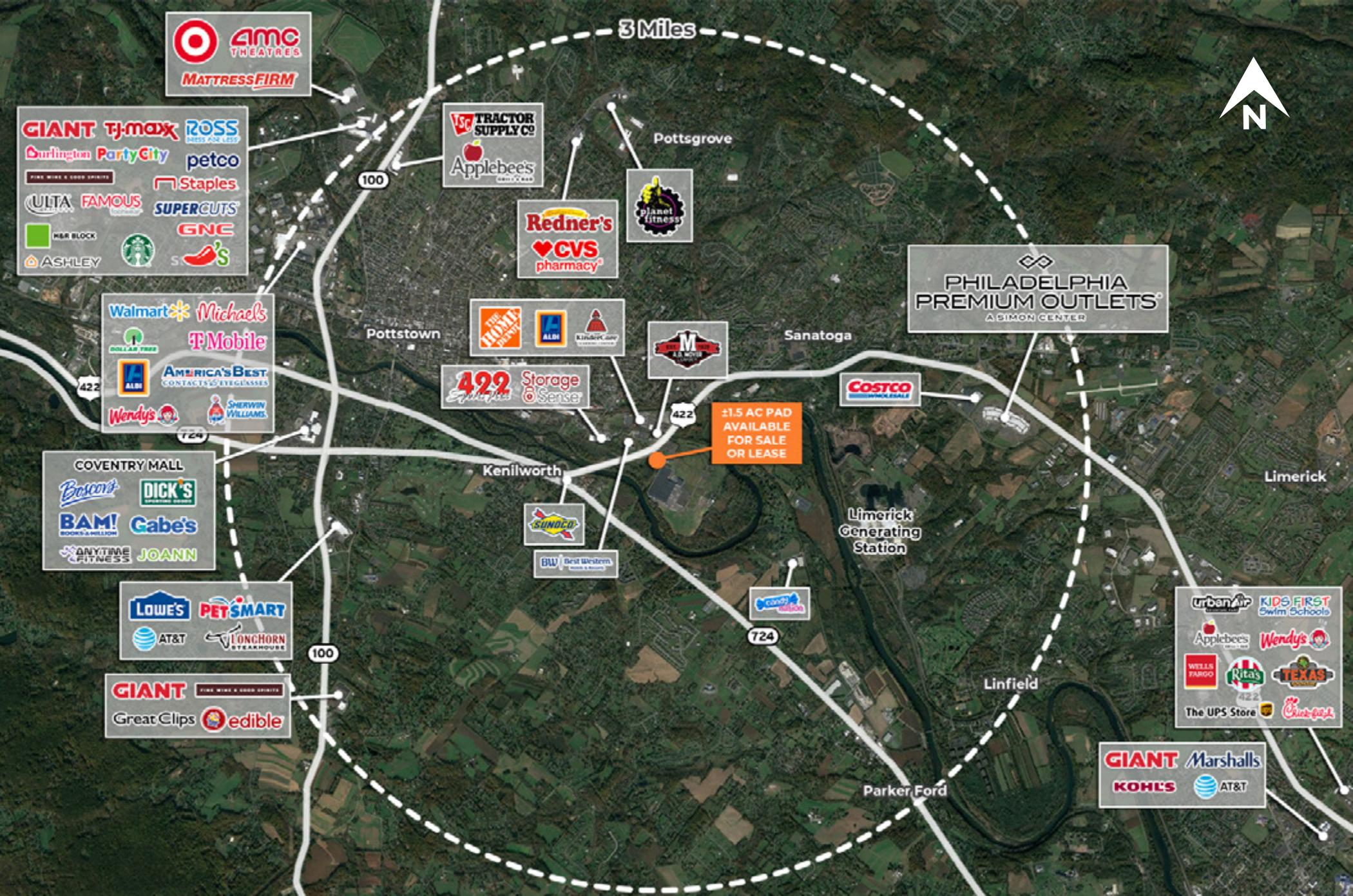


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Local Aerial

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Market Aerial

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