

# ±1.5 Acre Development

1000 Armand Hammer Boulevard, Pottstown, PA



Armand Hammer Boulevard

±1.5 ACRES



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# 1000 Armand Hammer Boulevard

Pottstown, PA 19464

±1.5 AC Available for Development Opportunity

## Highlights

- Premiere Pad Uniquely Located at the Signalized Intersection of Route 422 with 53,104 AADT and Armand Hammer Boulevard
- Co-Tenancy with ±800,000 SF Fully Leased Industrial Property
- Ideal for Industrial, Medical, Car Wash, Self Storage, Fast Food, or Hotel

### JOIN THESE MAJOR LOCAL AREA RETAILERS



**COSTCO**  
WHOLESALE



PHILADELPHIA  
PREMIUM OUTLETS<sup>SM</sup>  
A SIMON CENTER



**Questions? Contact Us.**

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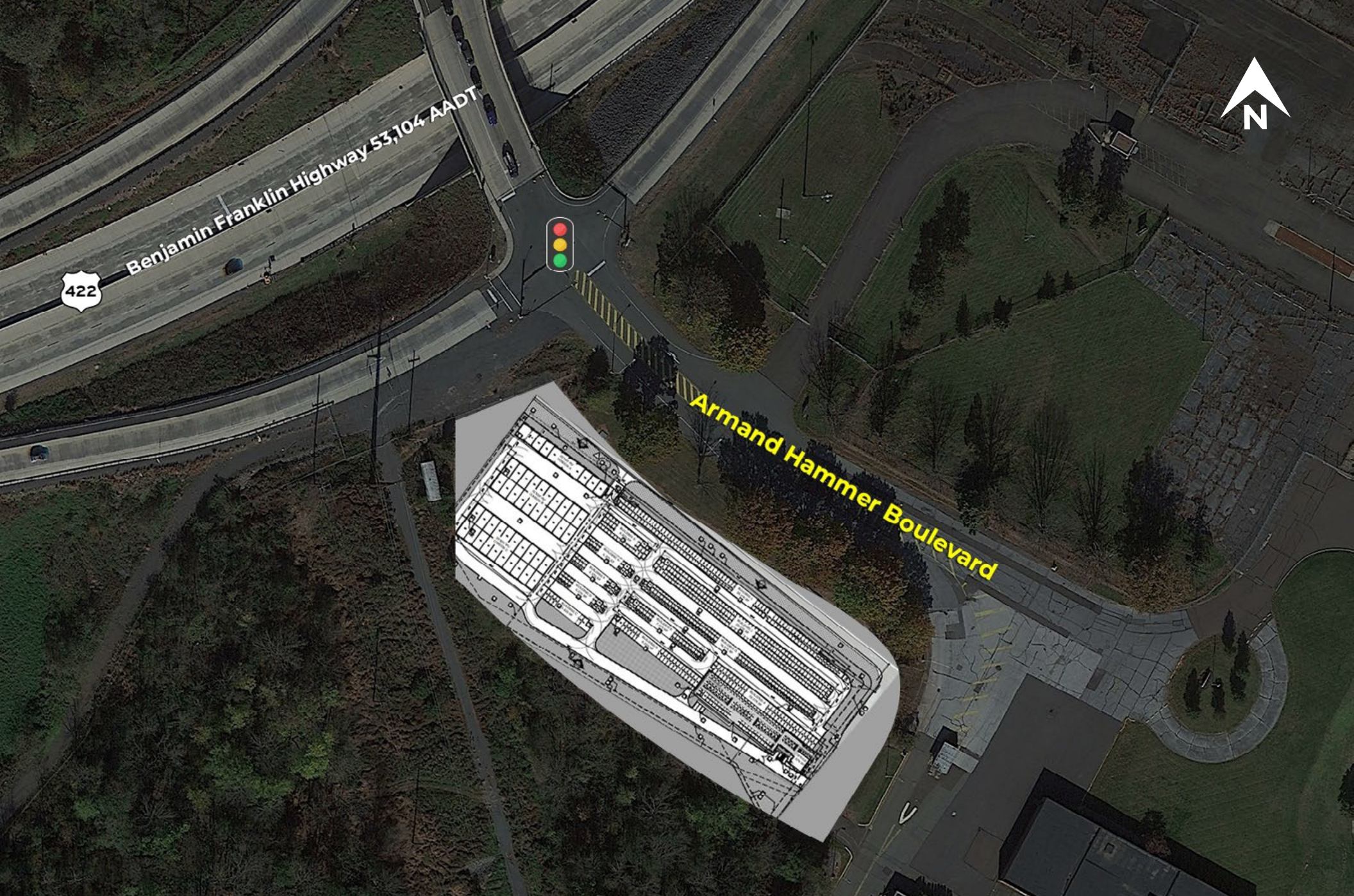
### About Pottstown

The intersection of Route 422 and Armand Hammer Boulevard in Pottstown, Montgomery County, is one of the more compelling commercial corners in the Route 422 corridor. Sites here front a signalized intersection with direct off-ramp access to Route 422 Eastbound and carry visibility to daily traffic counts around 53,000 vehicles. That kind of exposure, paired with a hard interchange location, gives developers the rare combination of regional pass-through traffic and local destination pull in a single site.

The surrounding trade area supports the case even further. Within a five-mile radius, the population tops 100,000 people across over 39,000 households, with average household income around \$140,000, and daytime employment in that same radius runs over 38,000 workers — a strong daytime and residential base for retail, office, and service-oriented concepts. Pottstown's broader positioning adds to the appeal: the borough sits at the Route 422 and PA Route 100 interchange, functioning as a regional commercial hub drawing from Montgomery, Chester, and Berks counties. Nearby corridor anchors like Home Depot and Aldi already validate consumer draw to the area, making pad and outparcel sites at this intersection an attractive bet for developers looking to capture both commuter traffic and a growing, higher-income local population.

## Demographics

	1 Mile	3 Miles	5 Miles
Population 	4,394	49,860	100,016
Daytime Employees 	2,844	23,375	38,155
Households 	1,785	19,920	39,245
Average Household Income 	\$126,530	\$112,603	\$131,915



422

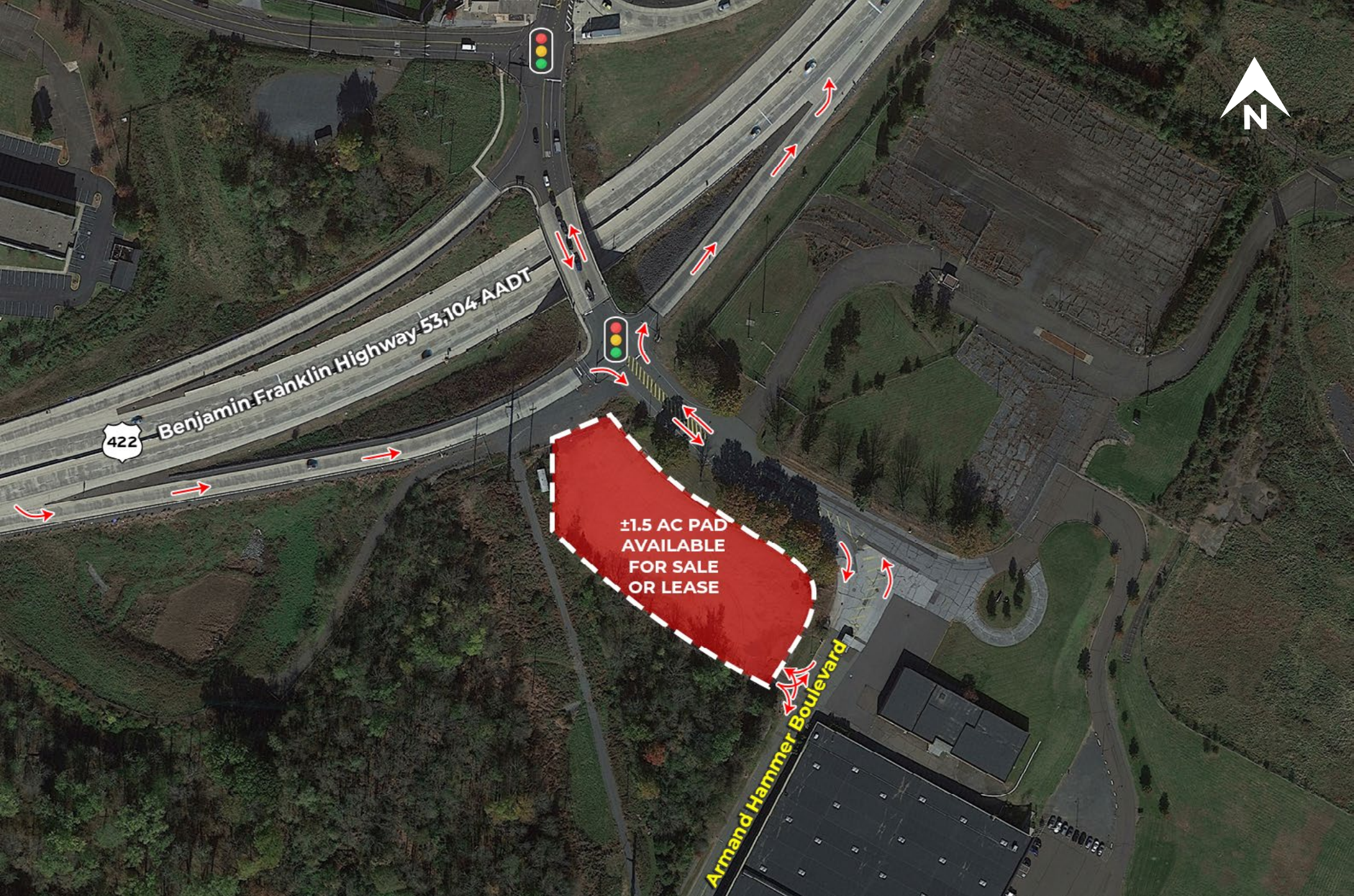
Benjamin Franklin Highway 53,104 AADT



Armand Hammer Boulevard

# Concept Plan

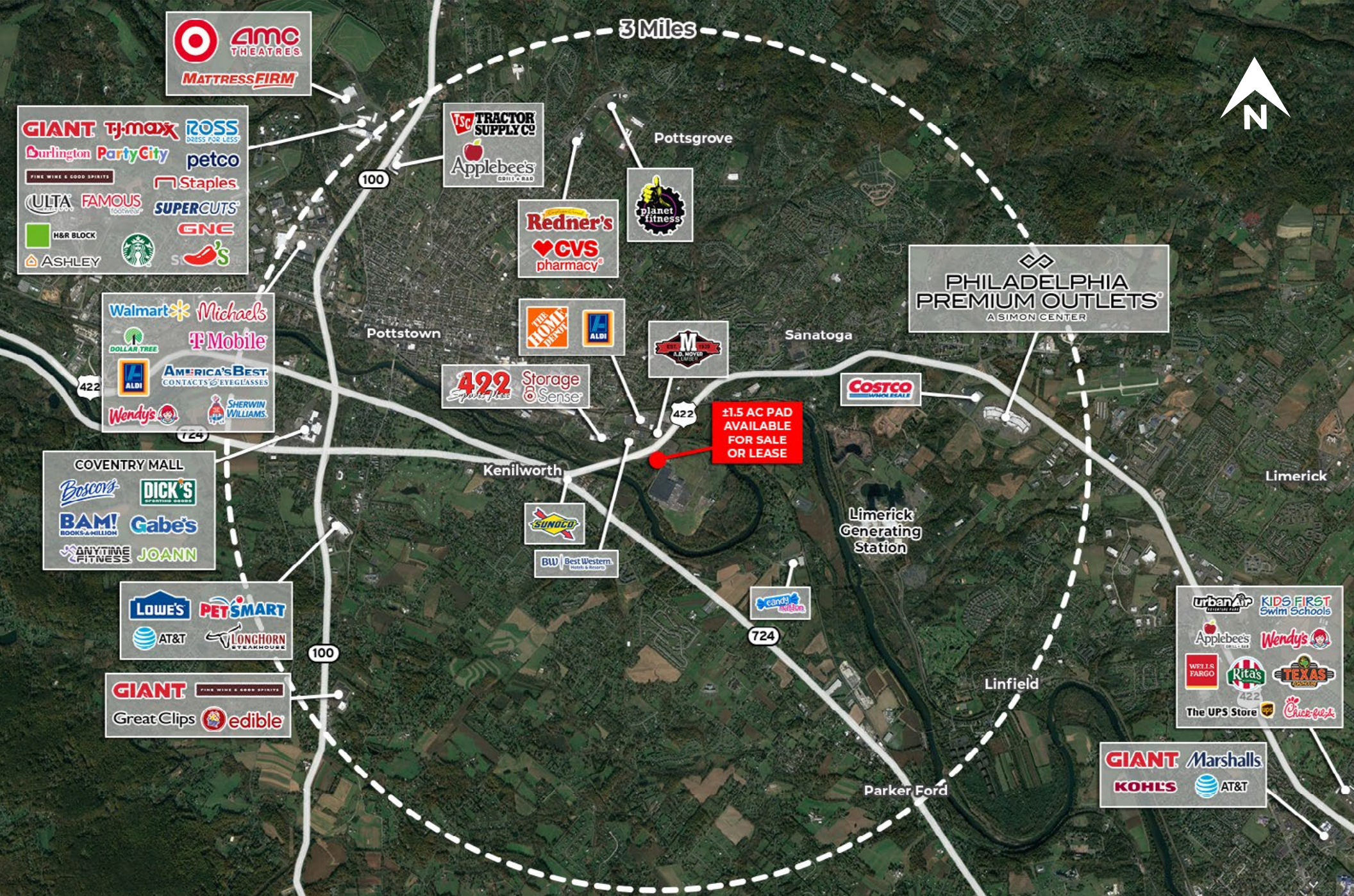
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# Zoom Aerial



# Local Aerial



# Market Aerial