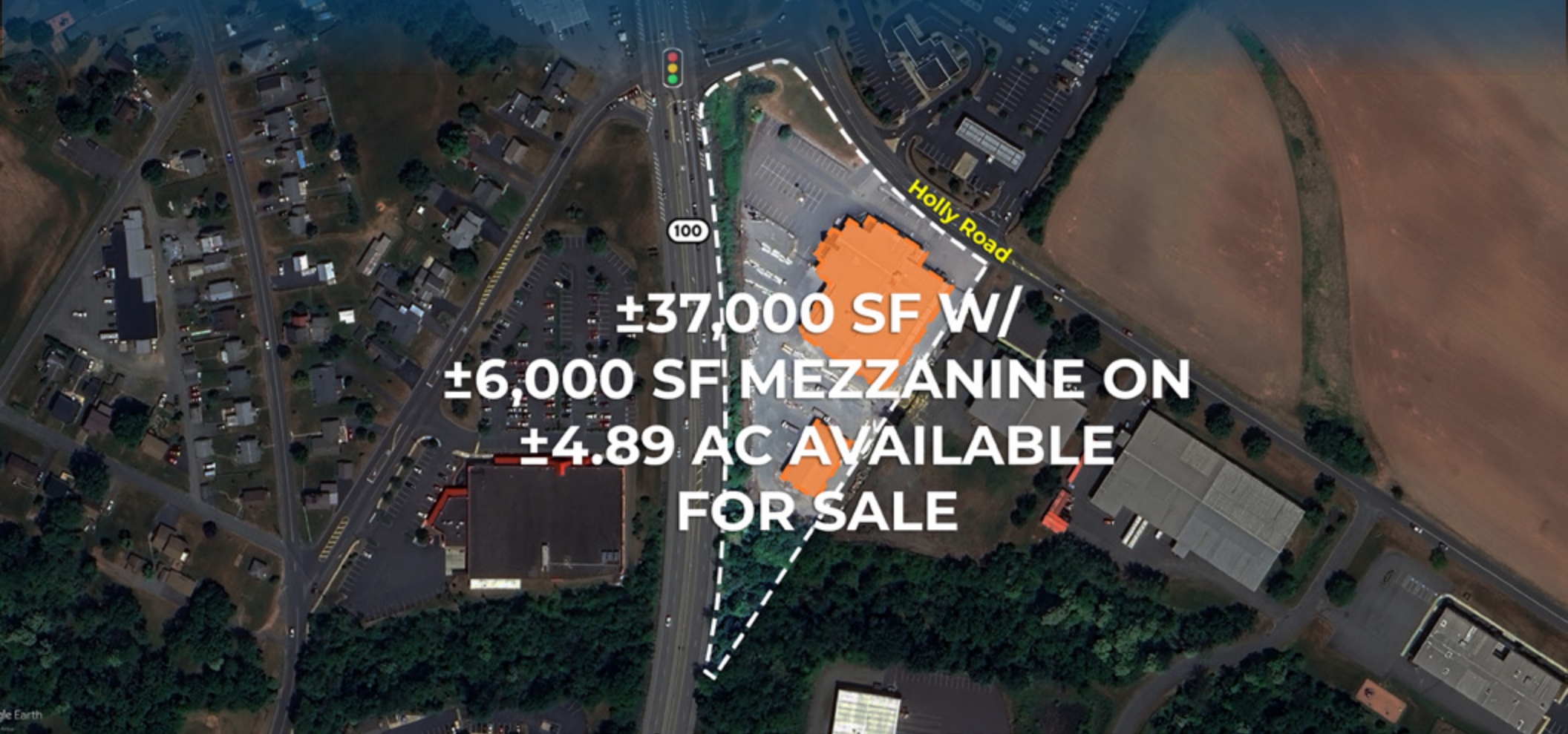


PA-100 & County Line Road

174 Holly Road - Boyertown, PA

±37,000 SF w/ ±6,000 SF Mezzanine Available on ±4.89 AC For Sale



**±37,000 SF W/
±6,000 SF MEZZANINE ON
±4.89 AC AVAILABLE
FOR SALE**

Questions? Contact Us.

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PA-100 & County Line Road

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JOIN LOCAL COMPANIES



Highlights

- For Sale Asking Price \$4.5 Million
- Zoned GC (General Commercial)
- Conveniently located near signalized intersection off of busy Route 100
- Main building contains mezzanine offices

Legal Description

Land Description: Lumber Yard and Home Center
Street Address: 174 Holly Road
Municipality: Montgomery County
State: Pennsylvania
Zipcode: 19512
Parcel#: 32-00-01260-00-4
Land Area: 4.89 Acres
Buildings: 2 Buildings (main/store office structure with attached warehouse)
Easements: Utilities and Roadways surrounding the property

Demographic	1 Mile	3 Miles	5 Miles
Population	6,095	25,399	51,647
Households	2,518	9,671	19,135
Avg HH Income	\$88,905	\$100,764	\$112,015
Daytime Employees	4,265	8,161	12,776



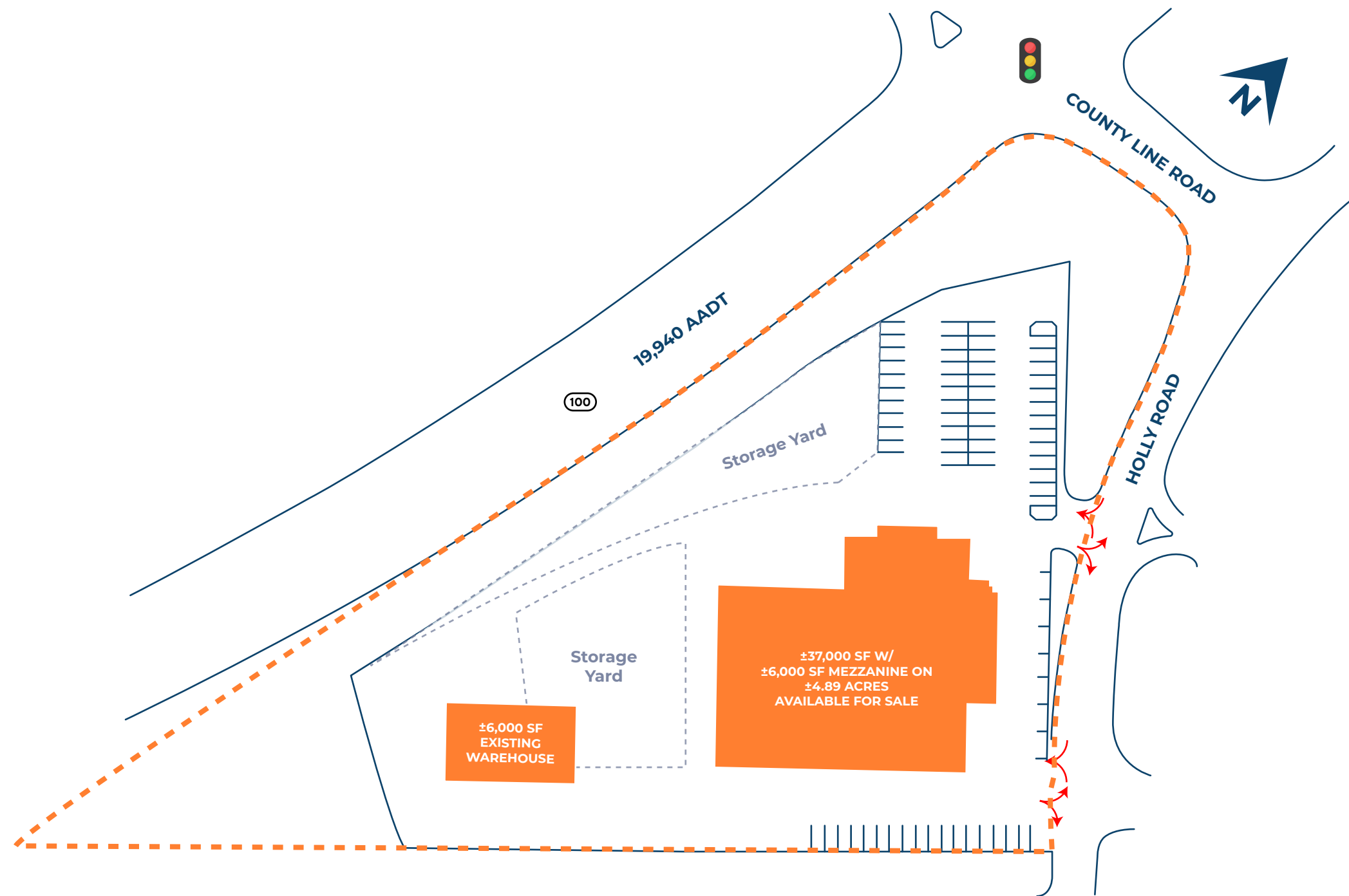
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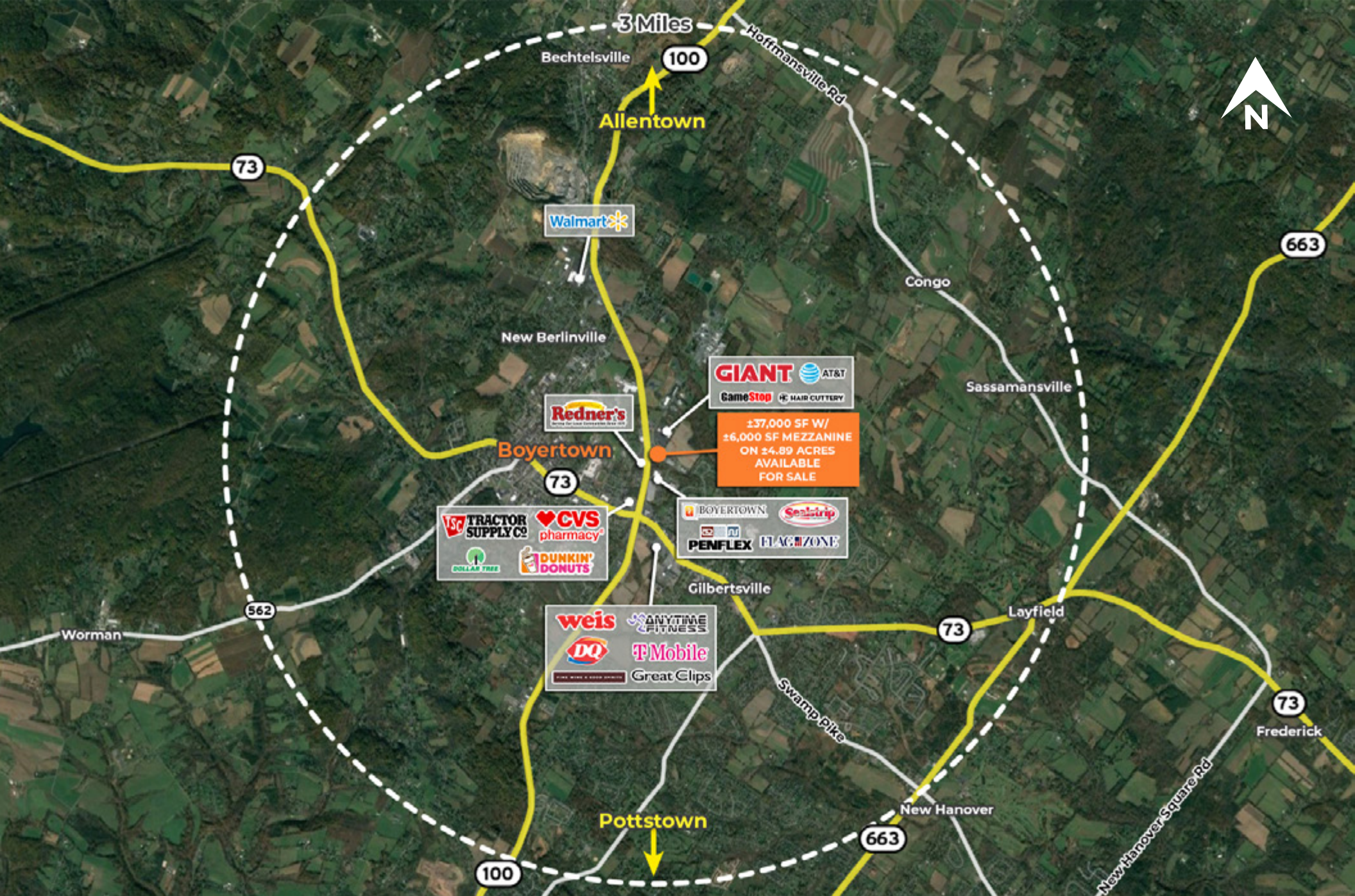


Site Plan



±37,000 SF W/
±6,000 SF MEZZANINE
ON ±4.89 ACRES
AVAILABLE
FOR SALE

Local Aerial



Market Aerial