

# PA-100 & County Line Road

174 Holly Road - Boyertown, PA

±49,000 SF Available on ±4.89 AC For Sale



**±49,000 SF ON  
±4.89 AC AVAILABLE  
FOR SALE**



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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## 174 Holly Road - Boyertown, PA

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JOIN LOCAL COMPANIES



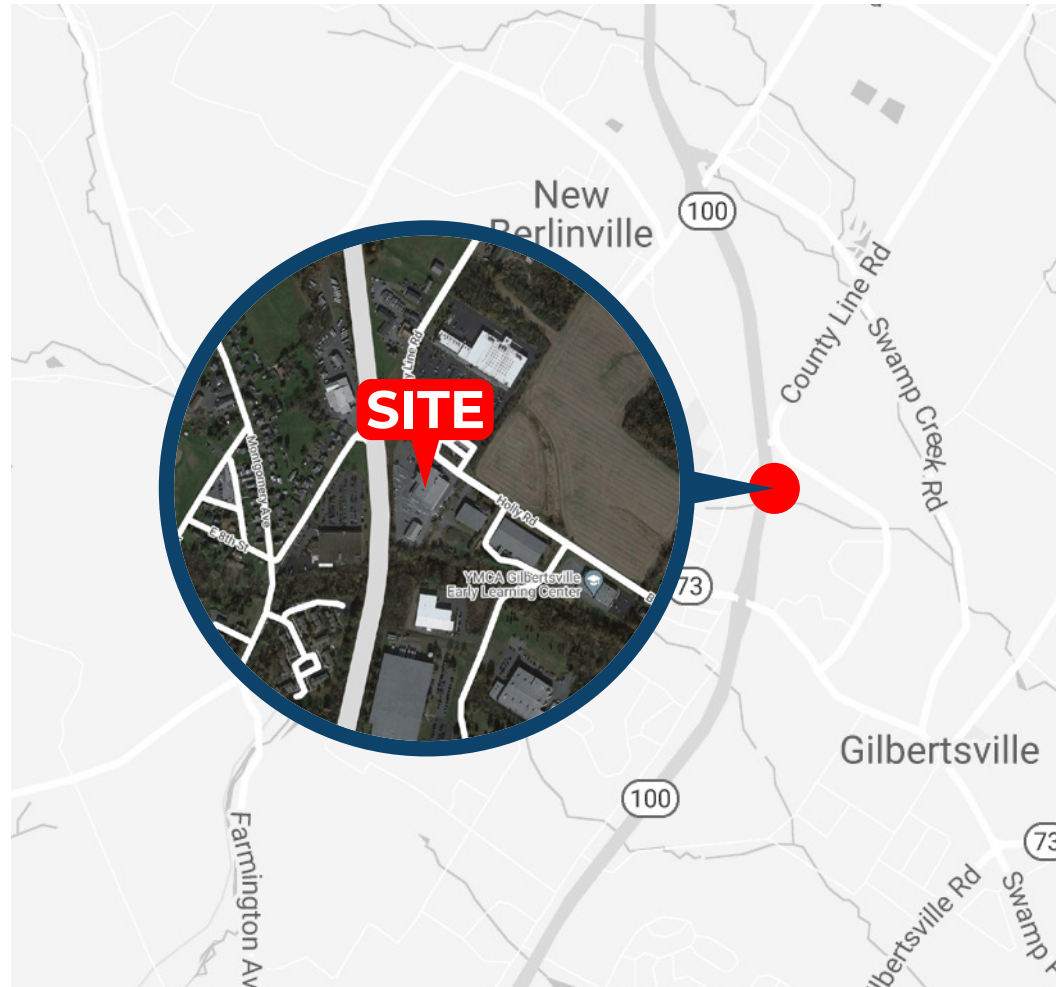
## Highlights

- 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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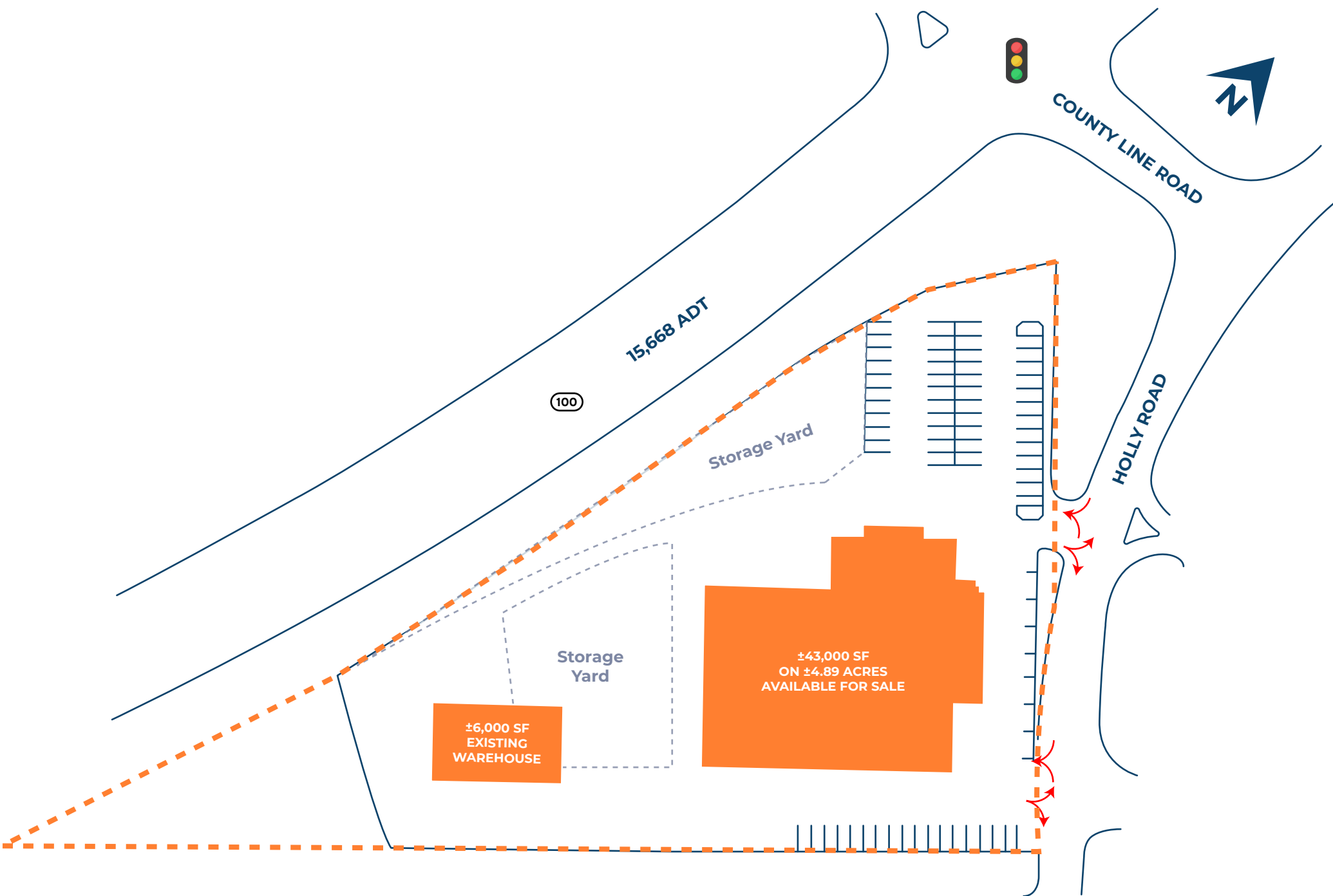


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# Site Plan





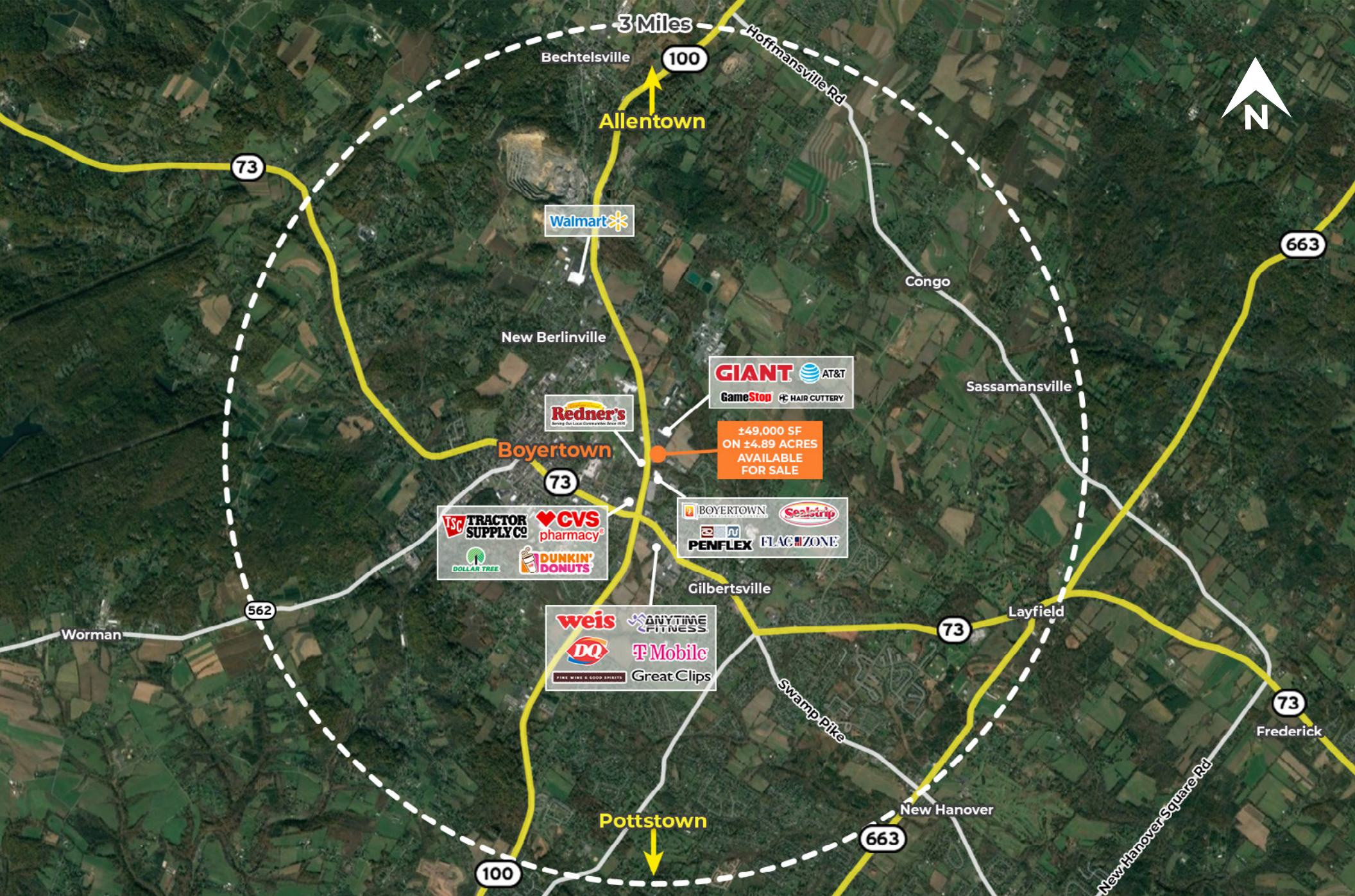
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# Local Aerial

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# Market Aerial