



**149 E. HIGH STREET | POTTSTOWN, PA | 19464**

**FOR SALE/ LEASE**

**PROPERTY OVERVIEW**

In-line, end cap, downtown retail space on Main Street, just off main intersection of High Street and Hanover Street. Suggested uses are retail, restaurant, salon or medical/ professional offices. Diagonal access to front street parking. 1 block from Montgomery County Community College. Sale price \$195,000.

**PROPERTY SUMMARY**

Available SF:	3,640 SF
Lease Rate:	\$12.00/ SF/ YR (Gross)
Property Type:	Retail
Lot Size:	0.05 Acres
Building Size:	3,640 SF
Zoning:	Downtown Conservation
Available Spaces:	1
Date Available:	Immediately
Sewer:	Public
Water:	Public
Gas:	Public

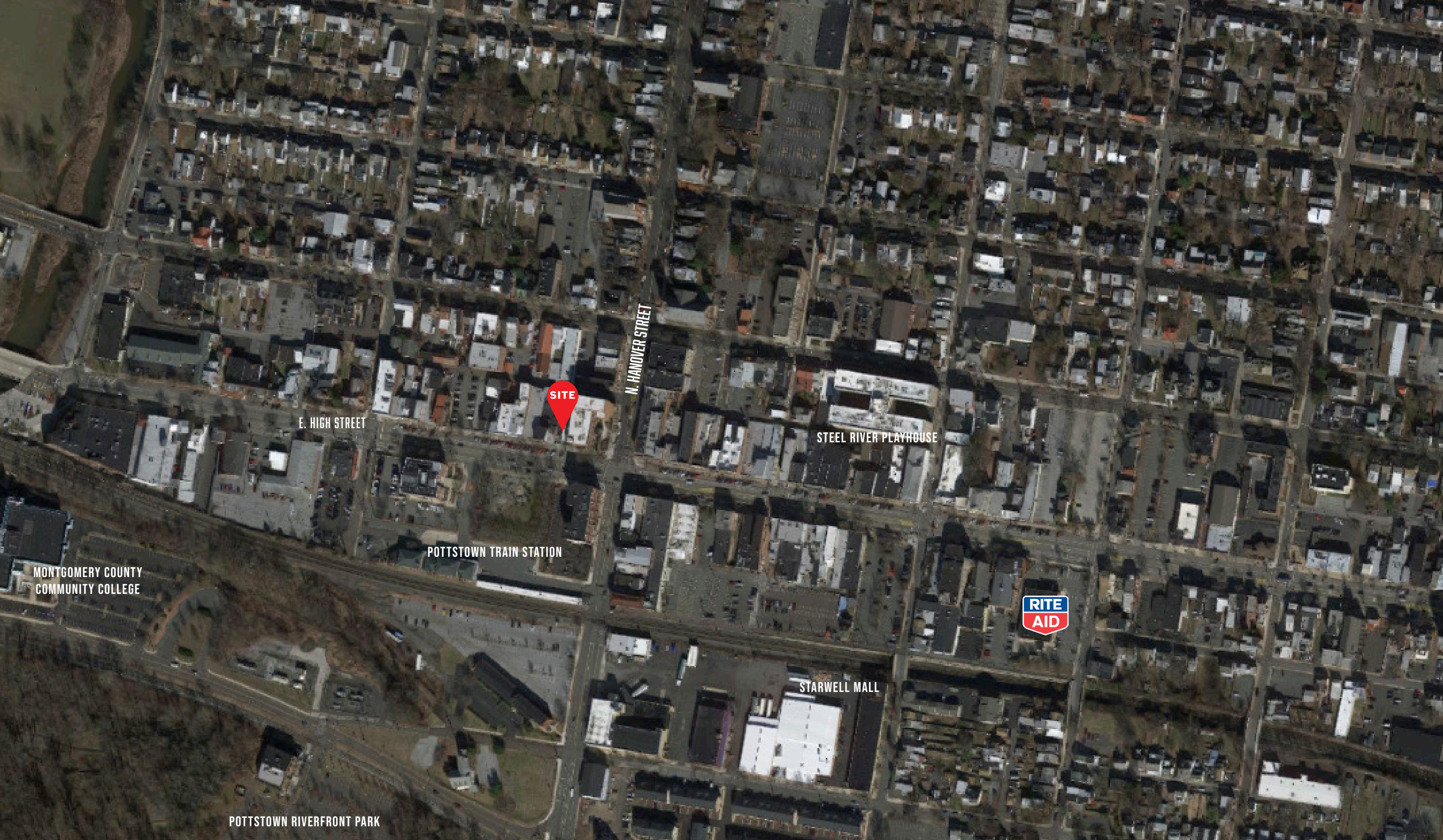


York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**GREG WHEDBEE**  
 610-321-1111  
[www.bennettwilliams.com](http://www.bennettwilliams.com)



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



SITE

E. HIGH STREET

N. HANOVER STREET

STEEL RIVER PLAYHOUSE

POTTSTOWN TRAIN STATION

MONTGOMERY COUNTY  
COMMUNITY COLLEGE



STARWELL MALL

POTTSTOWN RIVERFRONT PARK

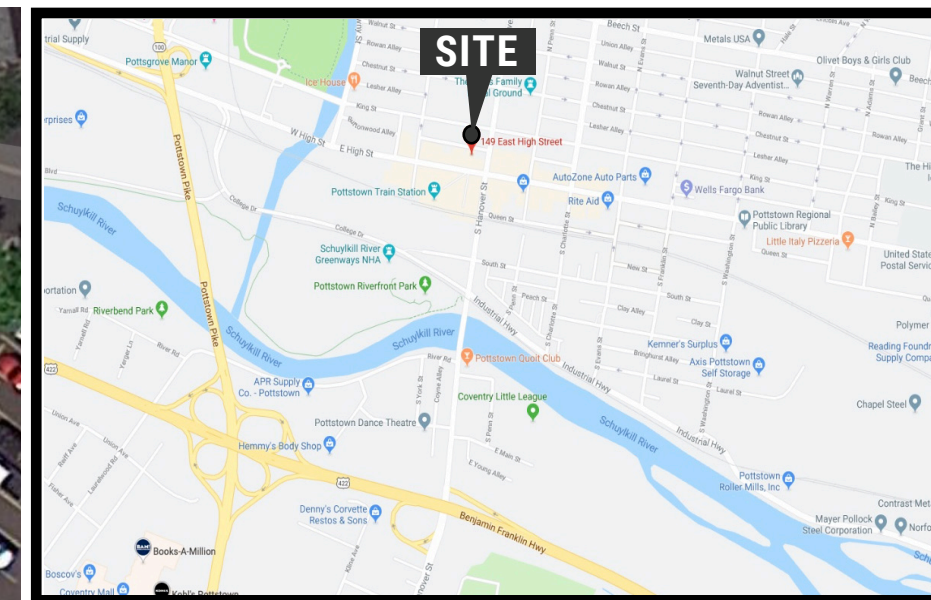
ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**GREG WHEDBEE**  
610-321-1111  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

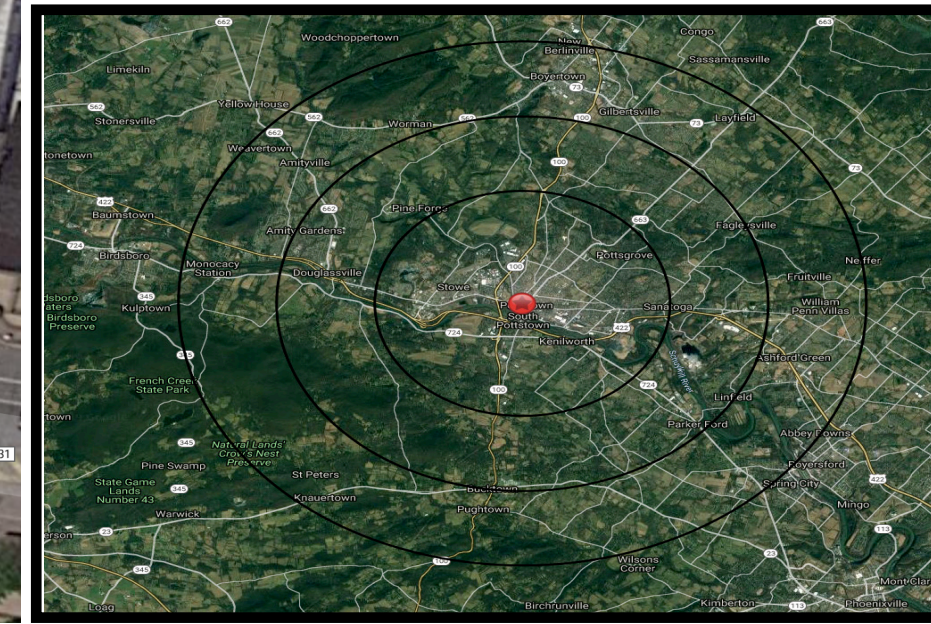
**Bennett WILLIAMS**  
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,978	49,391	81,985
TOTAL EMPLOYEES	6,941	20,903	29,707
AVERAGE HHI	\$52,147	\$75,124	\$86,478
TOTAL HOUSEHOLDS	6,255	20,480	32,386

**TRAFFIC COUNTS**  
 EAST HIGH STREET: 9,000 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**GREG WHEDBEE**  
 610-321-1111  
 www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.