



PREFERRED

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For Sale

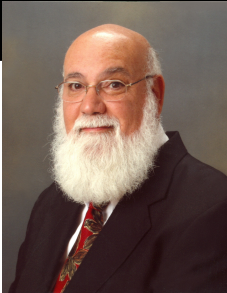


Property Overview

1178 Commerce Dr, Pottstown PA 19464

4.56 acres Zoned LI (2 parcels). Currently used as Recycling center for concrete, asphalt, block, brick, stone, and trees. 3 phase electric utility and 4" water utility available at street. 5 monitoring wells on site (All have tested clean). This property would be ideal for a construction company with recycling needs, trucking company that needs 4 acres of parking, laydown yard or Indoor / Outdoor Sports Complex. With Township approval and proper permitting this site could be used for C & D or Transfer Station (need to erect building). This site is visible from Route 100 as it is parallel to Commerce Drive. Route 100 has 37,000 ADTC. Zoned LI. As of right uses include Apartments over nonresidential uses, Retail store, Personal service shops, Business or professional office or studio, Medical office, Restaurant, Mobile Home parks, Laundromat, Club, fraternal organization or lodge, Day-care center, Indoor theater, bowling alley, billiard room or similar indoor amusement. Conditional uses include Hotel, motel, bed-and-breakfast, rooming house, boardinghouse, or similar lodging facility, Educational, religious or philanthropic uses, Greenhouse or nursery sales yard, Outdoor theater, Undertaking or funeral establishment, Car washes, Automobile and other vehicle sales, service, and rentals, Outdoor amusement facilities, such as miniature golf courses, batting cages, golf driving ranges, amusement parks and similar uses, Fire company or other rescue service, Library, shopping center & solid waste management facilities, Owner would be open to ground lease or lease to purchase for a qualified Buyer. Owner Financing may be available for qualified Buyer with substantial down payment. Property is adjacent to Route 100, near Route 422, 663 and 724.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Total Population	6,810	50,1586	92,391
2018 Ave Household Income	\$79,669	\$75,793	\$85,971
2018 Total Households	2,815	19,224	35,592
Taxes \$8,261 / 2018	Zoning LI		



Joe Leone
 Associate Broker
 Cell 610-551-5830
 Office 888-829-0221
 jfleone@hotmail.com
 www.ListWithSanta.com