



## 824 Ben Franklin Hwy - Amity

824 Ben Franklin Hwy E  
Birdsboro, Pennsylvania 19508

### Property Highlights

- Two Story building
- Easy Access to 422 east and westbound
- Room for potential expansion
- Turn lane access from both directions of 422
- 32,000 + daily traffic count

### Property Overview

This building is free standing commercial retail space with 25 available surface parking lot, along the front and side of the building. The site has room for potential expansion, as shown

### Offering Summary

<b>Sale Price:</b>	\$625,000
<b>Building Size:</b>	6,676 SF
<b>Lot Size:</b>	2.49 Acres

### Demographics 1 Mile 5 Miles 10 Miles

<b>Total Households</b>	809	12,988	65,365
<b>Total Population</b>	2,357	35,785	168,125
<b>Average HH Income</b>	\$81,971	\$81,316	\$75,947

### For More Information

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### Property Description

This building is free standing commercial retail space with 25 available surface parking lot, along the front and side of the building. The site has room for potential expansion, as shown on the site plan.

### Location Description

This building is a Free Standing Commercial Retail building located in Birdsboro along Rt. 422. The site has direct access in a form of Right In / Right Out along Rt. 422 Eastbound. As well as full lighted access along Monocacy Creek Road.

**Sale Price** **\$625,000**

### Location Information

<b>Building Name</b>	824 Ben Franklin Hwy - Amity
<b>Street Address</b>	824 Ben Franklin Hwy E
<b>City, State, Zip</b>	Birdsboro, PA 19508
<b>County</b>	Berks
<b>Market</b>	Reading
<b>Sub-market</b>	Amity
<b>Township</b>	Amity
<b>Side of the Street</b>	South
<b>Road Type</b>	Highway
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	Rt. 422
<b>Nearest Airport</b>	Reading Regional

### Building Information

<b>Tenancy</b>	Single
<b>Number of Floors</b>	2
<b>Average Floor Size</b>	2,750 SF
<b>Year Built</b>	1759
<b>Free Standing</b>	Yes

### Property Information

<b>Property Type</b>	Retail
<b>Property Subtype</b>	Free Standing Building
<b>Zoning</b>	Highway Commercial
<b>APN #</b>	24-5354-11-75-0630
<b>Corner Property</b>	Yes
<b>Traffic Count</b>	32803
<b>Traffic Count Street</b>	Ben Franklin Hwy & Merritt Dr. W

### Parking & Transportation

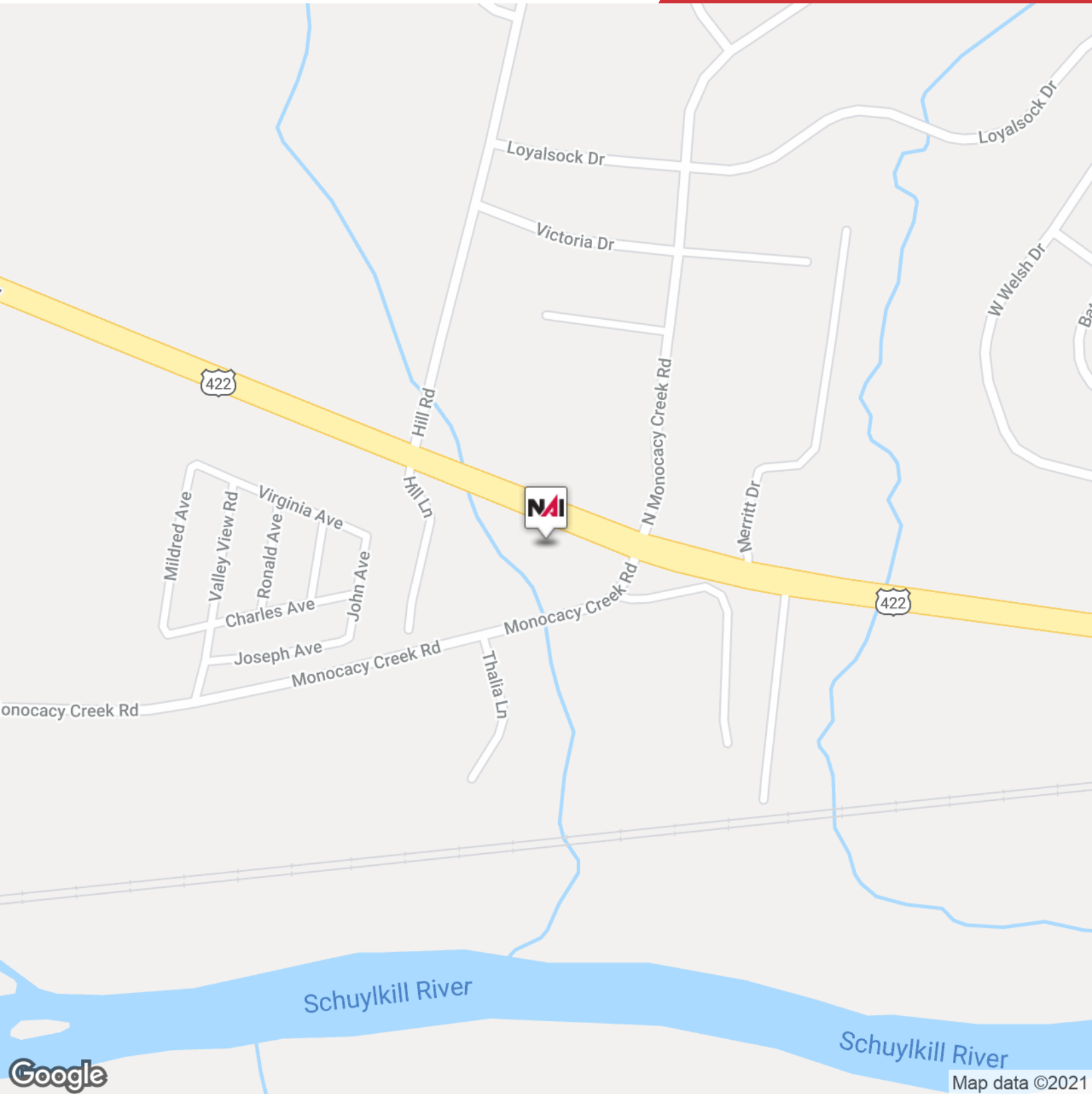
<b>Parking Type</b>	Surface
<b>Parking Ratio</b>	4.16
<b>Number of Parking Spaces</b>	25



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

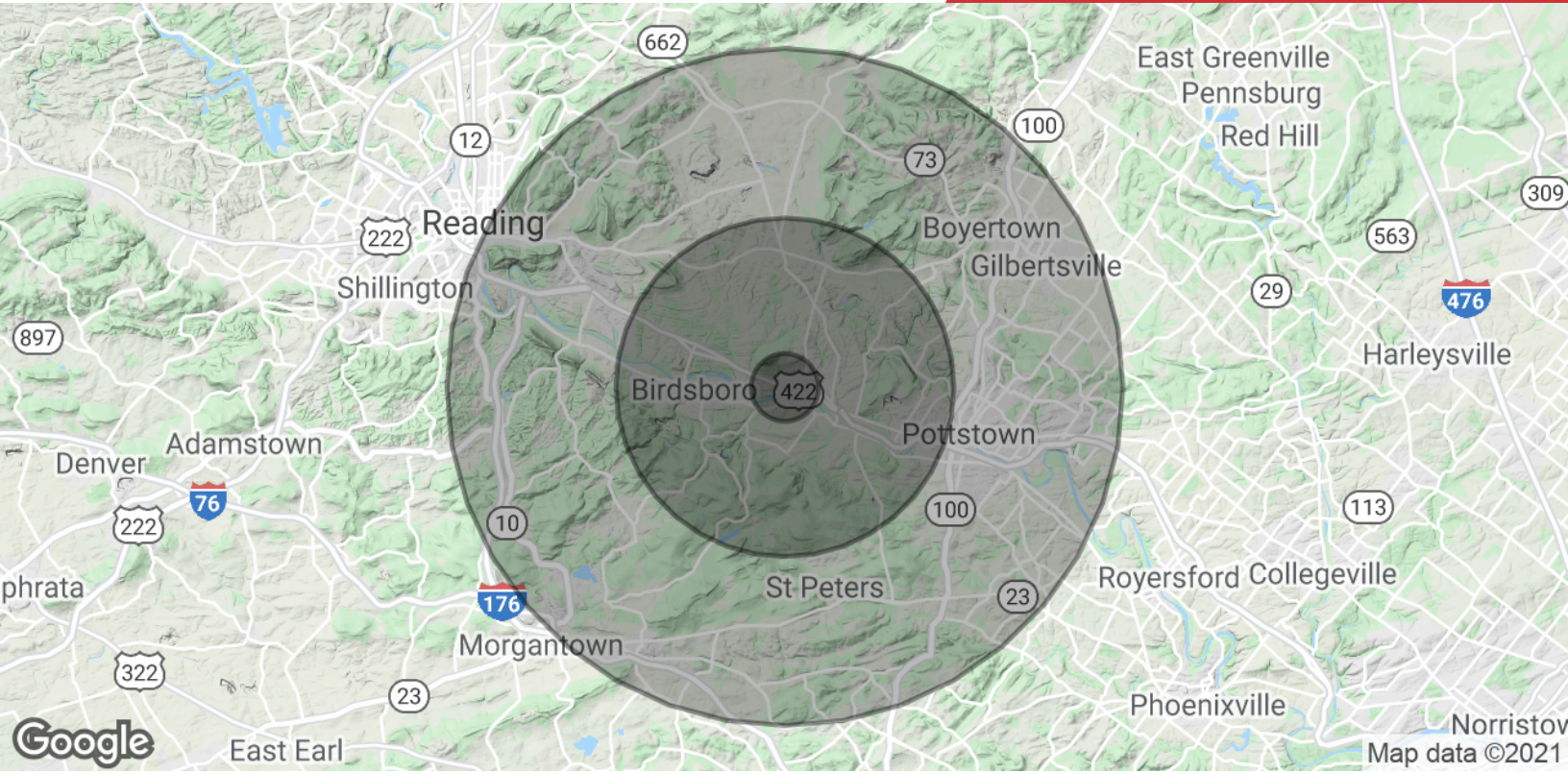
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,357	35,785	168,125
<b>Average age</b>	37.7	38.8	39.9
<b>Average age (Male)</b>	37.8	37.9	39.1
<b>Average age (Female)</b>	37.7	40.2	40.9
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total households</b>	809	12,988	65,365
<b># of persons per HH</b>	2.9	2.8	2.6
<b>Average HH income</b>	\$81,971	\$81,316	\$75,947
<b>Average house value</b>	\$229,707	\$276,251	\$253,861

\* Demographic data derived from 2010 US Census