

## Berks County | Pennsylvania

### 3.3 ACRE DEVELOPMENT OPPORTUNITY

5548 Pottsville Pike | Leesport | 19533



#### PROPERTY HIGHLIGHTS

- 3.3 acres available for sale, ground lease, build to suit or joint venture
- Located on Route 61 (Pottsville Pike)
- Situated across from newly constructed 71,000 SF retail/office facility and proposed new Dunkin Donuts
- Zoned highway commercial
- Located at signalized intersection with easy access to Routes 422, 222, I-78 and PA Turnpike
- Ideal location for auto parts, dental/ professional office or retail strip center



#### DEMOGRAPHICS (\*)

	1 Mile	2 Miles	3 Miles
Population	2,210	10,429	42,587
Average HH Income	\$78,586	\$80,991	\$78,025
Total Businesses	120	426	1,547
Number of Employees	1,775	8,848	23,551

\*Data Source: ESRI TM

580 W. Germantown Pike • Suite 103 • Plymouth Meeting, PA 19462  
 Phone: 610-941-4034 | Fax: 610-941-4038 | Web: www.LPRE.com

#### CONTACT:

**Jamar Gordon**  
 jagordon@lpre.com  
 610-941-4034 EXT 126



Member of:  
**REALTY RESOURCES**



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