

# FORMER BENEFICIAL BANK 165 POTTSTOWN PIKE (ROUTE 100)

CHESTER SPRINGS, PA

±7,240 SF AVAILABLE FOR LEASE



## property highlights.

- Free-standing bank for lease!
- Retail bank branch on the 1st floor with office space on the 2nd floor and basement level
- Excellent visibility to the signalized intersection of RT. 100 (14,764 VPD) and Park Rd (3,279 VPD)
- Drive-thru with canopy
- Ample parking available

## stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,298	27,932	61,937
EST. HOUSEHOLDS	1,350	9,582	22,706
EST. AVG. HH INCOME	\$194,814	\$174,062	\$154,031

TRAFFIC COUNT: ROUTE 100 14,764 VPD \*ESRI 2018



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REAL ESTATE, INC.

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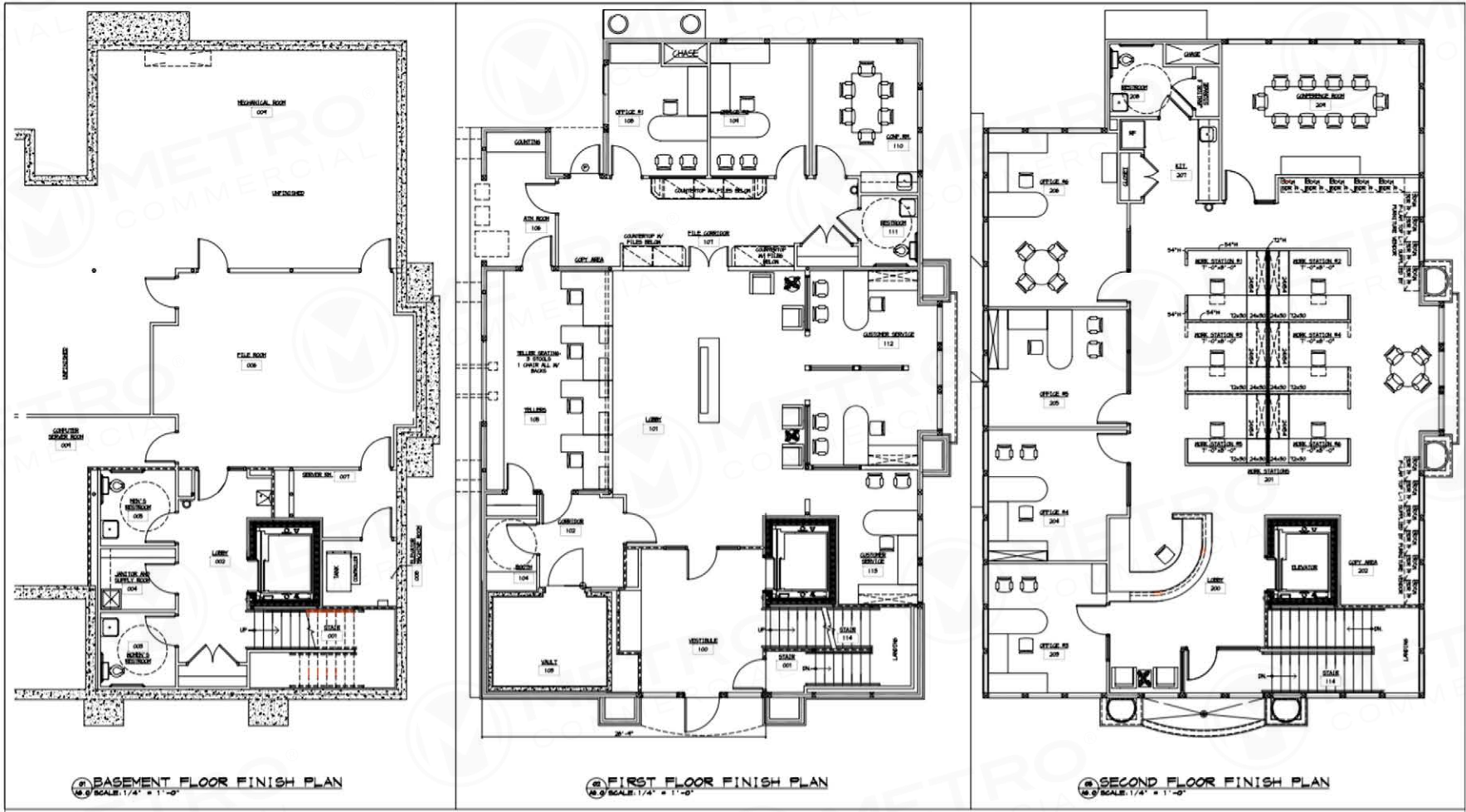
## get in touch.

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**165 POTTSTOWN PIKE (ROUTE 100)**  
**CHESTER SPRINGS, PA**







UPLAND FARM PARK

**BYERS STATION**  
1,180 SINGLE FAMILY/TOWNHOUSES

GRAPHITE MINE ROAD 16,414 VPD  
±93 TOWNHOMES (UNDER CONSTRUCTION)  
PROPOSED ±63 TOWNHOMES

370 TOWNHOMES  
COMMUNITY 55+

**WAYNEBROOK**  
70 SINGLE FAMILY

RESERVE AT  
**CHESTER SPRINGS**  
60 SINGLE FAMILY

LITTLE CONESTOGA ROAD 8,899 VPD

**SITE**

**THE SHOPPES  
AT EAGLE VILLAGE**

**DUNKIN' DONUTS**

**Primo Hoagies**

**KINETIC**  
PHYSICAL THERAPY  
& Human Performance Center

PICKERING VALLEY  
ELEMENTARY SCHOOL  
667 STUDENTS

EAGLE  
TAVERN

**CVS**  
pharmacy

BYERS ROAD

**Goddard School**  
FOR EARLY CHILDHOOD DEVELOPMENT

40 TOWNHOMES  
UNDER DEVELOPMENT

**at&t**  
 **STS**  
TIRE & AUTO CENTERS

*True Value*

PARK ROAD 3,279 VPD

LIBERTY  
UNION

**NATIONAL  
PENN BANK**

**ACME**

**Wawa**

**Citadel**

46,568 VPD



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**SITE**

**THE SHOPPES AT EAGLE VILLAGE**

**DUNKIN' DONUTS**

**Primo Hoagies**

**KINETIC**  
PHYSICAL THERAPY  
& Human Performance Center

**RESERVE AT EAGLE**  
203 SINGLE FAMILY

**LEXUS**  
OF CHESTER SPRINGS

**EAGLE HUNT**  
131 SINGLE FAMILY

**SAINT ELIZABETH CHURCH**

**BYERS STATION**  
1,180 SINGLE FAMILY/TOWNHOUSES

**THE RESERVE AT CHESTER SPRINGS**  
62 SINGLE FAMILY

**WAYNEBROOK**  
70 SINGLE FAMILY

±93 TOWNHOMES  
(UNDER CONSTRUCTION)

PROPOSED  
±63 TOWNHOMES

**TOWNES AT CHESTER SPRINGS**  
40 TOWNHOMES

**ACME**  
at&t  
**STS**  
TIRE & AUTO CENTERS  
Goddard School  
FOR EARLY CHILDHOOD DEVELOPMENT

**CVS**  
pharmacy

**True Value**

**Hilton**

**Wawa**  
Citadel

PENNA  
TURN-PIKE

**165 POTTSWOWN PIKE (ROUTE 100)**  
**CHESTER SPRINGS, PA**



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