

PROPOSED GATEWAY AT SANATOGA
154-168 EVERGREEN ROAD
 POTTSTOWN, PA

NEW RETAIL AVAILABLE FOR LEASE
 1,600-10,000 SF TWO RETAIL PAD SITES



property highlights.

- Proposed retail shopping center and pad sites in front of Costco
- Rt. 422 & Evergreen Rd with residential, mixed use and retail at the Sanatoga exit of Route 422
- Immediately off of Rt. 422 exit for the Philadelphia Premium Outlets (549,000 SF+150 stores)
- Directly access to Costco Center (Costco, Costco gas, Chick-Fil-A)
- Superb visibility and access to/from Rt. 422 (±46,884 ADT)
- Located halfway between King of Prussia and Reading Markets

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,523	34,755	100,352
EST. HOUSEHOLDS	1,072	13,333	38,520
EST. AVG. HH INCOME	\$85,876	\$102,482	\$97,390

TRAFFIC COUNT: ROUTE 422 46,884 VPD *ESRI 2019



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get in touch.

GREG JONES

office 610.825.5222
 direct 610.260.2662
 gjones@metrocommercial.com



SITE
PROPOSED DEVELOPMENT
 ±7 ACRES

422
 46,884 VPD

Lightcap Rd

Evergreen Rd

COSTCO
 WHOLESALE

Chick-fil-A

COSTCO GAS

PAD SITE

±10K SF
 IN-LINE STORES

±10K SF
 IN-LINE STORES

PAD SITE WITH
 DRIVE-THRU

CART

CART

CART

CART

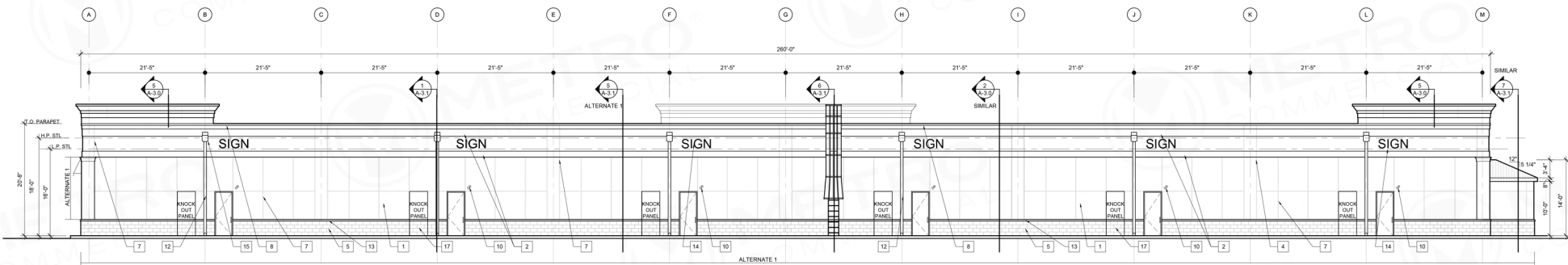
CART

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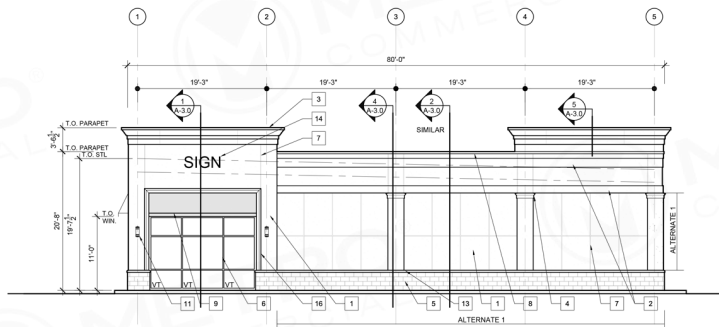
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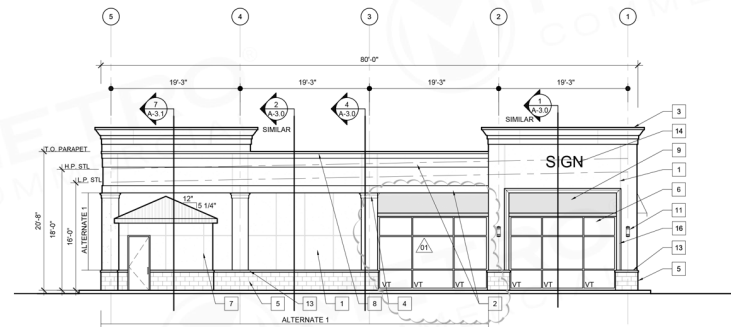
1 EAST ELEVATION
A-2.0C SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-2.0C SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A-2.0C SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A-2.0C SCALE: 1/8" = 1'-0"

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PROPOSED SANATOGA COMMONS
(508 RESIDENTIAL UNITS, HOTEL AND
600,000 SF MEDICAL)

EVERGREEN ROAD 17,424 VPD
422 46,884 VPD
SANATOGA EXIT

SITE
PROPOSED
GATEWAY AT SANATOGA
±7 ACRES

COSTCO
WHOLESALE
GAS

COSTCO
WHOLESALE

Chick-fil-e

PHILADELPHIA PREMIUM OUTLETS
±549,000 SF / ±150 STORES

H&M **GAP** **NIKE** **adidas** **PUMA**
ANN TAYLOR MICHAEL KORS
BANANA REPUBLIC THE NORTH FACE RH
Brooks Brothers **COACH** **OUTLET**
BCBGMAXAZRIA **OLD NAVY** **TORY BURCH**
Ruby Tuesday Calvin Klein

LIMERICK
AIRPORT

LIGHTCAP ROAD

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