

ROUTE 422 & EVERGREEN ROAD  
Hotel Pad and Retail/Restaurant Pad Available  
Pottstown, Montgomery County, PA 19464



CONCEPTUAL SITE PLAN



PROPERTY FEATURES & DETAILS

- Coming Soon: 24 +/- acre mixed-use development including Wawa and multi-family residential
- Immediately off Route 422 exit for the Philadelphia Premium Outlets (549,000 SF of retail)
- Directly across from Costco, Chick-Fil-A, and Gateway at Sanatoga
- Adjacent to hundreds of new townhomes and apartments, plus over 1,000 more proposed residential units nearby
- Adjacent to a proposed hospital

| Demographics                |           |           |           |
|-----------------------------|-----------|-----------|-----------|
|                             | 1 Mile    | 3 Miles   | 5 Miles   |
| Population                  | 2,964     | 36,246    | 103,224   |
| Average HHI                 | \$111,991 | \$127,407 | \$123,761 |
| Adj Daytime Demos (16 yrs+) | 3,667     | 25,361    | 66,093    |

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)

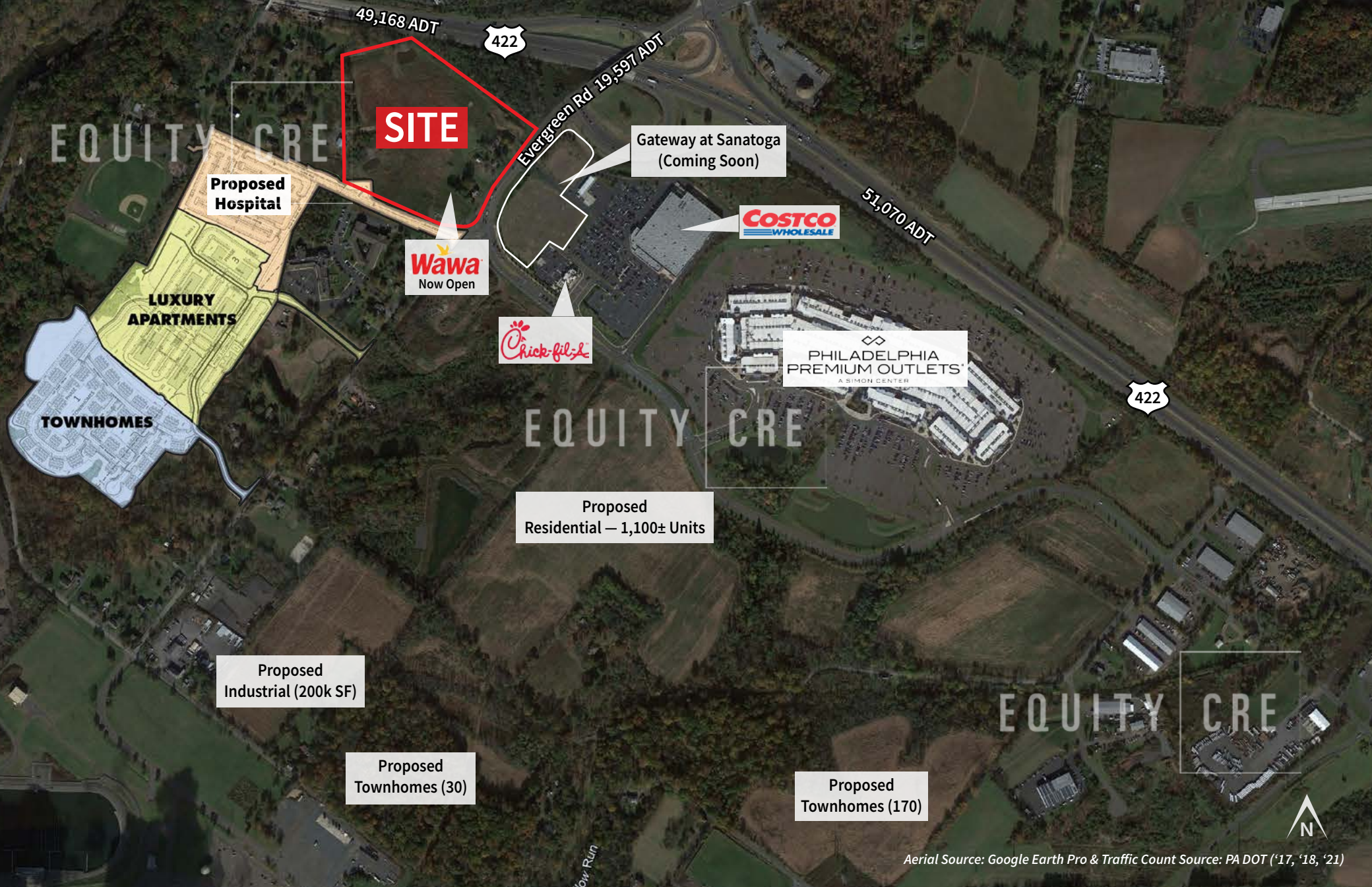
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Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17, '18, '21)