

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



CONCEPTUAL SITE PLAN



Wawa Now Open!
A — Leased to National Fast Food Tenant
B — Available
C — Hotel Pad (Available)
D, E, F, G — Multi-Family

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)

CONTACT

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Proposed Hospital

TOWNHOMES

EQUITY CRE

Proposed Townhomes (30)

Proposed Townhomes (170)

EQUITY CRE

EQUITY CRE

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