



FLEX AND IOS PROPERTY FOR LEASE

1388 S HANOVER ST POTTSTOWN, PA 19465

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for businesses in need of prime space for their operations. Situated at 1388 S Hanover St, Pottstown, PA, 19465, this property offers a generous 2+ acres of outside storage, making it a perfect fit for landscapers, contractors, and those seeking flexible storage solutions. Boasting 2,386 SF of office and garage space, this property provides an ideal blend of office functionality and storage capacity.

PROPERTY HIGHLIGHTS

- Building and IOS storage lot for lease.
- Two garages for a total of 5 bays.
- Easy access to Routes 100 & 422.
- Immediate availability!

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,386 SF
Lot Size:	2.44 Acres
Building Size:	2,386 SF

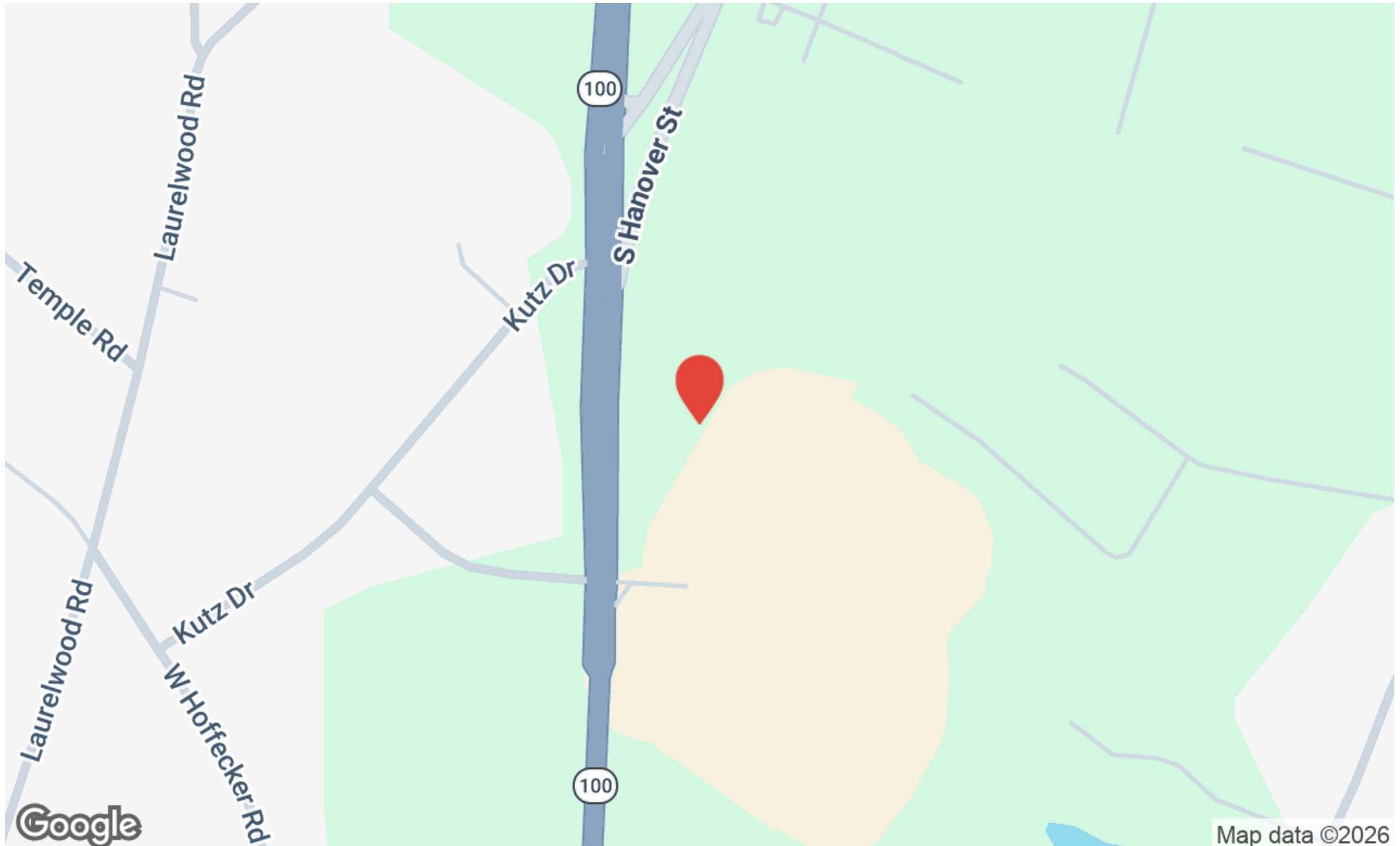
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	695	11,394	26,003
Total Population	1,913	28,959	66,747
Average HH Income	\$153,188	\$108,260	\$117,277



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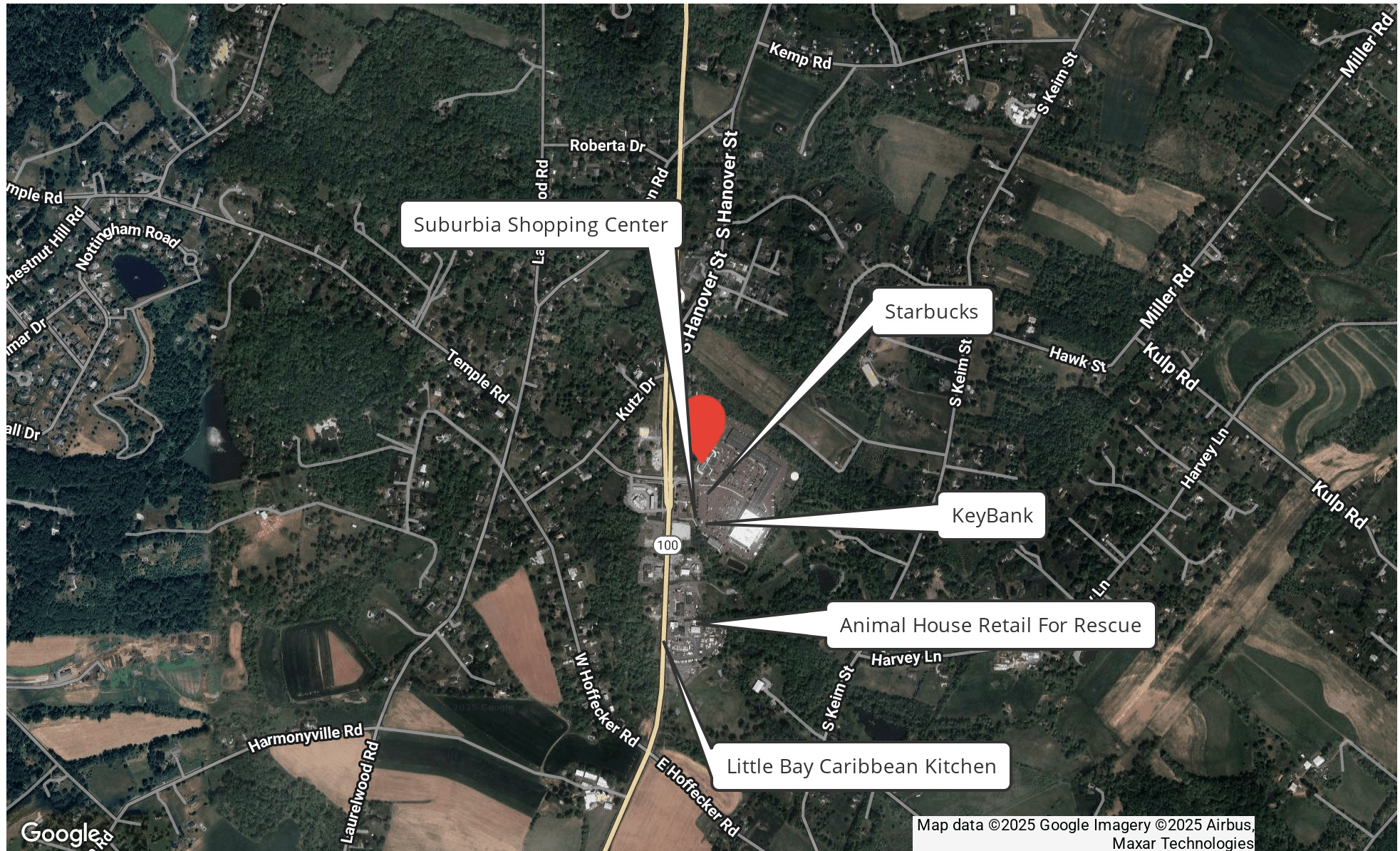


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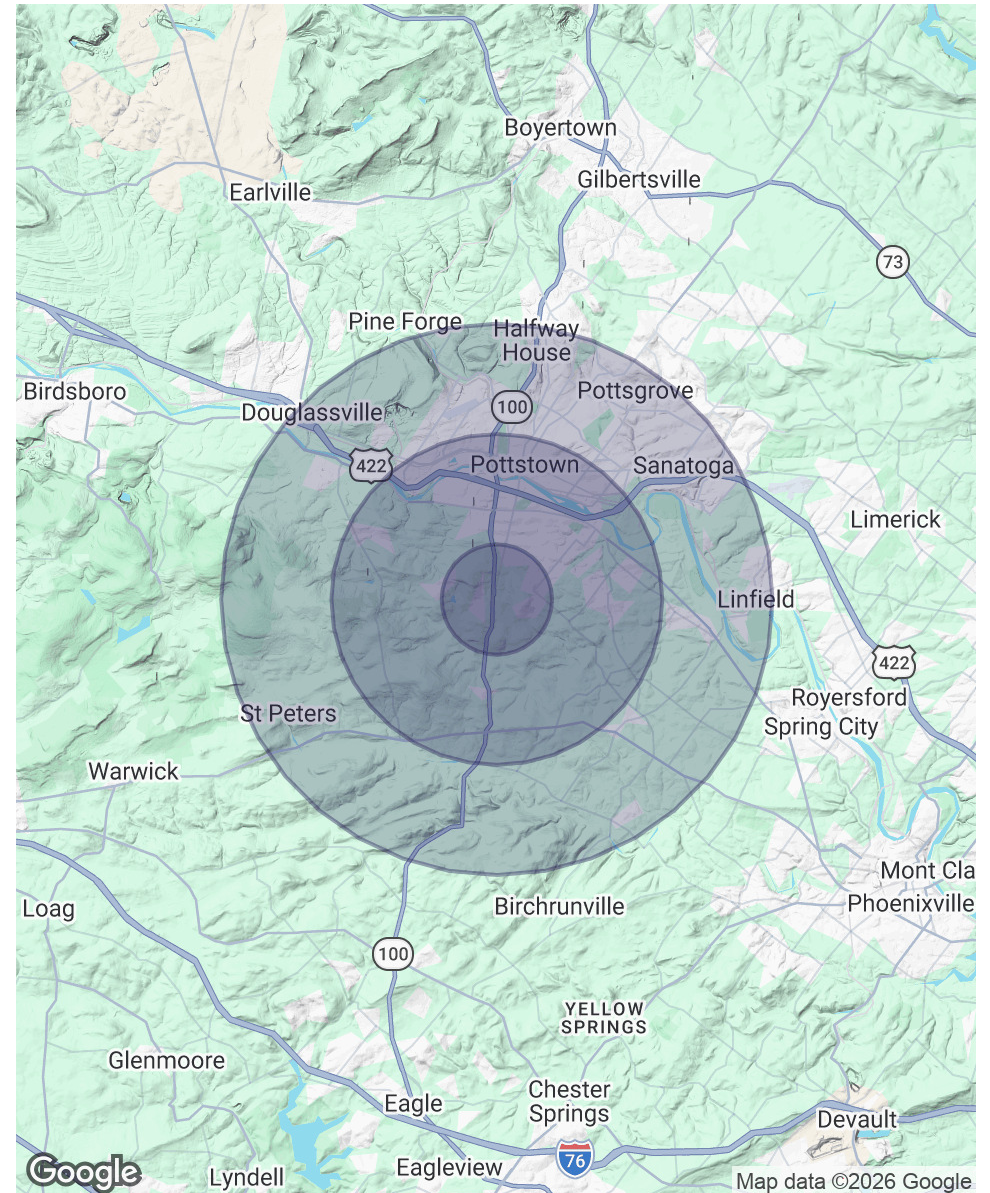
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,913	28,959	66,747
Average Age	42	40	41
Average Age (Male)	42	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	695	11,394	26,003
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$153,188	\$108,260	\$117,277
Average House Value	\$500,818	\$316,336	\$316,920

2020 American Community Survey (ACS)





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