

ROUTE 422 & EVERGREEN ROAD

Available for Retail, Restaurant, Hotel, & Multi-family Residential

Pottstown, Montgomery County, PA 19464

CONCEPTUAL SITE PLAN

- A — Wawa Coming Soon!
- B — Retail/Restaurant
- C — Hotel
- D-G — Multi-Family



PROPERTY FEATURES & DETAILS

- Coming Soon: 24 +/- acre mixed-use development including Wawa and multi-family residential
- Pads available for retail, restaurant and hotel
- Immediately off Route 422 exit for the Philadelphia Premium Outlets (549,000 SF of retail)
- Directly across from Costco and Chick-Fil-A
- 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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