PRIME OFFICE SPACE

542 N. Lewis Road | Royersford | PA



PROPERTY HIGHLIGHTS

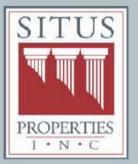
- Two (2) story office building containing 34,906 square feet plus lower level office area.
- Located within walking distance of a convenience store and banking.
- Seventy-five (75) car parking with additional parking available.
- Pylon and building exterior signage available.



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

Commercial Real Estate Services

Located in Limerick Township, Montgomery County adjacent to Royersford, an attractive community with a population of 4,770. Limerick is home to a main street shopping area with businesses and neighborhood shopping centers serving residents in the surrounding areas. Royersford has a strong tie to the Borough of Spring City, located on the opposite side of the Schuylkill River in Chester County.



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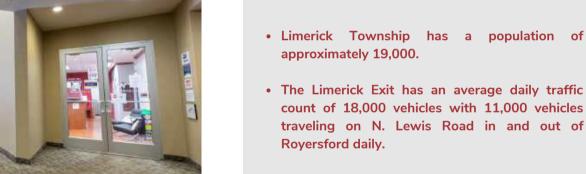




Royersford

• Strategically located at the Limerick Exit of the Pottstown Expressway (Route 422) approximately 10 minutes from the King of Prussia Interchange of the Pennsylvania Turnpike (Route I-276) and the Schuylkill Expressway (Route I-76) providing access throughout the Philadelphia metropolitan area.

• Adjacent to daycare centers and a bank branch, minutes from Royersford with shopping, restaurants and numerous service and retail establishments.





Gisterford

Rahn

Yerkes

Cieles

Arcola

Collegoville Evansburg Crossing

Audubon

Valley Forde

National

Historical Park

Trappe

42 North Lewis Road

Abbey Downs

Roversford Spring City

Mingo

Mont Clare

Williarus Forge Corner

The Commons

Phoenixville

B

Stippack

Evansburg

State Park

4000

Eagleville

Troope

Village

Elmwood P

WestNornton

King of

Prussia

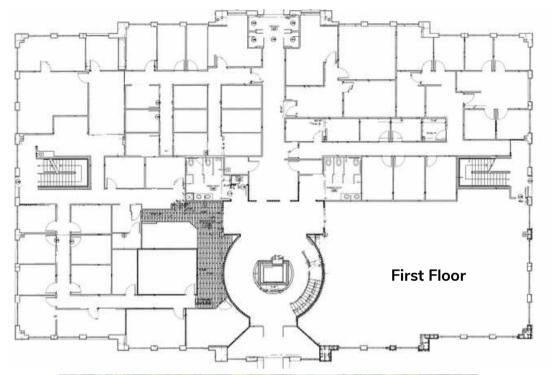
Cedara

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