PRIME OFFICE SPACE

341 N. 10th Avenue | Royersford | PA



PROPERTY HIGHLIGHTS

- Two (2) story Class A office building containing approximately 13,600 square feet.
- Second floor suite of approximately 3,337 square feet available for immediate occupancy.
- Exterior pylon signage.
- Move-in Condition

- Parking for approximately 70 vehicles.
- Located just minutes off of Route 422's Royersford exit.
- Close proximity to King of Prussia and Pottstown.
- Located within walking distance to various restaurants and retail establishments.

Commercial Real Estate Services

Located in Limerick Township, Montgomery County in Royersford, an attractive community with a population of 4,770. Royersford 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 Royersford 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 a daycare center and shopping, minutes from Royersford with shopping, restaurants and numerous service and retail establishments.



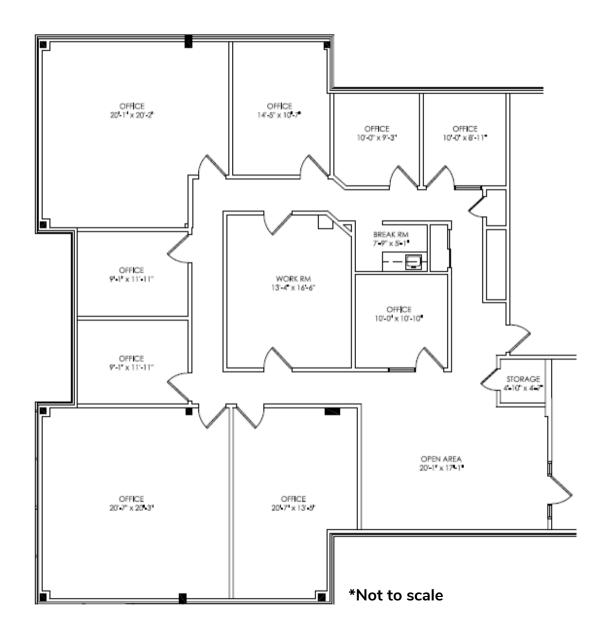
- Limerick Township has a population of approximately 19,000.
- The Limerick Exit has an average daily traffic count of 18,000 vehicles with 11,000 vehicles traveling on N. Lewis Road in and out of Royersford daily.



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