

PRIME OFFICE SPACE

341 N. 10th Avenue | Royersford | PA

**Commercial
Real Estate
Services**

LEASE



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.

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.



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.

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- 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.

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.



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