

PRIME OFFICE SPACE

542 N. Lewis Road | Royersford | PA

**Commercial
Real Estate
Services**

LEASE

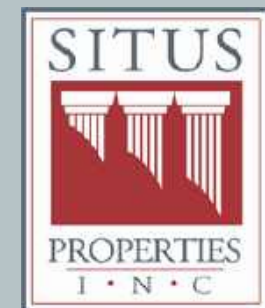


PROPERTY HIGHLIGHTS

- 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.



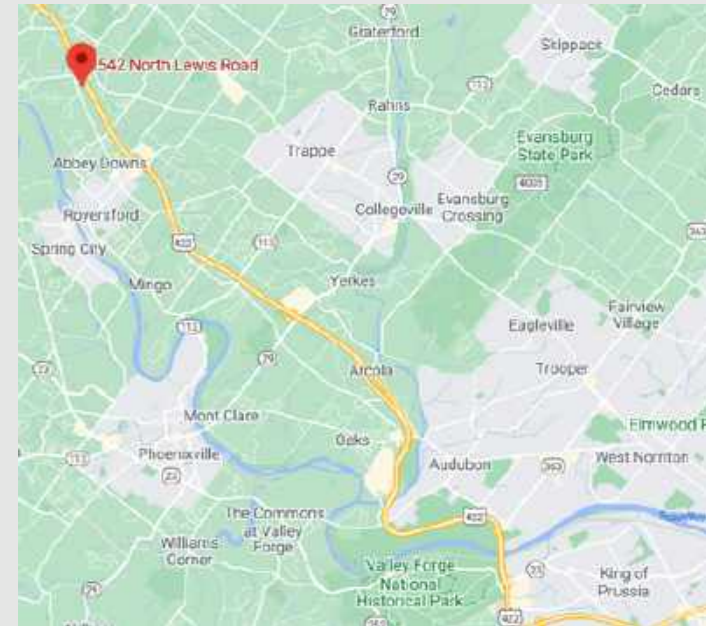
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- Limerick Township has a population of approximately 19,000.
- The Limerick Exit has an average daily traffic count of 18,000 vehicles with 11,000 vehicles traveling on N. Lewis Road in and out of Royersford daily.

Royersford

- Strategically located at the 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.

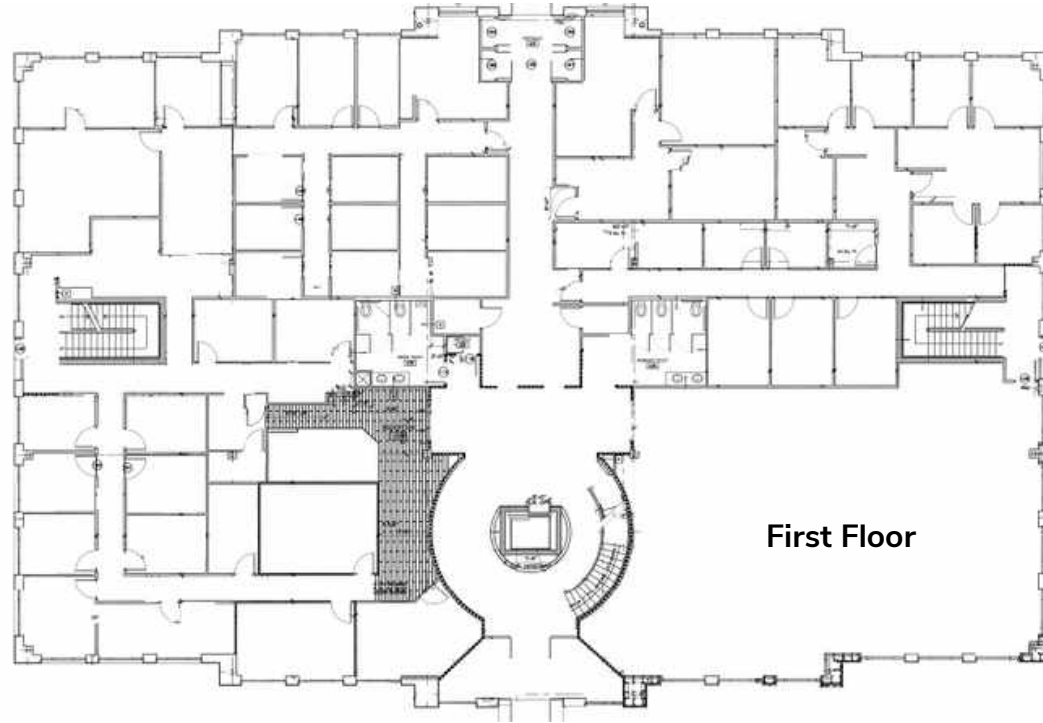


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