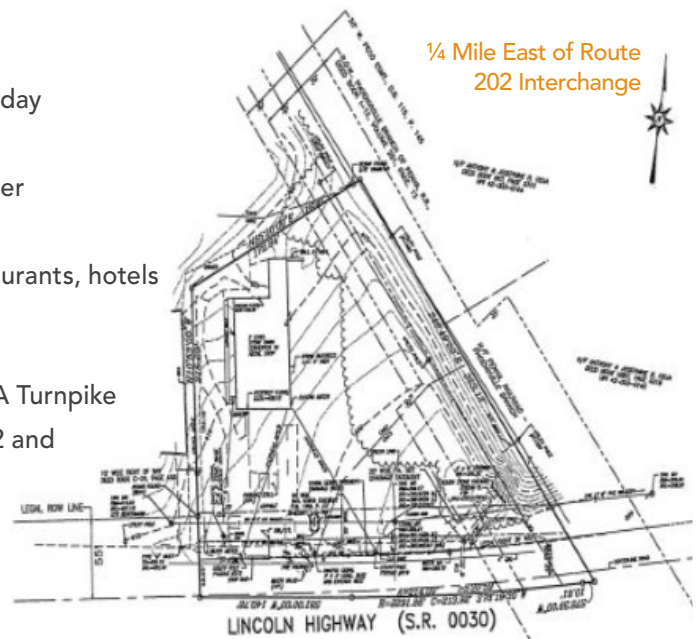




## Prime Commercial Property with 275' Frontage on Route 30

### FEATURES

- Two story building
  - 1st floor +/- 4,245 SF
  - 2nd floor +/- 4,245 SF
- Signalized intersection at Route 30 and Phoenixville Pike
  - across the street from Home Depot
- Development potential
- Zoning
  - ROC (regionally oriented commercial)
- Septa Route 204 bus within walking distance
- Traffic count
  - 20,000 vehicles per day
- Multitude of uses
- Public water and sewer
- Priced to sell
- Near shopping, restaurants, hotels
- Highly accessible
  - just off of Route 29
- Less than a mile to PA Turnpike
- Minutes to Route 202 and King of Prussia



**610.578.0500**  
**WWW.ROBBINSCRE.COM**

Information concerning this property is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.