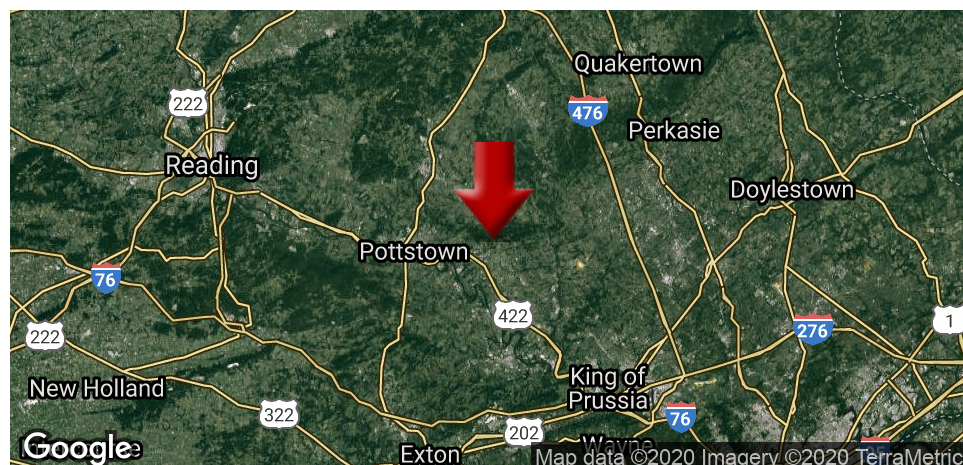


## RETAIL FOR SALE & LEASE



397 Swamp Pike , Royersford, PA 19468



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$475,000
<b>AVAILABLE SF:</b>	1,230 SF
<b>LEASE RATE:</b>	\$2,700.00 SF/yr (NNN)
<b>LOT SIZE:</b>	1.84 Acres
<b>BUILDING SIZE:</b>	1,230

### PROPERTY OVERVIEW

1,230 S/F of Retail/Restaurant Space situated on 1.84 acres. This is a turnkey opportunity with a fully equipped kitchen! Plenty of parking. There are plans for outside dining.

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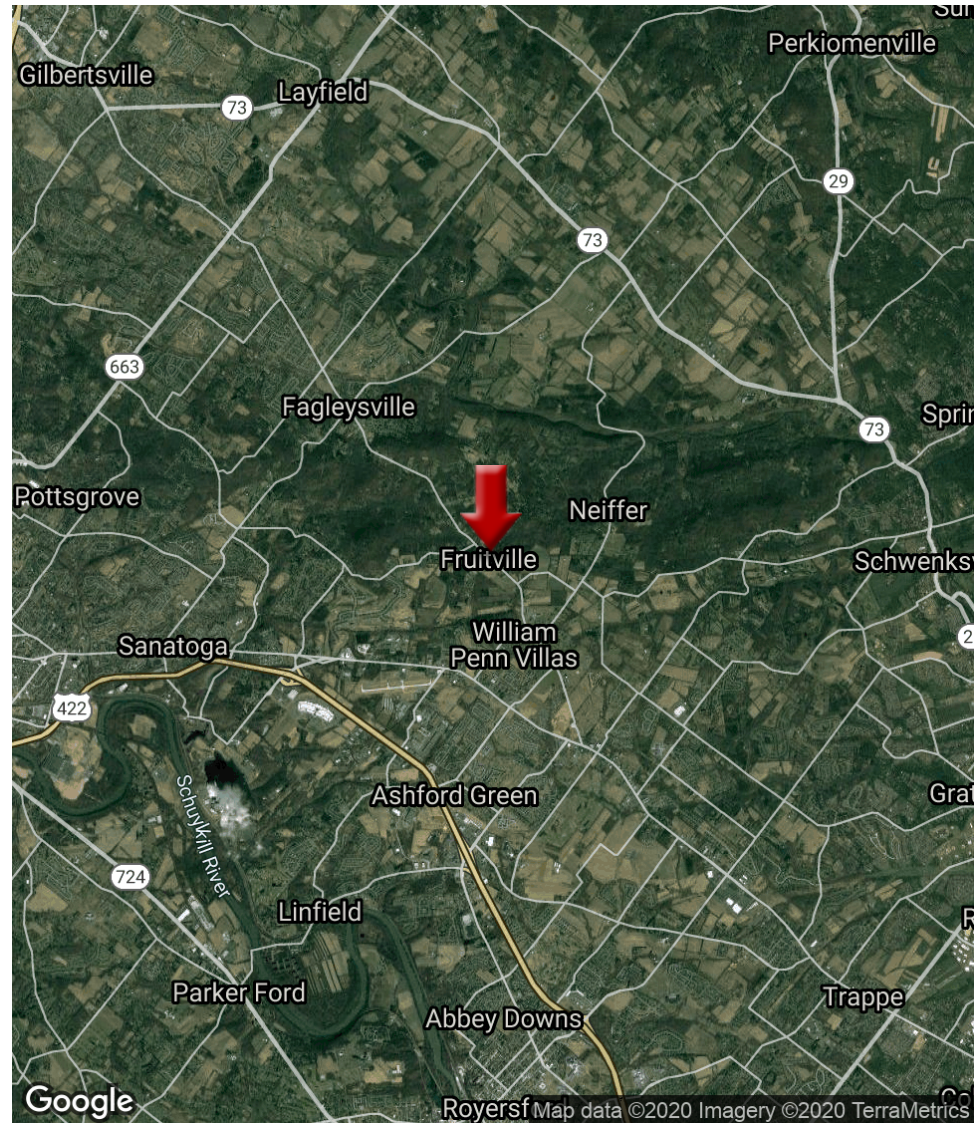
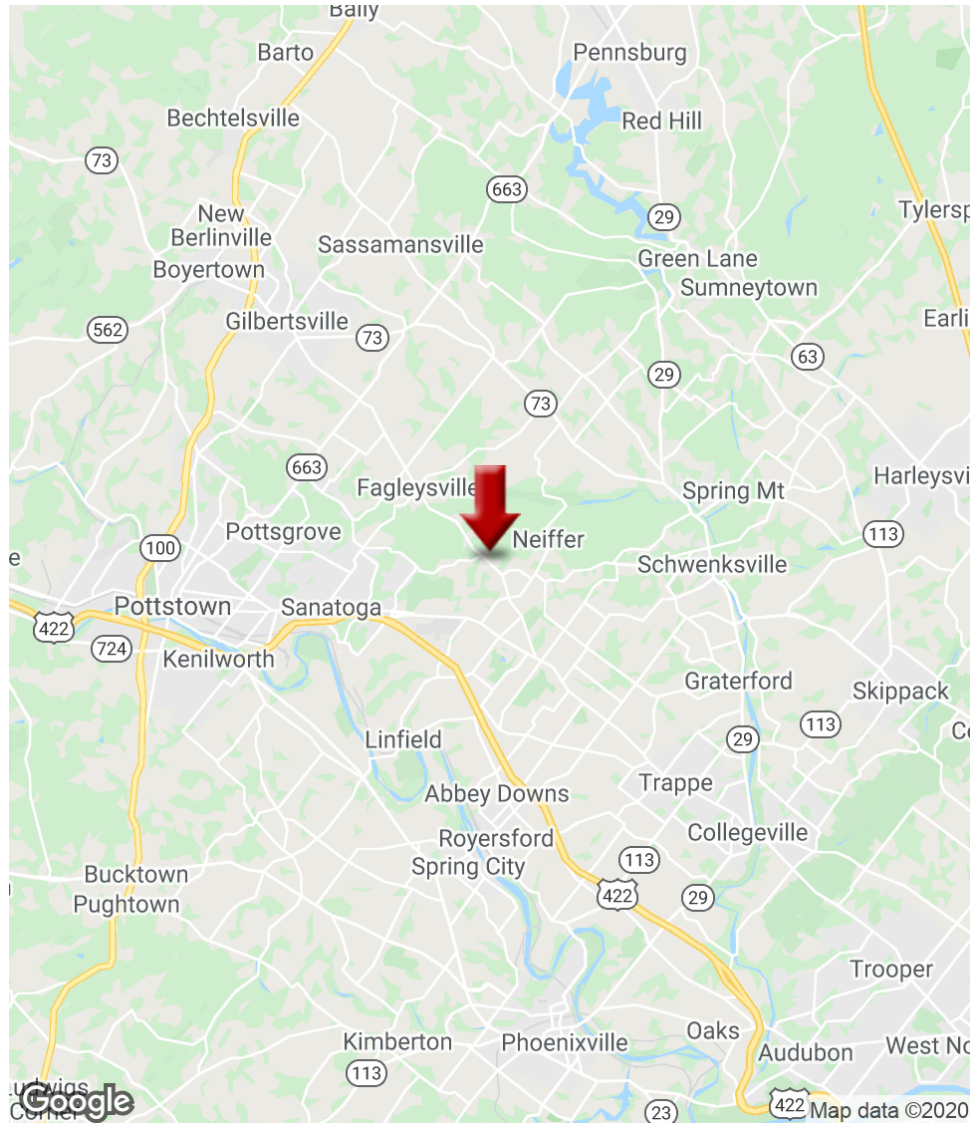
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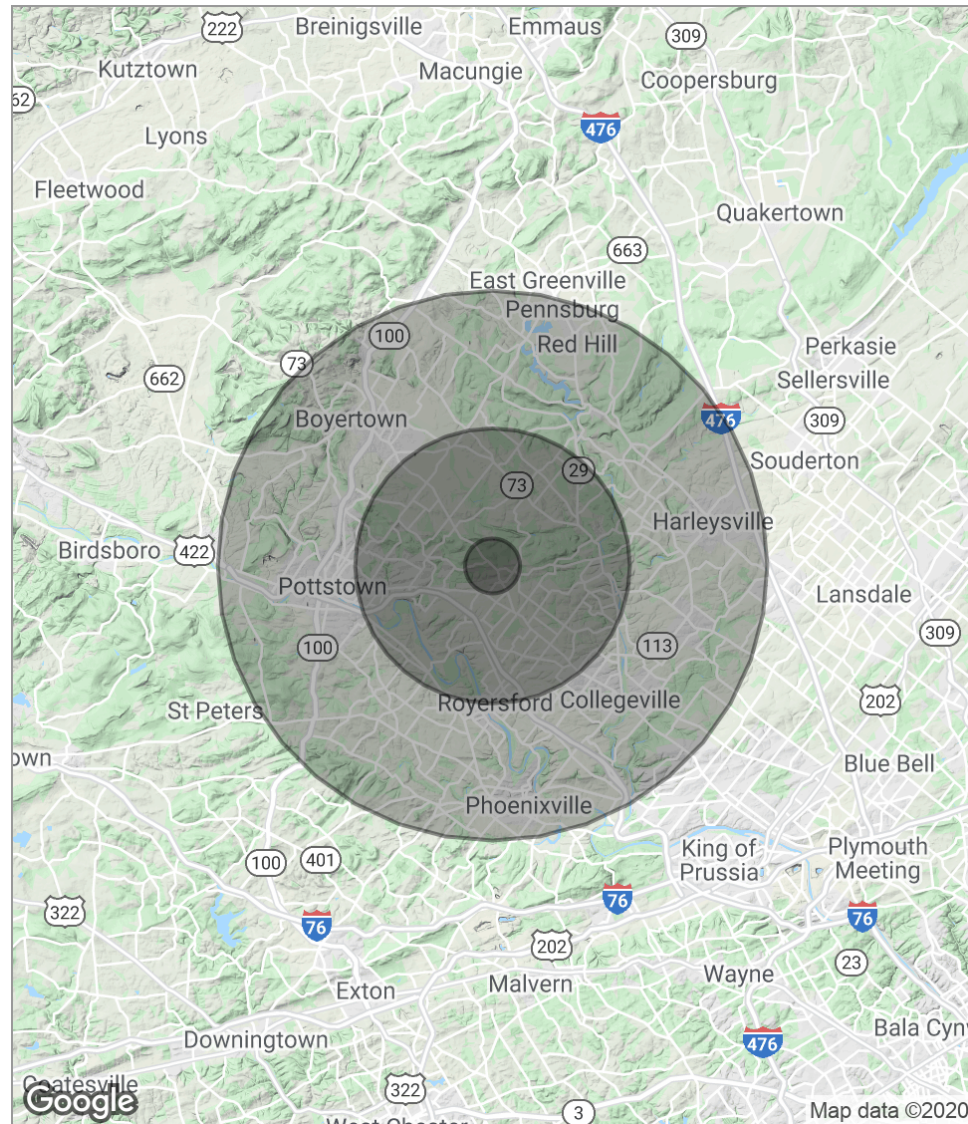
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,750	65,307	282,625
Median Age	40.2	38.6	38.5
Median Age (Male)	39.5	37.7	37.6
Median Age (Female)	40.6	39.5	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	625	24,690	106,209
# Of Persons Per HH	2.8	2.6	2.7
Average HH Income	\$92,217	\$89,177	\$87,904
Average House Value		\$293,663	\$297,601

\* Demographic data derived from 2010 US Census

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