



299 W. SCHUYLKILL ROAD

POTTSTOWN, PA 19465

Naomi Brown, CCIM
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Benjamin Franklin Hwy

Pottstown Pike

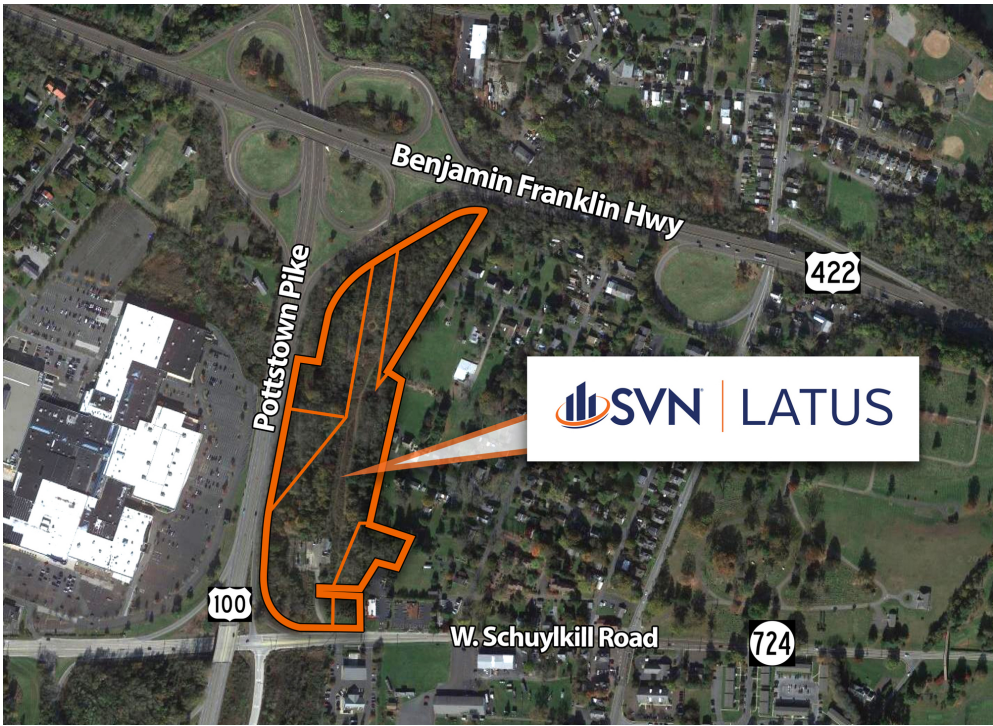
422



100

W. Schuylkill Road

724



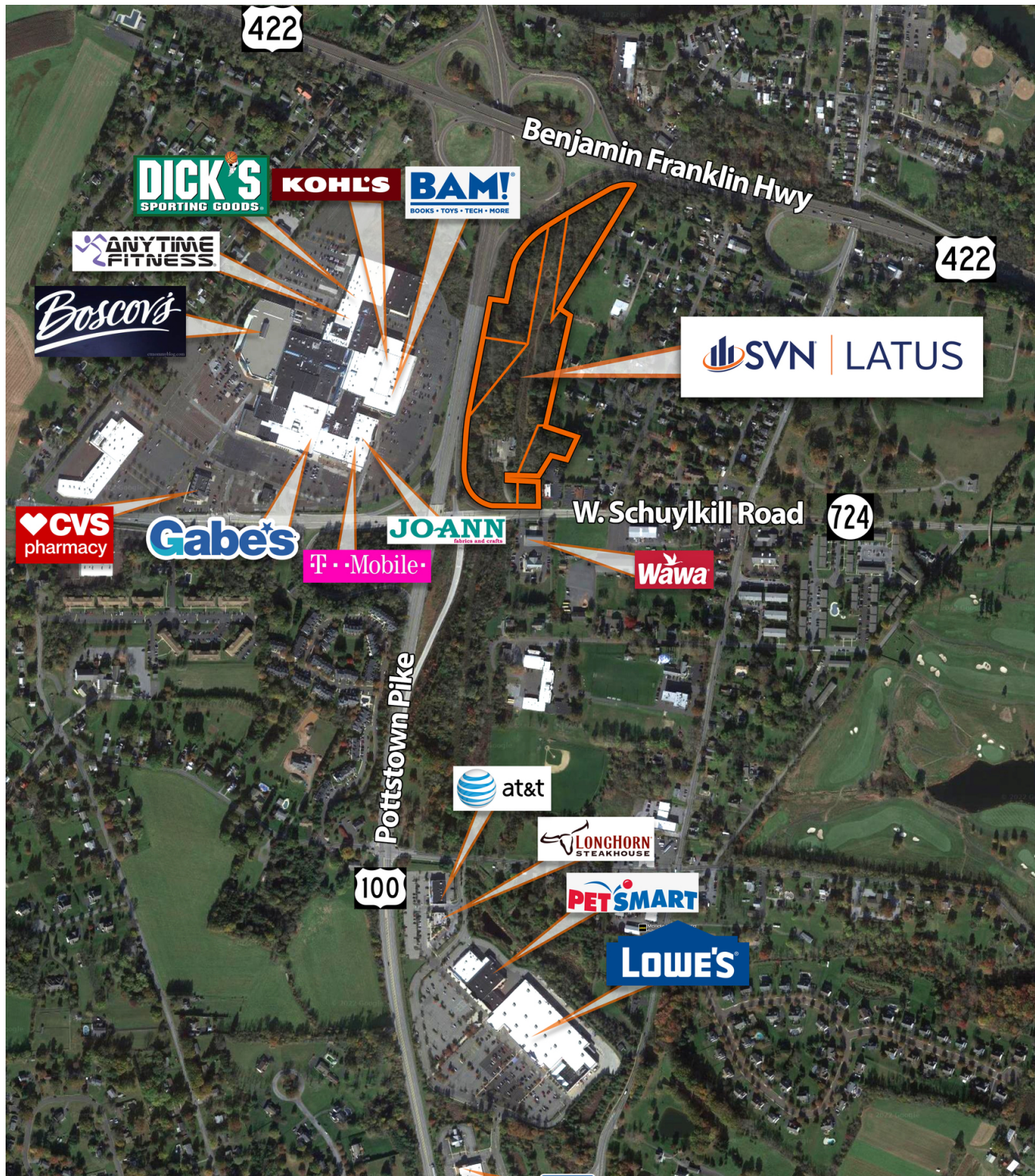
OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	16.73 Acres
Zoning:	TC-1, TC-2 with overlay
Township:	North Coventry
County:	Chester
Traffic Count	20,150 VPD - North 19,949 VPD - South

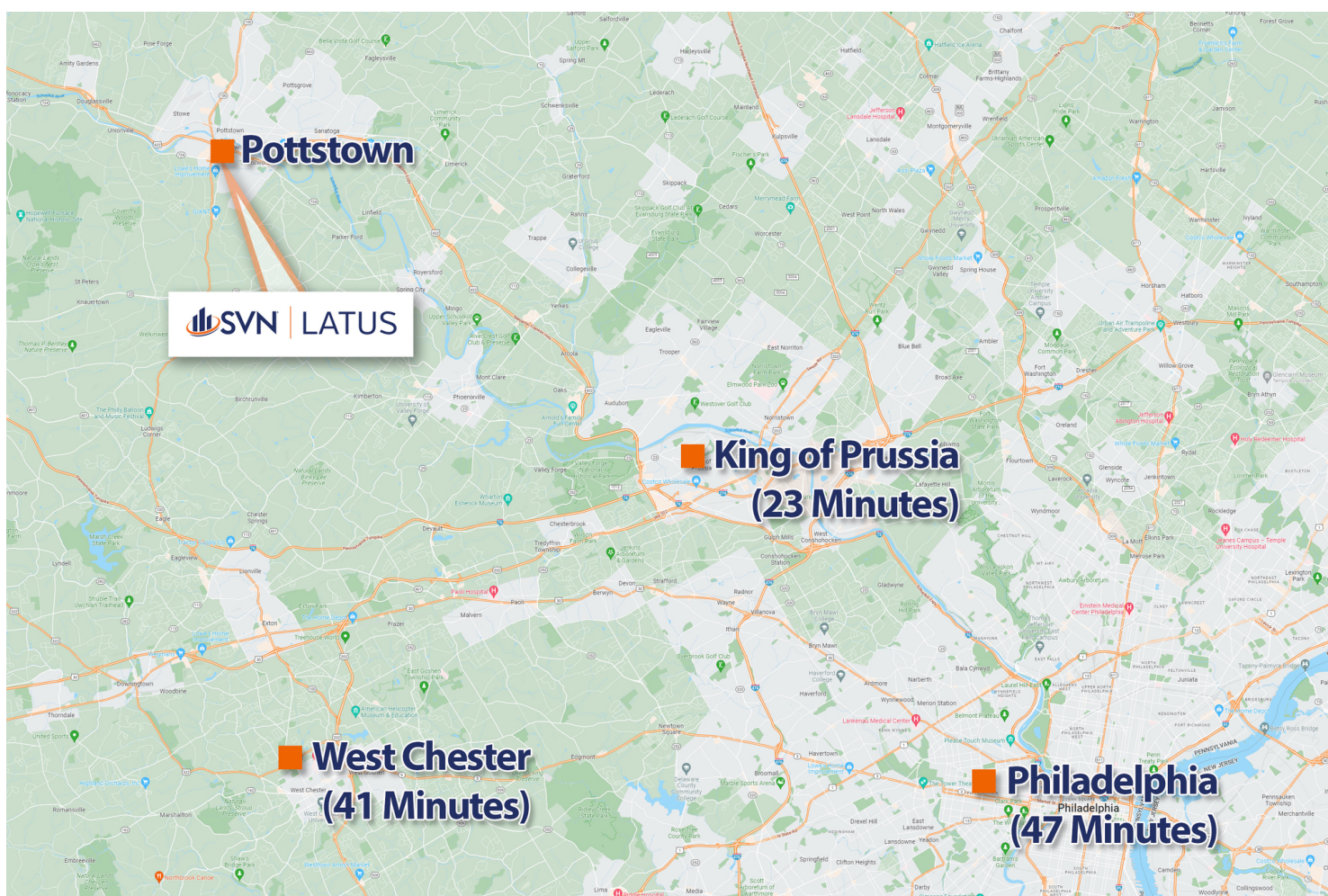
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

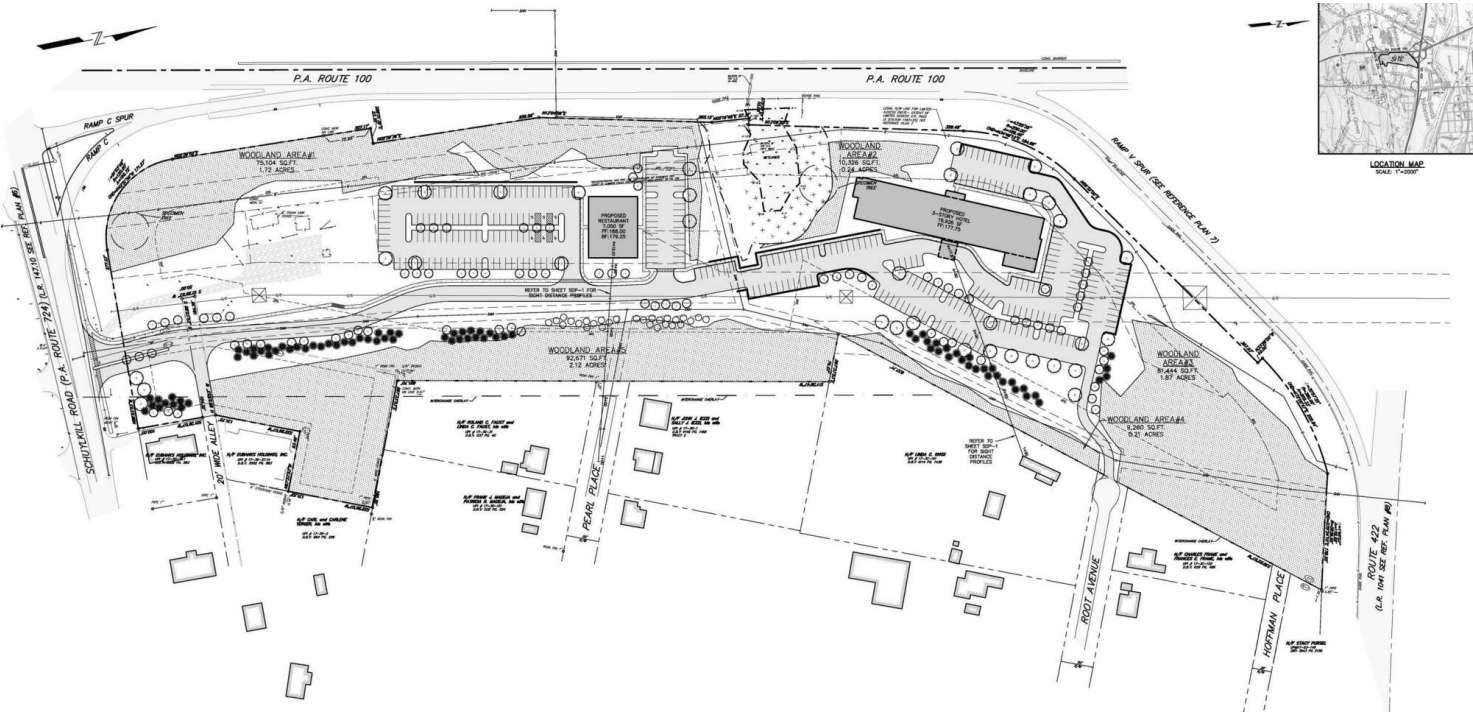
Retail Map



Drive Times



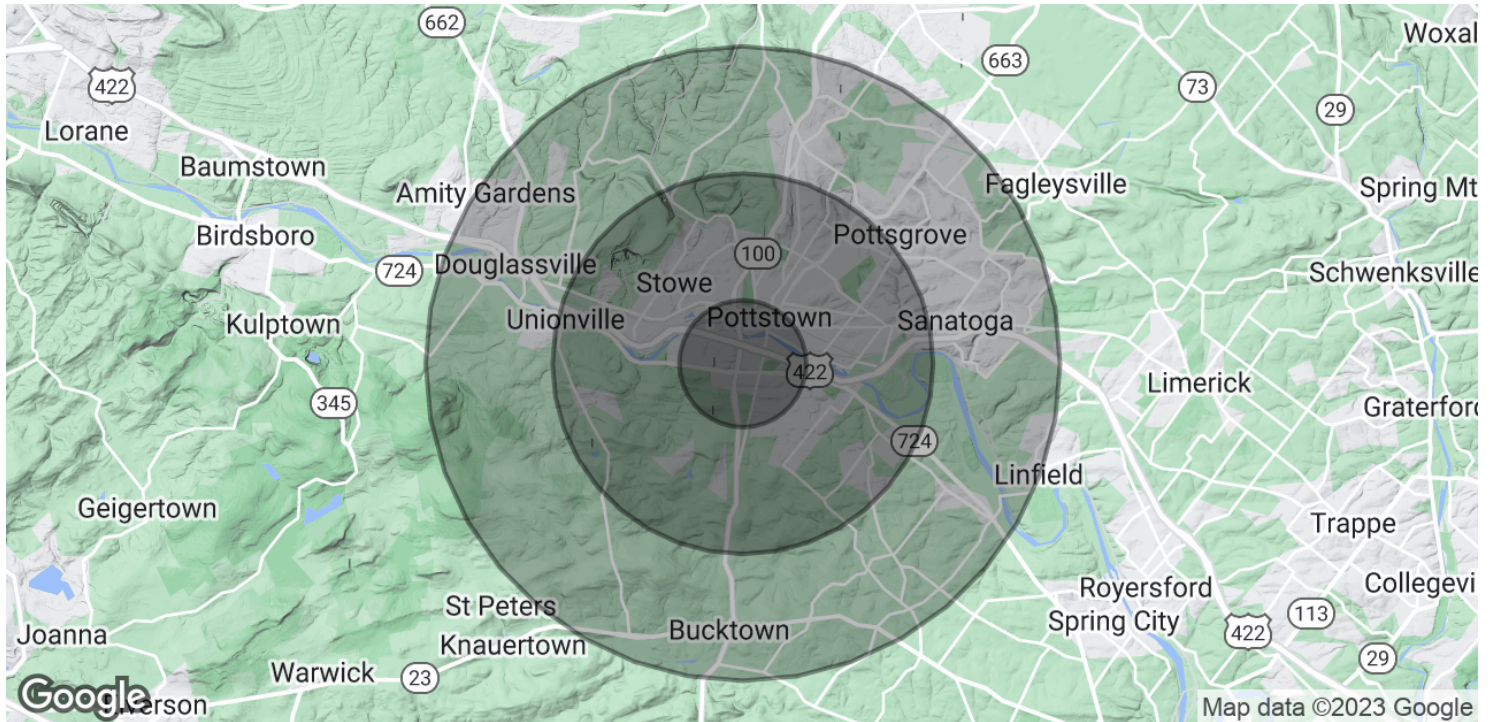
Site Plan



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,379	41,118	75,201
Average Age	37.9	40.0	40.8
Average Age [Male]	39.0	39.0	39.1
Average Age [Female]	37.1	41.4	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,631	18,472	31,407
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$52,205	\$72,070	\$85,953
Average House Value	\$341,845	\$233,145	\$258,525

* Demographic data derived from 2020 ACS - US Census



NAOMI BROWN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Naomi Brown is a Senior Advisor at SVN | Latus in Camp Hill, PA. Since entering real estate in 2014, Brown has become a local expert in land and multifamily investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure as an Associate Broker in Pennsylvania and Maryland.

Raised in Lancaster, PA, in a hardworking Mennonite family, Brown learned the principles of duty and serving others from a young age. In 2019, Brown obtained her CCIM designation [Certified Commercial Investment Member], a coveted certification with extensive training that provides the designee a high level of understanding from which to guide clients through the commercial real estate cycle.

EDUCATION

Pennsylvania Real Estate Broker License
Maryland Real Estate Broker License
Certified Commercial & Investment Member [CCIM]

MEMBERSHIPS

Civic Engagement:
White Rose Toastmaster Member
Christian School of York Board Member
Invest Her Co-Leader – Lancaster

Professional Associations:
Realtors Association of York and Adams Counties Member [RAYAC]
Urban Land Institute Member
Certified Negotiation Expert
National Association of Realtors GREEN Designation
Toastmasters Competent Communicator, Competent Leader & Advanced Communicator Bronze

SVN | Latus

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