

Sunnybrook Village Retail Availabilities

600 Heritage Drive
Pottstown, PA 19464

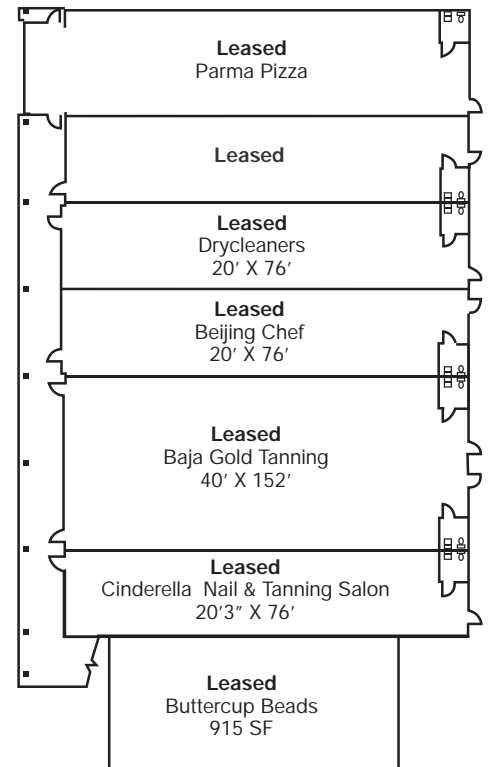
SUNNYBROOK VILLAGE RETAILERS

- Drycleaner
- Daycare
- Eateries
- Nail and tanning salons



- Large windows, stone facades, 10 foot ceiling heights
- Tenant controlled heating and cooling
- Custom built tenant fit-outs
- Campus setting with walking trail and retail amenities on site
- New traffic light at entrance
- Over 4.5 parking spaces per one thousand square feet
- SEPTA commuter service for Routes #99 and #93 to access Philadelphia metro area
- 20 minutes from King of Prussia

- Pottstown Urban Transit (PUT) service throughout the Borough of Pottstown 6 days per week
- Easily accessible from Route 422
- Walking distance to Pottstown Memorial Medical Center



DEMOGRAPHICS	1 MILE	5 MILES
Population	8,255	70,506
Households	3,147	27,396
Average HH Income	\$56,253	\$58,183
Median HH Income	\$62,604	\$60,053
Median Age	35.1	37.8

- High street traffic count: 21,000 vehicles per day
- Area tenants include Home Depot, Aldi, CVS, Thriftway, K-Mart, Hollywood Video

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