



# NORRISTOWN FLEX BUILDING FOR LEASE



553 FOUNDRY ROAD | NORRISTOWN, PA 19403



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

**Location** 553 Foundry Road  
Norristown, PA 19403

**Size / SF Available** +/- 4,000 SF

**Sale Price** Call for information

### Property / Area Description

- Situated on +/- 2 acres
- Located in a premier industrial park
- 8 Loading Docks
- 1 Drive-in
- 30 Parking Spaces
- Zoning: Industrial (I)
- Located within close proximity of Pennsylvania Turnpike
- Within minutes from King of Prussia mall
- Located near various restaurants, banks, gas stations and retail

## Contact Us

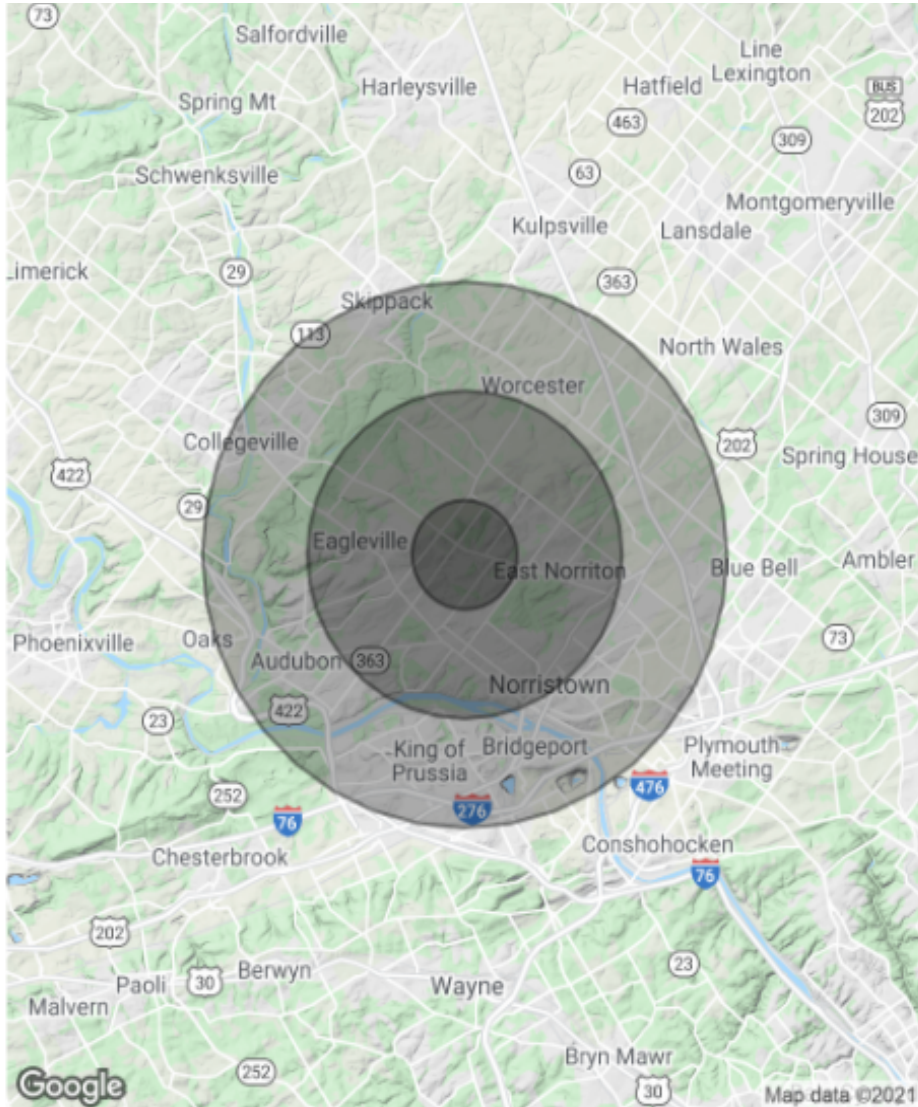
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## PROPERTY DESCRIPTION



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,404	101,235	465,478
Average age	36.1	36.3	34.4
Average age (Male)	34.1	34.4	32.9
Average age (Female)	38.0	38.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,053	35,853	168,703
# of persons per HH	2.8	2.8	2.8
Average HH income	\$75,943	\$66,603	\$57,578
Average house value	\$203,507	\$210,540	\$208,666

*\* Demographic data derived from 2010 US Census*



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**ADDITIONAL PHOTOS**



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