

FOR LEASE

DOWNTOWN POTTSTOWN RETAIL/OFFICE SPACE

260 E High Street, Pottstown, PA 19464



OFFERING SUMMARY

AVAILABLE SF:	3,059 SF
LEASE RATE:	\$9.00 SF/yr (NNN)
ZONING:	D

PROPERTY OVERVIEW

Awesome retail space in HOT revitalized Pottstown's Downtown Business District.

This 3,059 SF suite is perfect for MANY uses such as professional office space, retail, grocery store, congregations and more. Space features a large open space, 2 partitioned offices, and kitchenette.

Property is located next to municipal parking lot and features convenient access to major commuting Routes 100 & 422.

POTTSTOWN VISION: POTTSTOWN is on FIRE....be part of the FLAME that makes it GLOW!

PROPERTY HIGHLIGHTS

- Heavy exposure from parking lot
- Lots of natural light, big glass windows
- Open floor plan with partitioned offices and kitchenette

ALLENTOWN, PA



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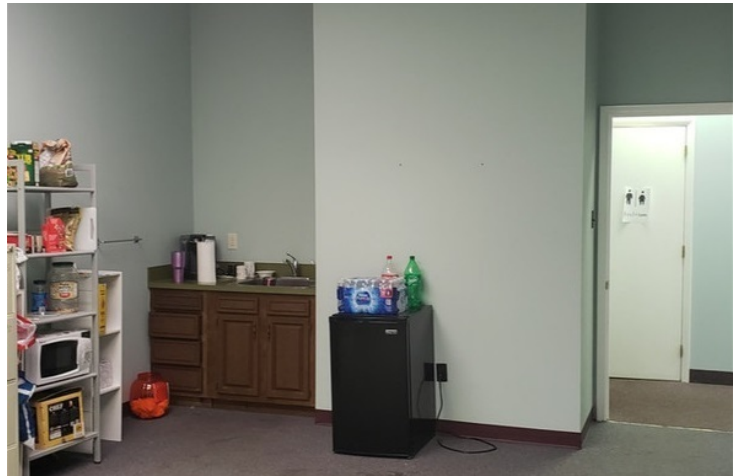
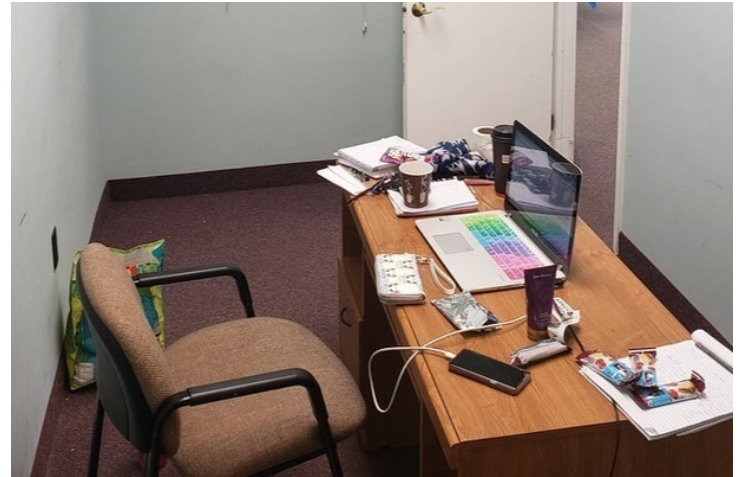
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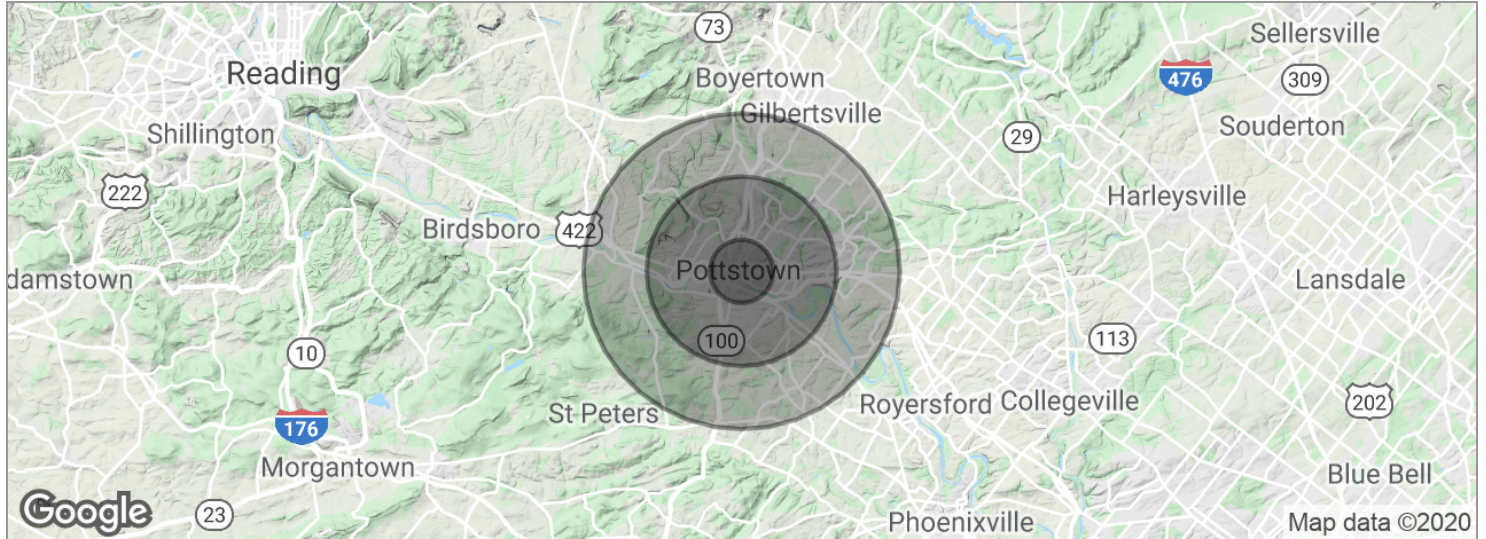
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,631	50,113	82,718
Median age	36.5	37.2	38.2
Median age (male)	35.8	35.7	37.0
Median age (Female)	38.0	38.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,403	20,717	32,689
# of persons per HH	2.3	2.4	2.5
Average HH income	\$48,580	\$61,129	\$71,777
Average house value	\$134,744	\$211,701	\$249,972

* Demographic data derived from 2010 US Census

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