



Commercial, Industrial & Investment Real Estate  
414 West Main Street/Box 148, Lansdale, PA 19446-0148  
(215) 855-9600 (FAX) 855-3469 • www.aptcor.com

## Vacant Land Property Description

<b>PREMISES-</b>	<b>POTTSTOWN DEVELOPMENT SITE</b>
<b>ADDRESS:</b>	<b>Ryan &amp; Chestnut Streets</b>
<b>TOWNSHIP/BOROUGH:</b>	<b>Pottstown Borough</b>
<b>COUNTY:</b>	<b>Montgomery</b>
<b>STATE/ZIP:</b>	<b>PA, 19464</b>

**SIZE:** 1.034 AC – including bed of Chestnut St. (Paper Street)

**LISTING PRICE:** \$200,000

**PRESENT ZONING:** NR – Neighborhood Residential

**PERMITTED USES:** Residential Development

**RECOMMENDED USES:** Multi Family

**CURRENT TAXES:** \$1,635 for 2016

**SURVEY:** See Attached

**SCHOOL DISTRICT:** Pottstown School District

**TAX PLAT MAP #:** 16-052-023

**EASEMENTS OR RESTRICTIONS:** Paper Street (Chestnut) Bisects Property

**PROXIMITY TO CLOSEST CITY & MAJOR HIGHWAY INTERSECTION:** Pottstown, PA  
W. High St. & Berks St.  
See Location Map Attached

**FRONTAGE:** 50' on Chestnut St. at Ryan

Individual or Corporate Memberships in:



International Council of Shopping Centers



Certified Commercial Investment Member



Institute of Real Estate Management



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

**TERRAIN:** Sloping: 0% Rolling: 0% Wooded: 10%  
Cleared: 90% Flat: 100%

**AVAILABLE UTILITIES:** Electric: PECO Water: Public  
Gas: PECO Sewer/Septic: Public

**POPULATION 5- MILE RADIUS:** See Demographic Report Attached

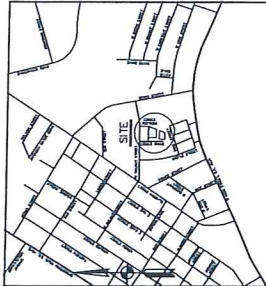
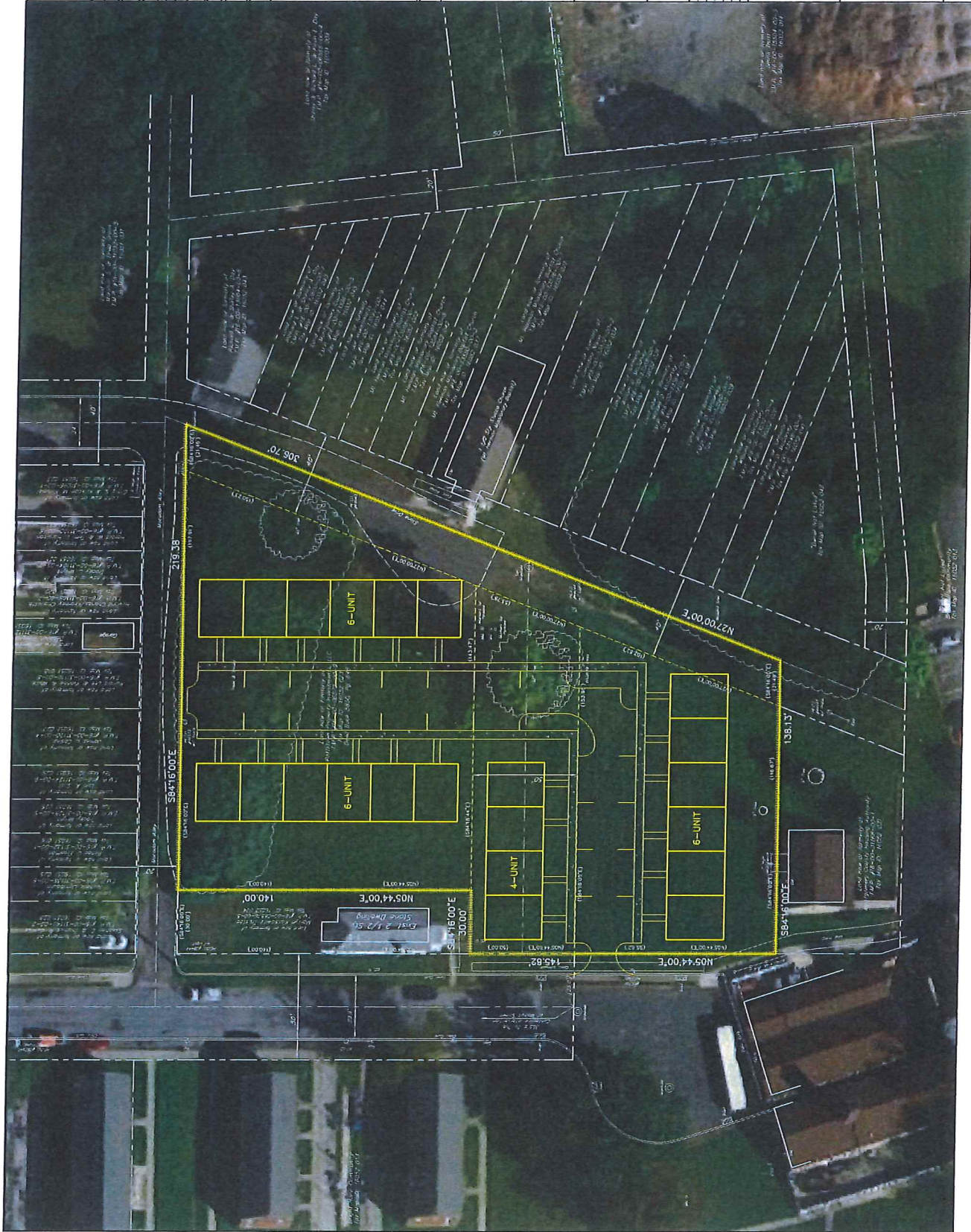
**COMMENTS/ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

1. Survey Plan
2. Concept Development Plans
3. Zoning Map
4. Regional Map
5. Local Map
6. Flood Zone Map Panel
7. Traffic Count Map
8. 1-3-5 Demographic Map
9. Demographic & Income Profile 1-3-5
10. Housing Profile 1-3-5



CONCEPT DEVELOPMENT PLAN  
18 UNITS



SITE LOCATION MAP 1"=1000'

**SITE STATISTICS**

1. AREA OF THE MAP AS PROVIDED BY MONTGOMERY COUNTY TAX MAP: 12.886 ACRES (552,886 S.F.)

2. RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN MONTGOMERY COUNTY, PENNSYLVANIA, IN PARCEL NO. 14-000-00271-001-3

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
POTTSTOWN PROPERTY INVESTMENTS, LLC  
1000 W. MARKET ST., SUITE 200  
POTTSTOWN, PA 17854

4. AREA STATISTICS:  
TOTAL TRACT AREA (LOT 1) = 22,889 S.F. (10 BEES THE UNITS)  
TOTAL TRACT AREA (LOT 2) = 12,886 S.F. (10 BEES THE UNITS)

**NOTES**

1. THIS CONCEPT DEVELOPMENT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR RECORDING OR FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION WITHOUT CONTRIBUTION BY S.T.A. ENGINEERS, INC.



DATE OF PREPARATION: JULY 28, 2018

SKETCH A - MIMICKING  
BRIGHT HOPE COMMUNITY DEVELOPMENT  
(LARGE UNITS)

PREPARED FOR:  
POTTSTOWN PROPERTY INVESTMENTS, LLC

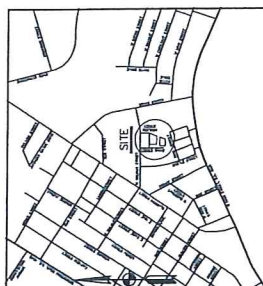
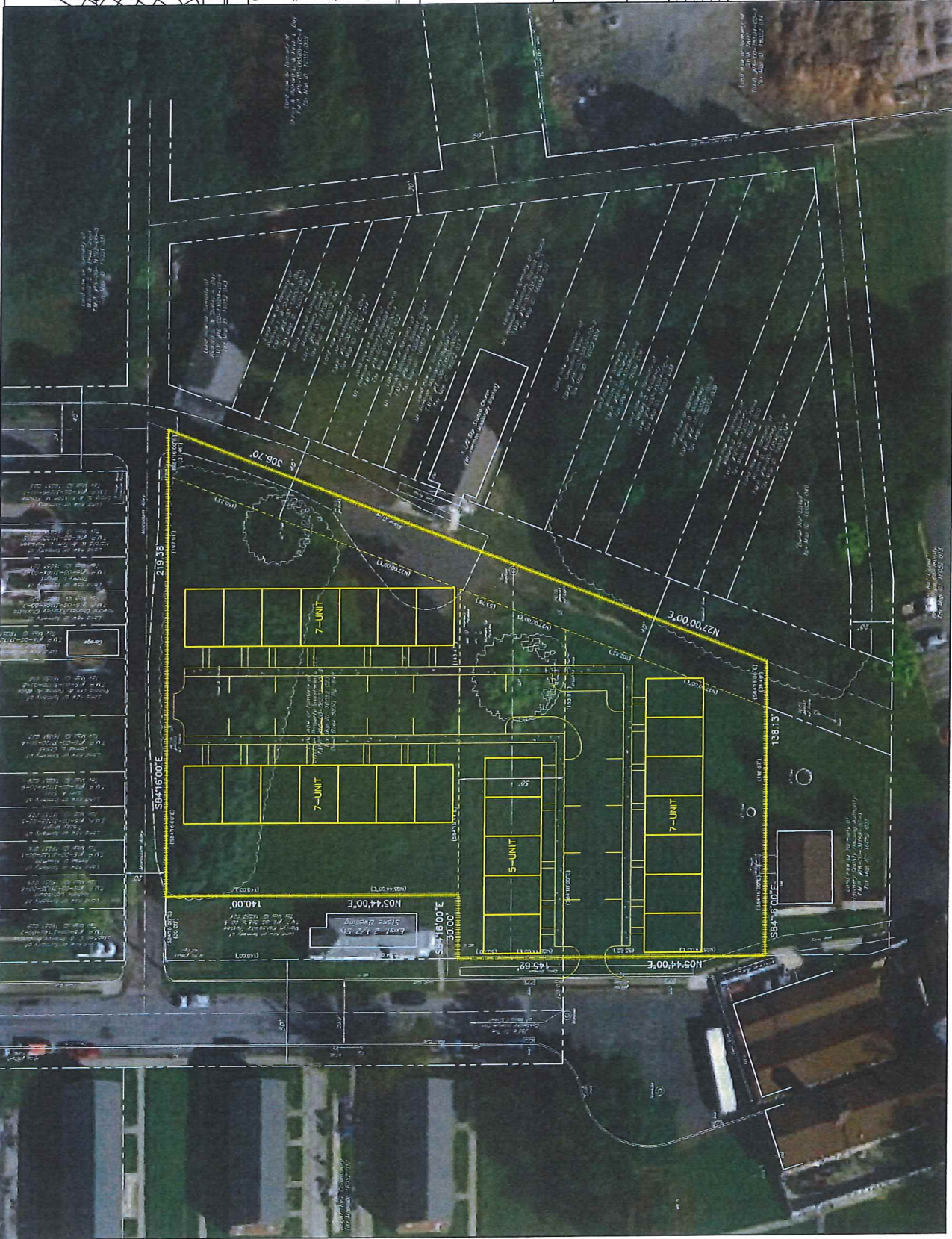
BY: S.T.A. ENGINEERS, INC.  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
Engineers, Inc.

Civil Engineers - Land Surveyors  
440 N. LIGHT BLDG., PENNSBURG, PA 18073  
1400 N. MARKET ST., SUITE 200, POTTSTOWN, PA 17854  
PH: (610) 879-0200, FAX: (610) 879-0200  
WWW.STAENGINEERS.COM

PLAN NO.: 4728  
SHEET NO.: 1 OF 1

CONCEPT DEVELOPMENT PLAN  
26 UNITS



**SITE STATISTICS**

- SUBJECT TRACT MAY BE DIVIDED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
POTTSTOWN BOROUGH  
PARCEL NO. 18-00-0032-00-3
- RECORDED DEED DATA IS AS FOLLOWS:  
AS LOCATED IN THE OFFICE OF THE RECORDING OFFICER IN THE COUNTY OF MONTGOMERY, PENNSYLVANIA IN REED BOOK 188, PAGE 001.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
POTTSTOWN PROPERTY INVESTMENTS, LLC  
ROBERT WALKER, PA 19384
- AREA STATISTICS:  
TOTAL TRACT AREA (SQ FT) = 22,860 SQ. FT. (TO BEED TITLE LINES)  
TOTAL TRACT AREA (SQ FT) = 15,266 SQ. FT. (TO BEED TITLE LINES)

**NOTES**

- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, IN PLACE OF OFFICE AND FIELD MEASUREMENTS TAKEN BY THIS SURVEYOR.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CORROBORATION BY S.T.A. ENGINEERING, INC.



DATE PREPARED: MAY 25, 2016  
PROJECT LOCATION: POTTSTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NUMBER: 4726  
DRAWN BY: [Name]

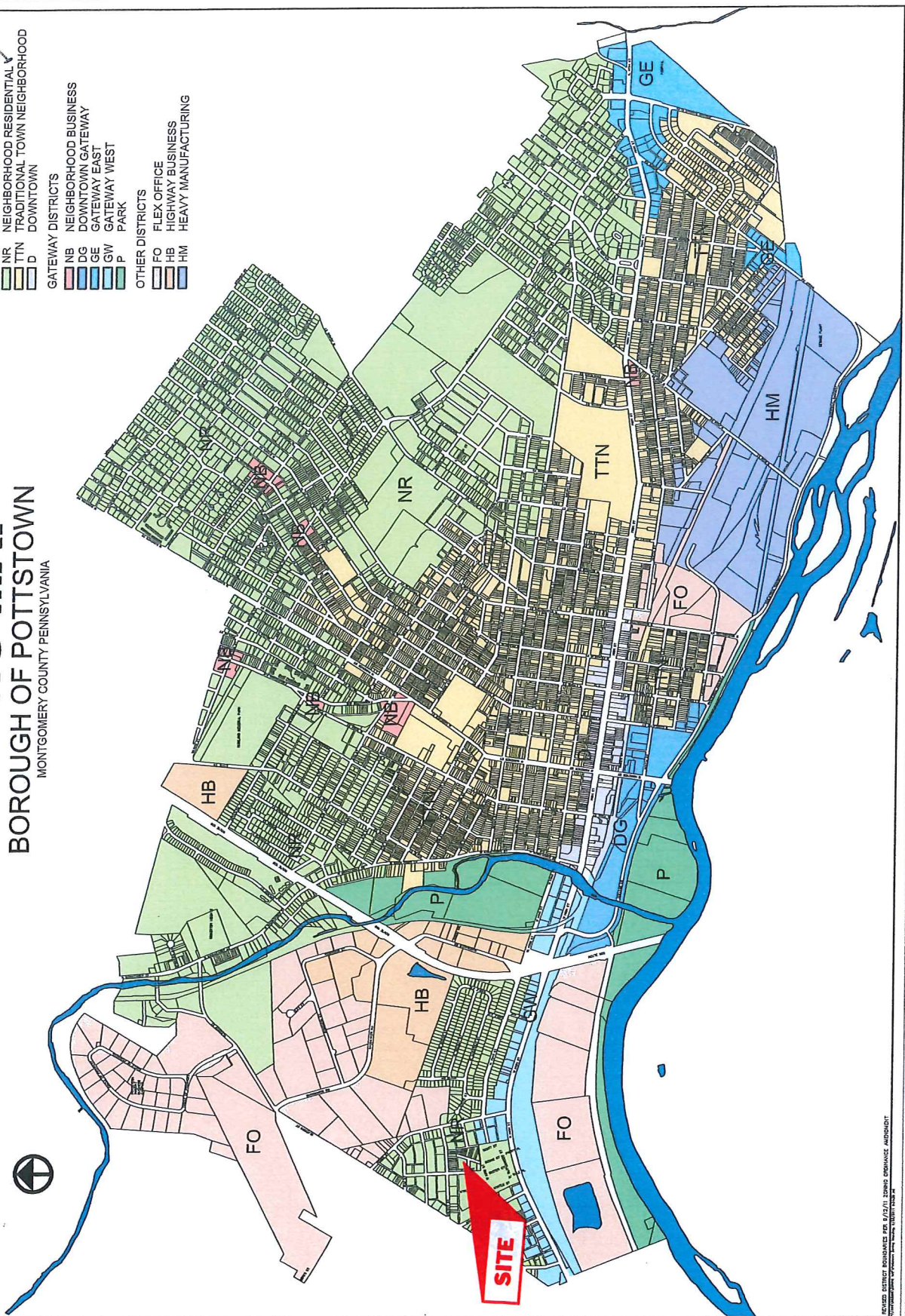
**S T A**  
Engineering, Inc.  
Civil Engineers - Land Surveyors  
2408 KENYON DRIVE, POTTSTOWN, PA 19384  
MAILING: P.O. BOX 87, RED HILL, PA 19381  
PH: (215) 675-0200; www.staeng.com

# ZONING MAP

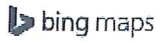
## BOROUGH OF POTTSTOWN

MONTGOMERY COUNTY PENNSYLVANIA

- CONSERVATION DISTRICTS
  - NR NEIGHBORHOOD RESIDENTIAL
  - TTN TRADITIONAL TOWN NEIGHBORHOOD
  - D DOWNTOWN
- GATEWAY DISTRICTS
  - NB NEIGHBORHOOD BUSINESS
  - DG DOWNTOWN GATEWAY
  - GE GATEWAY EAST
  - GW GATEWAY WEST
  - P PARK
- OTHER DISTRICTS
  - FO FLEX OFFICE
  - HB HIGHWAY BUSINESS
  - HM HEAVY MANUFACTURING

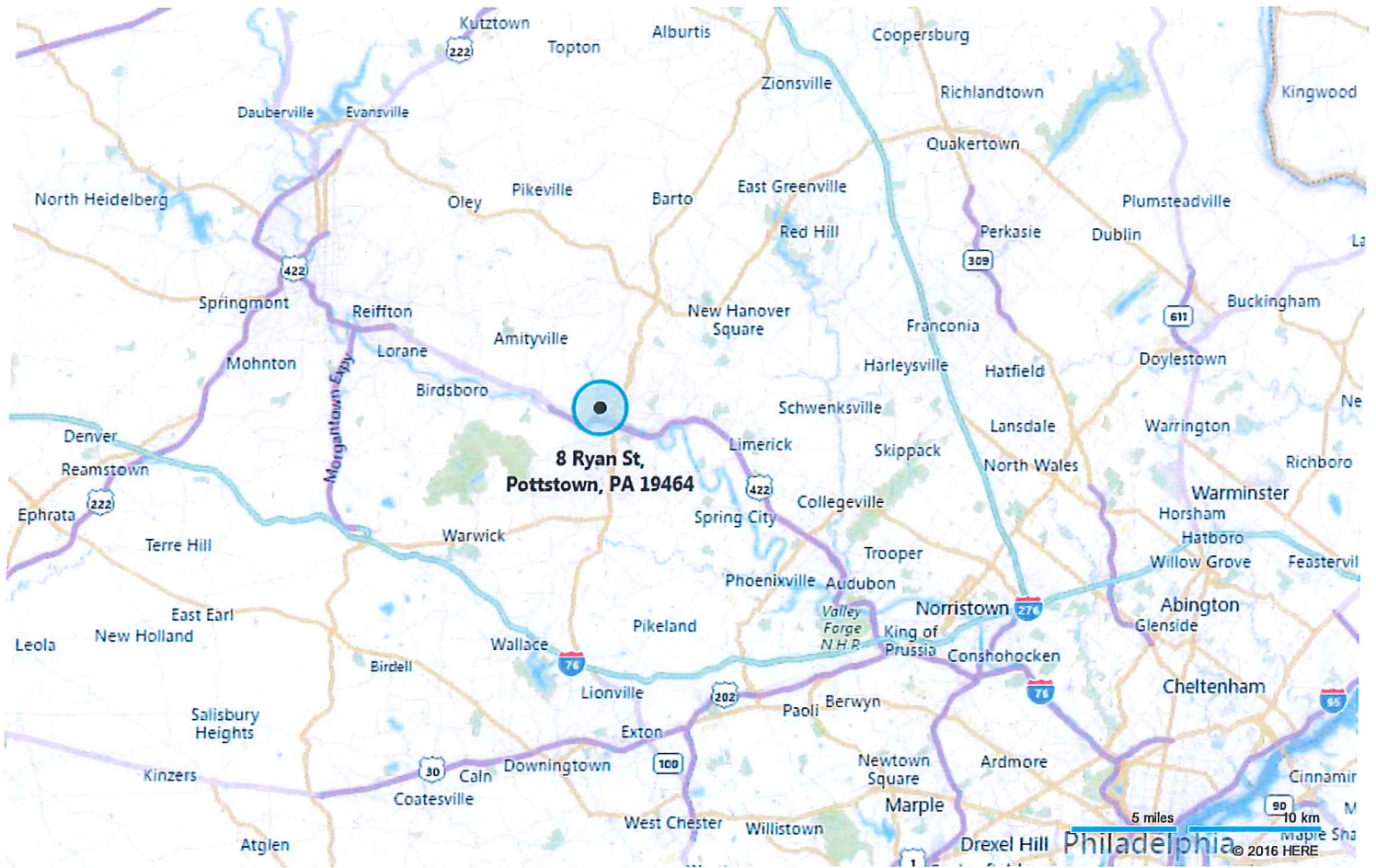
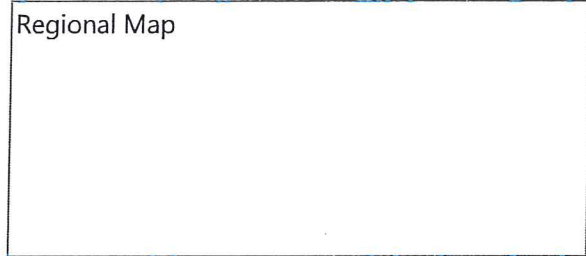


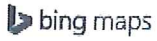
REVISIONS: DISTRICT REVISIONS ARE 8/15/11. ZONING ORDINANCE AMENDMENT 11-001. MONTGOMERY COUNTY PLANNING AND ZONING DEPARTMENT



### REGIONAL MAP

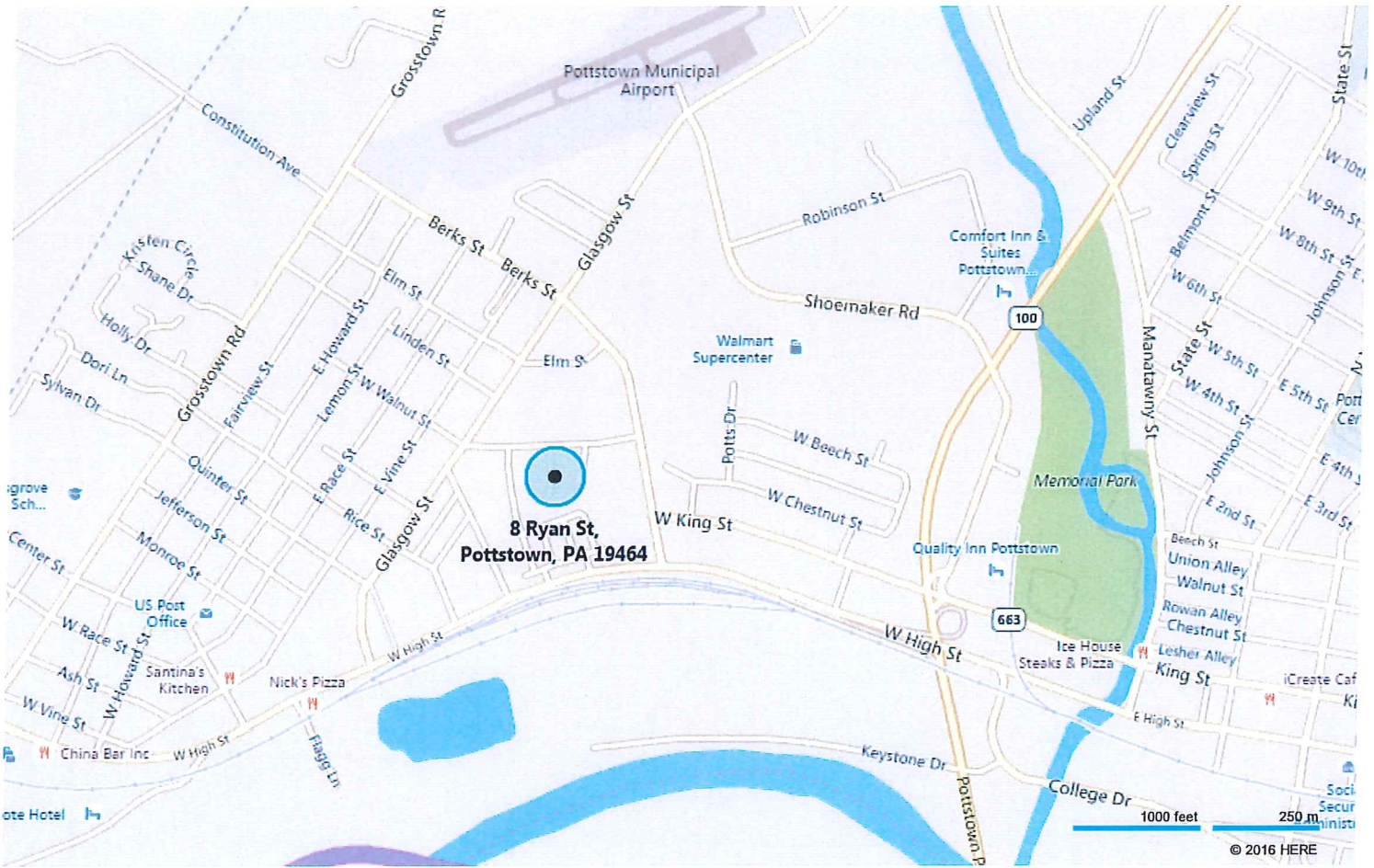
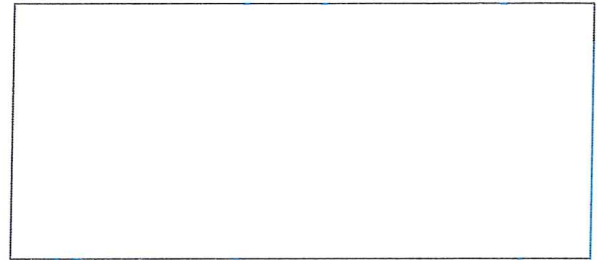
8 Ryan St, Pottstown, PA 19464





LOCAL MAP

8 Ryan St, Pottstown, PA 19464





FLOOD MAP

STDB

You are currently logged in as: (CUSTID\_10274) on 24-Jun-2016

8 Ryan Street, Pottstown, PA  
8 RYAN ST, POTTSTOWN, PA



MAP DATA

Map Number : 42091C0068G  
Panel Date : March 02,2016  
FIPS Code : 42091

Census Tract : 2090.00  
Geo Result : S8 (Most Accurate) -  
single valid address match, point  
located at a single known address  
point candidate (Parcel)

Fact Content

Flood	
[White Box]	X or C Zone
[Yellow Box]	X500 or B Zone
[Purple Box]	A Zone
[Blue Box]	V Zone
[Orange Box]	D Zone
[Green Box]	Area Not Mapped

© 2015 - STDB. All rights reserved

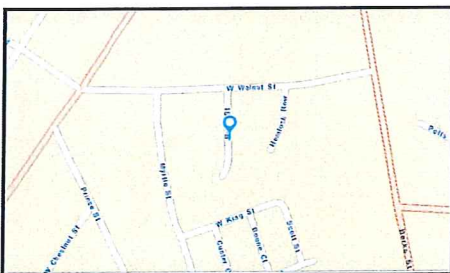
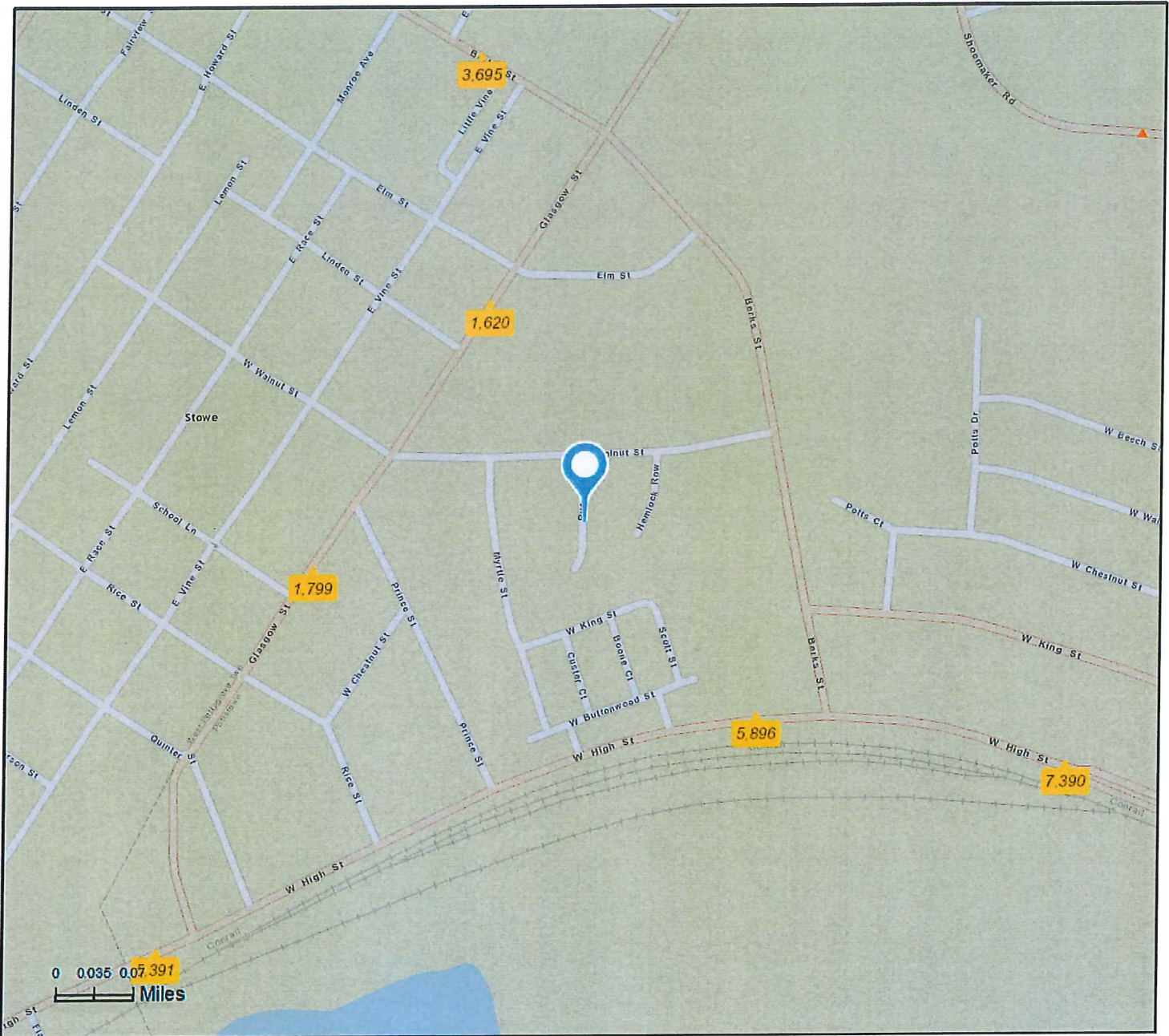
This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



# Traffic Count Map - Close Up

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Rings: 1, 3, 5 mile radii

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

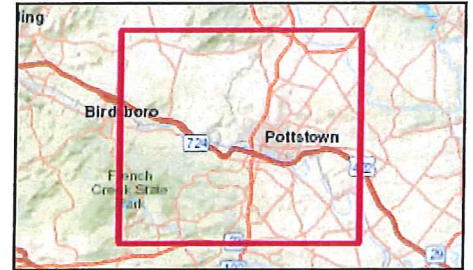
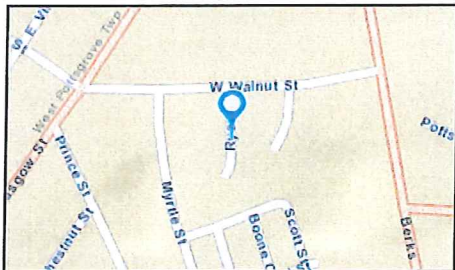
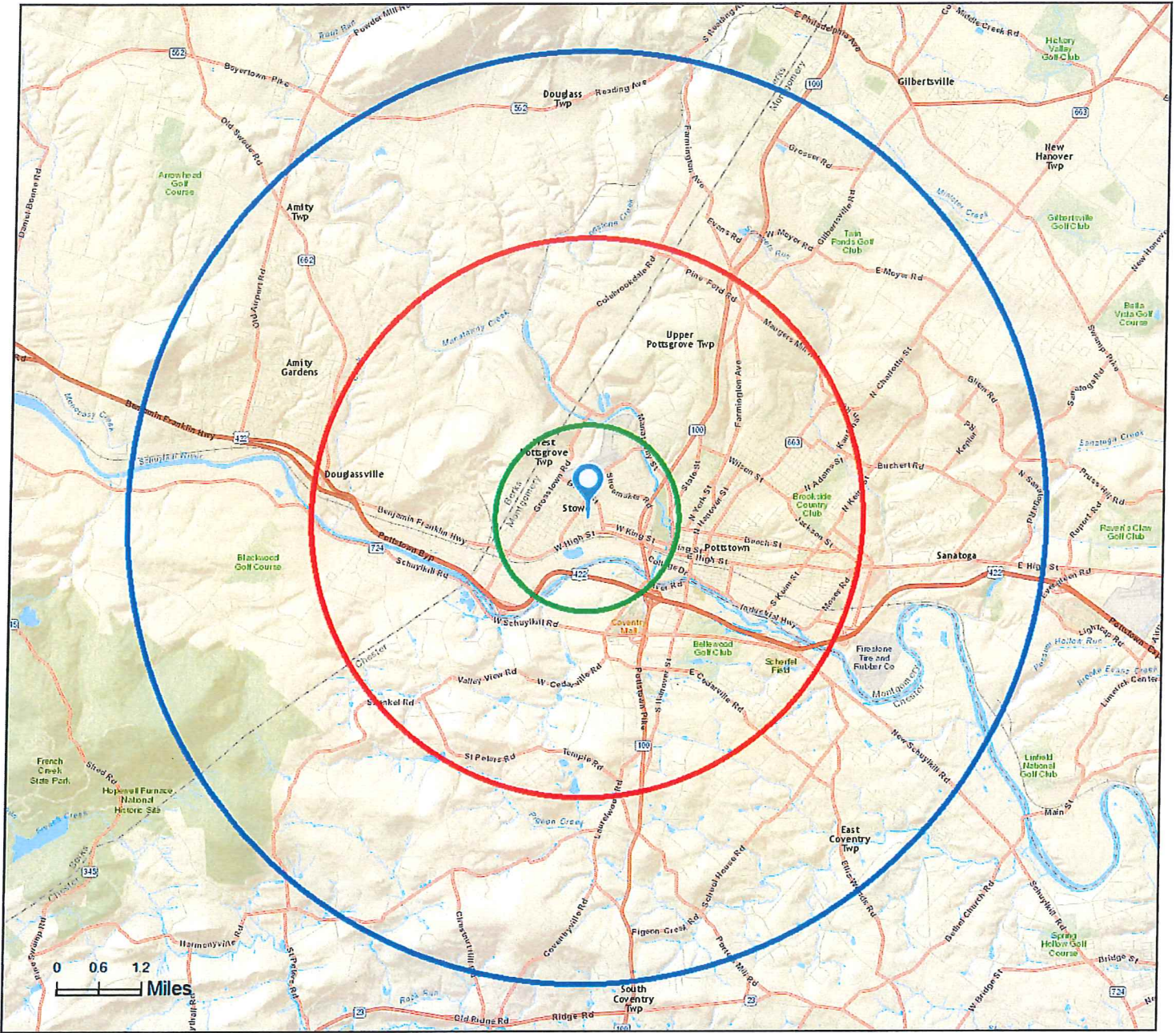
June 28, 2016



# Site Map

8 Ryan St, Pottstown, Pennsylvania, 19464  
Rings: 1, 3, 5 mile radii

Prepared by Aptcor Commercial- Realtor  
Latitude: 40.25145  
Longitude: -75.67209



June 28, 2016



# Demographic and Income Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 1 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Summary	Census 2010	2016	2021
Population	6,360	6,399	6,474
Households	2,529	2,523	2,540
Families	1,640	1,622	1,625
Average Household Size	2.50	2.52	2.53
Owner Occupied Housing Units	1,520	1,444	1,437
Renter Occupied Housing Units	1,009	1,079	1,103
Median Age	35.0	35.5	36.0

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.23%	0.28%	0.84%
Households	0.13%	0.27%	0.79%
Families	0.04%	0.19%	0.72%
Owner HHs	-0.10%	0.23%	0.73%
Median Household Income	1.30%	2.08%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	333	13.2%	340	13.4%
\$15,000 - \$24,999	256	10.1%	248	9.8%
\$25,000 - \$34,999	215	8.5%	259	10.2%
\$35,000 - \$49,999	440	17.4%	290	11.4%
\$50,000 - \$74,999	583	23.1%	591	23.3%
\$75,000 - \$99,999	311	12.3%	356	14.0%
\$100,000 - \$149,999	337	13.4%	396	15.6%
\$150,000 - \$199,999	26	1.0%	35	1.4%
\$200,000+	23	0.9%	25	1.0%
Median Household Income	\$50,475		\$53,832	
Average Household Income	\$58,659		\$63,134	
Per Capita Income	\$23,430		\$25,101	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	527	8.3%	482	7.5%	479	7.4%
5 - 9	474	7.5%	461	7.2%	450	6.9%
10 - 14	408	6.4%	427	6.7%	447	6.9%
15 - 19	406	6.4%	390	6.1%	394	6.1%
20 - 24	415	6.5%	426	6.7%	388	6.0%
25 - 34	953	15.0%	968	15.1%	984	15.2%
35 - 44	827	13.0%	803	12.6%	867	13.4%
45 - 54	934	14.7%	817	12.8%	760	11.7%
55 - 64	707	11.1%	805	12.6%	791	12.2%
65 - 74	365	5.7%	476	7.4%	557	8.6%
75 - 84	240	3.8%	230	3.6%	259	4.0%
85+	105	1.7%	113	1.8%	99	1.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,017	78.9%	4,856	75.9%	4,734	73.1%
Black Alone	926	14.6%	1,037	16.2%	1,141	17.6%
American Indian Alone	17	0.3%	18	0.3%	18	0.3%
Asian Alone	46	0.7%	57	0.9%	69	1.1%
Pacific Islander Alone	4	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	93	1.5%	115	1.8%	144	2.2%
Two or More Races	257	4.0%	309	4.8%	362	5.6%
Hispanic Origin (Any Race)	383	6.0%	469	7.3%	572	8.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

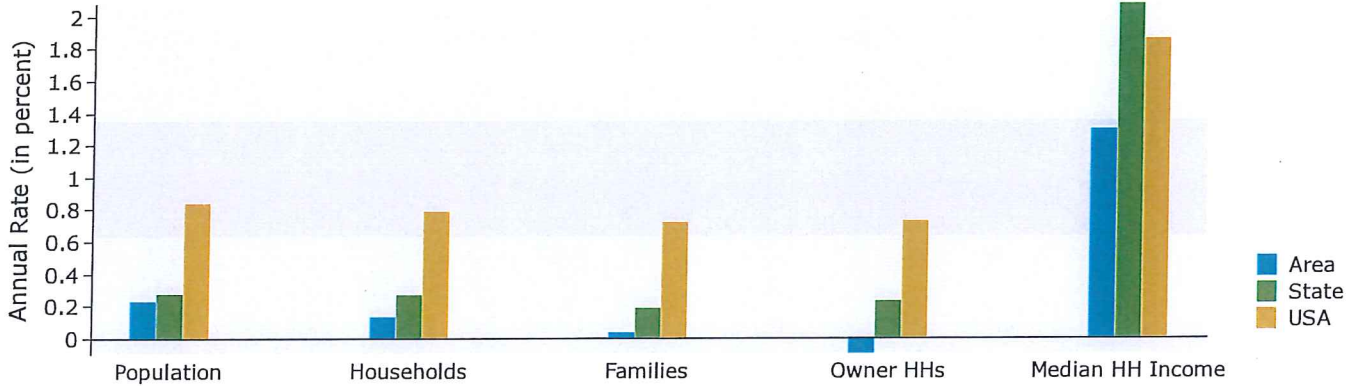


# Demographic and Income Profile

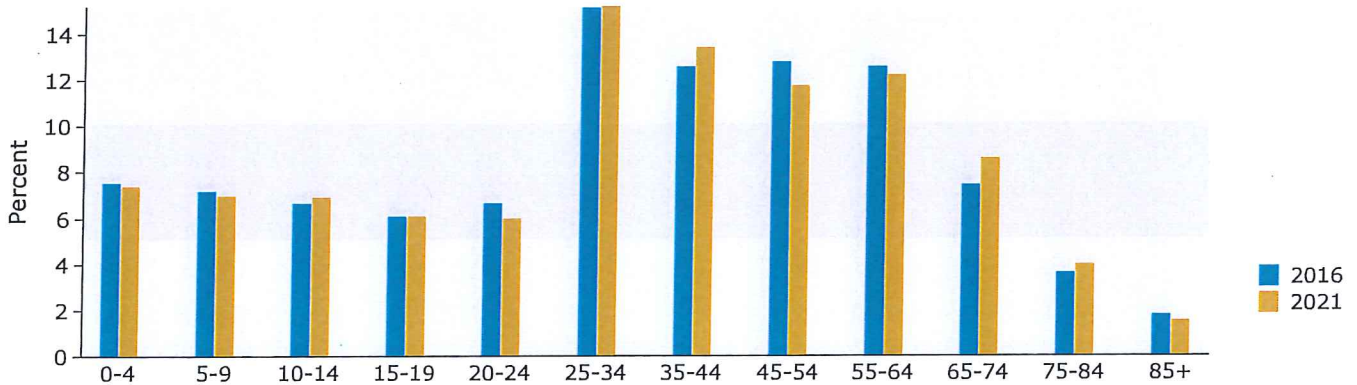
8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 1 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

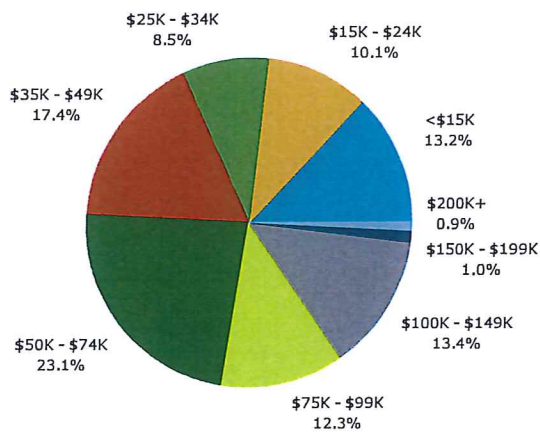
Trends 2016-2021



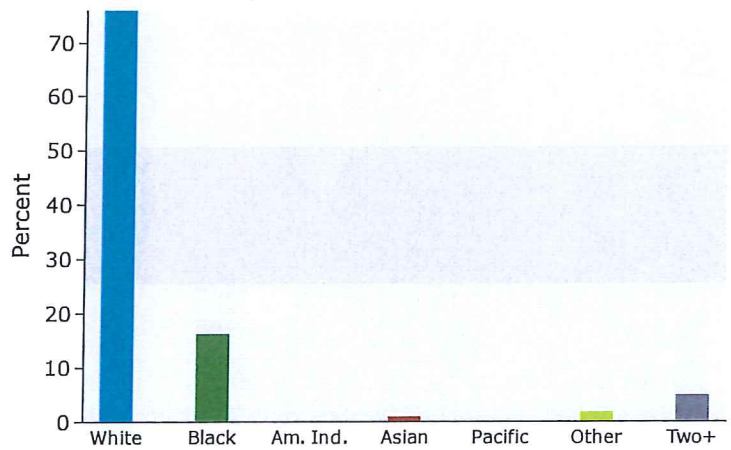
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
Ring: 3 mile radius

Prepared by Aptcor Commercial- Realtor  
Latitude: 40.25145  
Longitude: -75.67209

Summary	Census 2010	2016	2021
Population	38,488	39,237	39,995
Households	15,561	15,746	15,990
Families	9,890	9,912	10,018
Average Household Size	2.45	2.47	2.48
Owner Occupied Housing Units	9,877	9,610	9,715
Renter Occupied Housing Units	5,684	6,136	6,275
Median Age	38.0	38.7	39.3

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.38%	0.28%	0.84%
Households	0.31%	0.27%	0.79%
Families	0.21%	0.19%	0.72%
Owner HHs	0.22%	0.23%	0.73%
Median Household Income	2.05%	2.08%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,975	12.5%	2,026	12.7%
\$15,000 - \$24,999	1,688	10.7%	1,599	10.0%
\$25,000 - \$34,999	1,461	9.3%	1,773	11.1%
\$35,000 - \$49,999	2,186	13.9%	1,281	8.0%
\$50,000 - \$74,999	2,970	18.9%	2,896	18.1%
\$75,000 - \$99,999	2,070	13.1%	2,345	14.7%
\$100,000 - \$149,999	2,278	14.5%	2,727	17.1%
\$150,000 - \$199,999	693	4.4%	869	5.4%
\$200,000+	426	2.7%	474	3.0%
Median Household Income	\$53,336		\$59,019	
Average Household Income	\$68,521		\$74,799	
Per Capita Income	\$27,792		\$30,209	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,683	7.0%	2,541	6.5%	2,537	6.3%
5 - 9	2,548	6.6%	2,510	6.4%	2,420	6.1%
10 - 14	2,385	6.2%	2,515	6.4%	2,527	6.3%
15 - 19	2,433	6.3%	2,259	5.8%	2,351	5.9%
20 - 24	2,337	6.1%	2,442	6.2%	2,256	5.6%
25 - 34	5,372	14.0%	5,438	13.9%	5,507	13.8%
35 - 44	5,138	13.3%	5,029	12.8%	5,328	13.3%
45 - 54	5,965	15.5%	5,481	14.0%	5,075	12.7%
55 - 64	4,479	11.6%	5,160	13.2%	5,430	13.6%
65 - 74	2,616	6.8%	3,326	8.5%	3,819	9.5%
75 - 84	1,790	4.7%	1,675	4.3%	1,920	4.8%
85+	744	1.9%	860	2.2%	826	2.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,762	79.9%	30,222	77.0%	29,731	74.3%
Black Alone	5,194	13.5%	5,871	15.0%	6,456	16.1%
American Indian Alone	104	0.3%	112	0.3%	118	0.3%
Asian Alone	414	1.1%	534	1.4%	657	1.6%
Pacific Islander Alone	16	0.0%	22	0.1%	24	0.1%
Some Other Race Alone	711	1.8%	900	2.3%	1,139	2.8%
Two or More Races	1,286	3.3%	1,575	4.0%	1,870	4.7%
Hispanic Origin (Any Race)	2,173	5.6%	2,710	6.9%	3,357	8.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

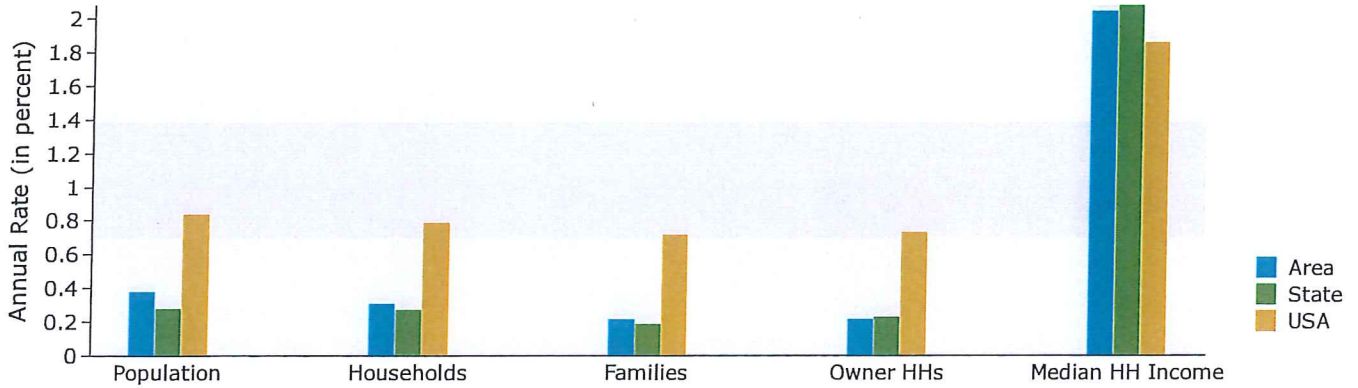


# Demographic and Income Profile

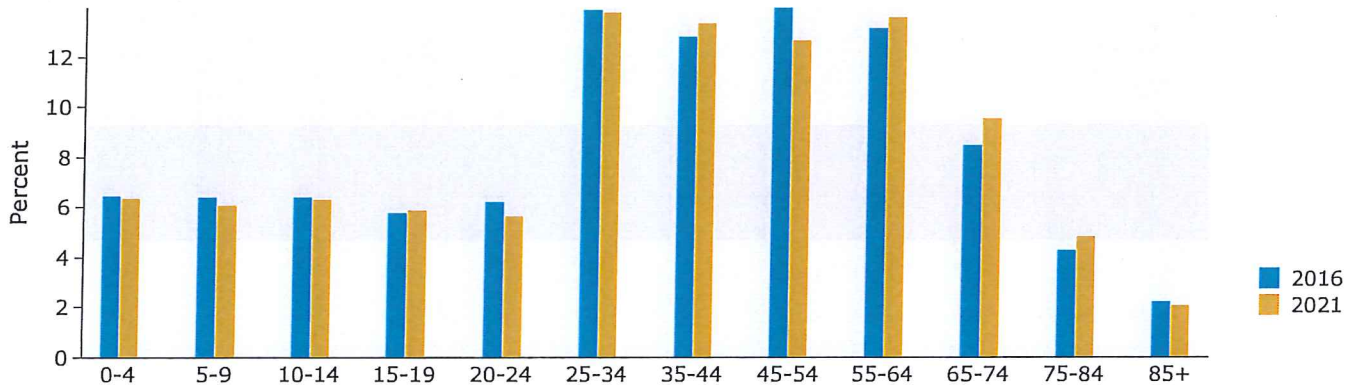
8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 3 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

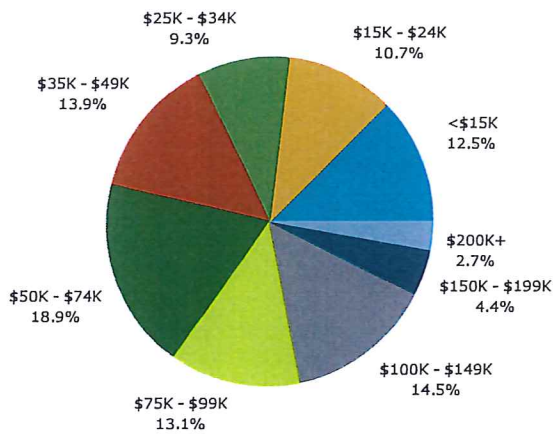
Trends 2016-2021



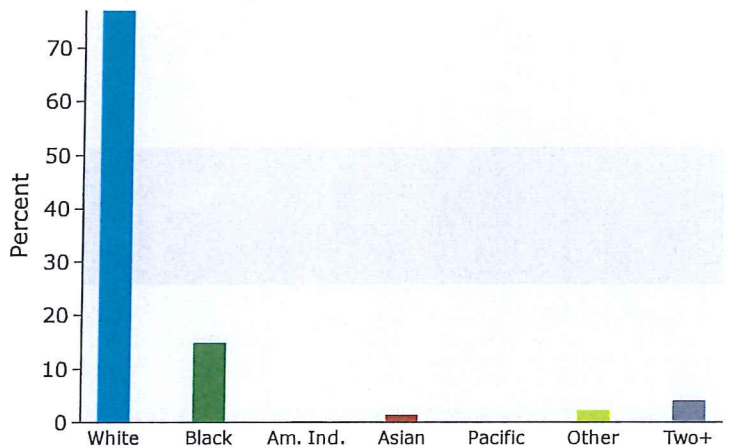
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



## Demographic and Income Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 5 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Summary	Census 2010	2016	2021
Population	77,372	79,211	80,907
Households	29,358	29,832	30,365
Families	20,488	20,666	20,959
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	21,505	21,248	21,567
Renter Occupied Housing Units	7,853	8,584	8,798
Median Age	38.6	39.5	40.0

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.42%	0.28%	0.84%
Households	0.35%	0.27%	0.79%
Families	0.28%	0.19%	0.72%
Owner HHS	0.30%	0.23%	0.73%
Median Household Income	2.72%	2.08%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,704	9.1%	2,694	8.9%
\$15,000 - \$24,999	2,413	8.1%	2,239	7.4%
\$25,000 - \$34,999	2,356	7.9%	2,802	9.2%
\$35,000 - \$49,999	3,273	11.0%	1,831	6.0%
\$50,000 - \$74,999	5,416	18.2%	5,088	16.8%
\$75,000 - \$99,999	4,233	14.2%	4,645	15.3%
\$100,000 - \$149,999	5,755	19.3%	6,734	22.2%
\$150,000 - \$199,999	2,410	8.1%	2,932	9.7%
\$200,000+	1,273	4.3%	1,399	4.6%
Median Household Income	\$67,461		\$77,134	
Average Household Income	\$83,529		\$91,219	
Per Capita Income	\$31,894		\$34,683	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,342	6.9%	5,069	6.4%	5,029	6.2%
5 - 9	5,505	7.1%	5,301	6.7%	5,073	6.3%
10 - 14	5,337	6.9%	5,538	7.0%	5,456	6.7%
15 - 19	5,035	6.5%	4,842	6.1%	5,017	6.2%
20 - 24	4,028	5.2%	4,544	5.7%	4,123	5.1%
25 - 34	9,566	12.4%	9,819	12.4%	10,267	12.7%
35 - 44	11,236	14.5%	10,334	13.0%	10,618	13.1%
45 - 54	12,255	15.8%	11,659	14.7%	10,845	13.4%
55 - 64	8,996	11.6%	10,379	13.1%	11,054	13.7%
65 - 74	5,169	6.7%	6,625	8.4%	7,704	9.5%
75 - 84	3,375	4.4%	3,343	4.2%	3,926	4.9%
85+	1,528	2.0%	1,757	2.2%	1,794	2.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,006	85.3%	65,699	82.9%	65,272	80.7%
Black Alone	7,228	9.3%	8,267	10.4%	9,194	11.4%
American Indian Alone	167	0.2%	182	0.2%	194	0.2%
Asian Alone	1,076	1.4%	1,411	1.8%	1,753	2.2%
Pacific Islander Alone	26	0.0%	34	0.0%	39	0.0%
Some Other Race Alone	898	1.2%	1,154	1.5%	1,484	1.8%
Two or More Races	1,972	2.5%	2,465	3.1%	2,970	3.7%
Hispanic Origin (Any Race)	3,057	4.0%	3,924	5.0%	4,982	6.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



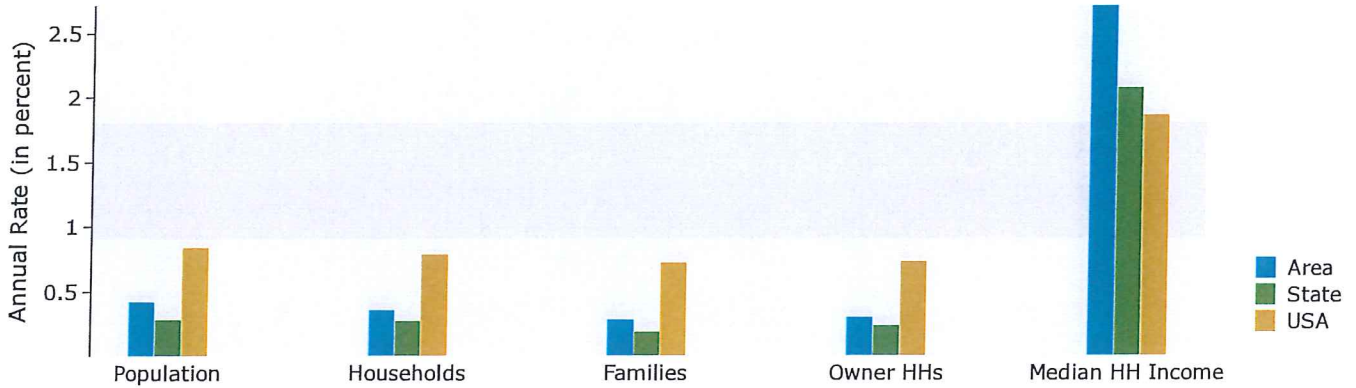


# Demographic and Income Profile

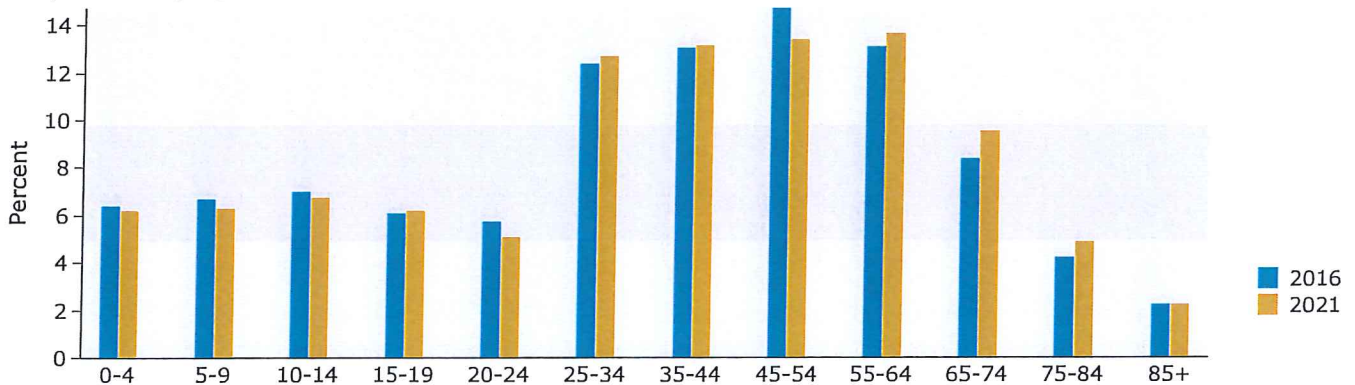
8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 5 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

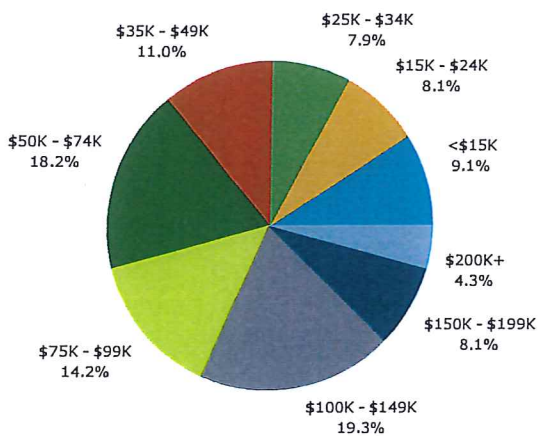
Trends 2016-2021



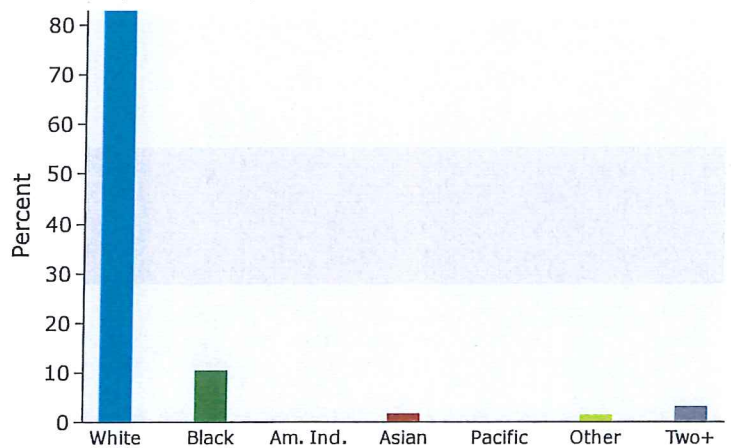
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 1 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Population		Households	
2010 Total Population	6,360	2016 Median Household Income	\$50,475
2016 Total Population	6,399	2021 Median Household Income	\$53,832
2021 Total Population	6,474	2016-2021 Annual Rate	1.30%
2016-2021 Annual Rate	0.23%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,666	100.0%	2,712	100.0%	2,748	100.0%
Occupied	2,529	94.9%	2,523	93.0%	2,540	92.4%
Owner	1,520	57.0%	1,444	53.2%	1,437	52.3%
Renter	1,009	37.8%	1,079	39.8%	1,103	40.1%
Vacant	137	5.1%	189	7.0%	208	7.6%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	1,444	100.0%	1,438	100.0%
<\$50,000	29	2.0%	16	1.1%
\$50,000-\$99,999	189	13.1%	114	7.9%
\$100,000-\$149,999	434	30.1%	327	22.7%
\$150,000-\$199,999	480	33.2%	470	32.7%
\$200,000-\$249,999	194	13.4%	312	21.7%
\$250,000-\$299,999	67	4.6%	115	8.0%
\$300,000-\$399,999	28	1.9%	49	3.4%
\$400,000-\$499,999	9	0.6%	13	0.9%
\$500,000-\$749,999	9	0.6%	13	0.9%
\$750,000-\$999,999	5	0.3%	9	0.6%
\$1,000,000+	0	0.0%	0	0.0%
Median Value	\$157,292		\$177,872	
Average Value	\$165,564		\$189,777	

Census 2010 Housing Units	Number	Percent
Total	2,666	100.0%
In Urbanized Areas	2,666	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



## Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 1 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

### Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	1,520	100.0%
Owned with a Mortgage/Loan	1,120	73.7%
Owned Free and Clear	400	26.3%

### Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	137	100.0%
For Rent	70	51.1%
Rented- Not Occupied	1	0.7%
For Sale Only	36	26.3%
Sold - Not Occupied	5	3.6%
Seasonal/Recreational/Occasional Use	3	2.2%
For Migrant Workers	0	0.0%
Other Vacant	44	32.1%

### Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,529	1,520	60.1%
15-24	133	30	22.6%
25-34	468	217	46.4%
35-44	457	255	55.8%
45-54	565	365	64.6%
55-64	411	275	66.9%
65-74	258	186	72.1%
75-84	158	128	81.0%
85+	79	64	81.0%

### Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,529	1,519	60.1%
White Alone	2,107	1,401	66.5%
Black/African American	313	84	26.8%
American Indian/Alaska	5	1	20.0%
Asian Alone	12	7	58.3%
Pacific Islander Alone	2	0	0.0%
Other Race Alone	41	11	26.8%
Two or More Races	49	15	30.6%
Hispanic Origin	113	31	27.4%

### Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,530	1,519	60.0%
1-Person	706	362	51.3%
2-Person	820	532	64.9%
3-Person	447	269	60.2%
4-Person	323	207	64.1%
5-Person	145	91	62.8%
6-Person	55	33	60.0%
7+ Person	34	25	73.5%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 3 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Population		Households	
2010 Total Population	38,488	2016 Median Household Income	\$53,336
2016 Total Population	39,237	2021 Median Household Income	\$59,019
2021 Total Population	39,995	2016-2021 Annual Rate	2.05%
2016-2021 Annual Rate	0.38%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	17,020	100.0%	17,470	100.0%	17,840	100.0%
Occupied	15,561	91.4%	15,746	90.1%	15,990	89.6%
Owner	9,877	58.0%	9,610	55.0%	9,715	54.5%
Renter	5,684	33.4%	6,136	35.1%	6,275	35.2%
Vacant	1,459	8.6%	1,724	9.9%	1,850	10.4%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	9,610	100.0%	9,716	100.0%
<\$50,000	208	2.2%	111	1.1%
\$50,000-\$99,999	1,013	10.5%	641	6.6%
\$100,000-\$149,999	2,198	22.9%	1,762	18.1%
\$150,000-\$199,999	2,156	22.4%	1,984	20.4%
\$200,000-\$249,999	1,475	15.3%	1,890	19.5%
\$250,000-\$299,999	892	9.3%	1,201	12.4%
\$300,000-\$399,999	924	9.6%	1,227	12.6%
\$400,000-\$499,999	308	3.2%	359	3.7%
\$500,000-\$749,999	243	2.5%	311	3.2%
\$750,000-\$999,999	119	1.2%	153	1.6%
\$1,000,000+	74	0.8%	77	0.8%
Median Value	\$182,143		\$209,524	
Average Value	\$220,697		\$245,917	

Census 2010 Housing Units	Number	Percent
Total	17,020	100.0%
In Urbanized Areas	16,466	96.7%
In Urban Clusters	0	0.0%
Rural Housing Units	554	3.3%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



## Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 3 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

### Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	9,877	100.0%
Owned with a Mortgage/Loan	7,212	73.0%
Owned Free and Clear	2,665	27.0%

### Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	1,459	100.0%
For Rent	621	42.6%
Rented- Not Occupied	24	1.6%
For Sale Only	296	20.3%
Sold - Not Occupied	39	2.7%
Seasonal/Recreational/Occasional Use	27	1.9%
For Migrant Workers	0	0.0%
Other Vacant	450	30.8%

### Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,560	9,877	63.5%
15-24	664	115	17.3%
25-34	2,568	1,336	52.0%
35-44	2,820	1,743	61.8%
45-54	3,394	2,276	67.1%
55-64	2,712	1,952	72.0%
65-74	1,691	1,238	73.2%
75-84	1,219	895	73.4%
85+	492	322	65.4%

### Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,561	9,876	63.5%
White Alone	13,103	8,958	68.4%
Black/African American	1,834	662	36.1%
American Indian/Alaska	32	13	40.6%
Asian Alone	117	79	67.5%
Pacific Islander Alone	5	1	20.0%
Other Race Alone	231	69	29.9%
Two or More Races	239	94	39.3%
Hispanic Origin	611	203	33.2%

### Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,561	9,877	63.5%
1-Person	4,502	2,203	48.9%
2-Person	5,151	3,626	70.4%
3-Person	2,637	1,783	67.6%
4-Person	1,955	1,405	71.9%
5-Person	803	566	70.5%
6-Person	303	185	61.1%
7+ Person	210	109	51.9%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 5 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Population		Households	
2010 Total Population	77,372	2016 Median Household Income	\$67,461
2016 Total Population	79,211	2021 Median Household Income	\$77,134
2021 Total Population	80,907	2016-2021 Annual Rate	2.72%
2016-2021 Annual Rate	0.42%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	31,413	100.0%	32,104	100.0%	32,797	100.0%
Occupied	29,358	93.5%	29,832	92.9%	30,365	92.6%
Owner	21,505	68.5%	21,248	66.2%	21,567	65.8%
Renter	7,853	25.0%	8,584	26.7%	8,798	26.8%
Vacant	2,055	6.5%	2,272	7.1%	2,432	7.4%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	21,248	100.0%	21,568	100.0%
<\$50,000	534	2.5%	220	1.0%
\$50,000-\$99,999	1,150	5.4%	704	3.3%
\$100,000-\$149,999	2,973	14.0%	2,184	10.1%
\$150,000-\$199,999	3,804	17.9%	3,063	14.2%
\$200,000-\$249,999	3,875	18.2%	4,530	21.0%
\$250,000-\$299,999	3,293	15.5%	4,162	19.3%
\$300,000-\$399,999	3,478	16.4%	4,317	20.0%
\$400,000-\$499,999	1,185	5.6%	1,294	6.0%
\$500,000-\$749,999	641	3.0%	738	3.4%
\$750,000-\$999,999	180	0.8%	223	1.0%
\$1,000,000+	135	0.6%	133	0.6%
Median Value	\$227,910		\$250,997	
Average Value	\$253,756		\$275,733	

Census 2010 Housing Units	Number	Percent
Total	31,413	100.0%
In Urbanized Areas	29,373	93.5%
In Urban Clusters	0	0.0%
Rural Housing Units	2,040	6.5%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Housing Profile

8 Ryan St, Pottstown, Pennsylvania, 19464  
 Ring: 5 mile radius

Prepared by Aptcor Commercial- Realtor  
 Latitude: 40.25145  
 Longitude: -75.67209

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	21,505	100.0%
Owned with a Mortgage/Loan	16,199	75.3%
Owned Free and Clear	5,306	24.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,055	100.0%
For Rent	771	37.5%
Rented- Not Occupied	42	2.0%
For Sale Only	496	24.1%
Sold - Not Occupied	68	3.3%
Seasonal/Recreational/Occasional Use	73	3.6%
For Migrant Workers	0	0.0%
Other Vacant	618	30.1%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,358	21,505	73.3%
15-24	915	192	21.0%
25-34	4,289	2,614	60.9%
35-44	5,925	4,441	75.0%
45-54	6,780	5,271	77.7%
55-64	5,224	4,229	81.0%
65-74	3,152	2,529	80.2%
75-84	2,186	1,668	76.3%
85+	887	561	63.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,358	21,505	73.3%
White Alone	25,888	19,927	77.0%
Black/African American	2,498	1,046	41.9%
American Indian/Alaska	50	29	58.0%
Asian Alone	299	244	81.6%
Pacific Islander Alone	9	5	55.6%
Other Race Alone	271	95	35.1%
Two or More Races	343	159	46.4%
Hispanic Origin	828	358	43.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,358	21,505	73.3%
1-Person	7,027	3,922	55.8%
2-Person	9,863	7,701	78.1%
3-Person	5,117	3,947	77.1%
4-Person	4,440	3,669	82.6%
5-Person	1,883	1,530	81.3%
6-Person	644	482	74.8%
7+ Person	384	254	66.1%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.