

FOR SALE
MIXED USE FACILITY

200 Monroe Street
Pottstown, PA

PROPERTY DETAILS

BUILDING SIZE:

- Approx. 65,000 SF

LOT SIZE:

- 1.76 AC

BUILDING TYPE:

- Mixed Use Complex consisting of industrial, retail, office, and residential tenants.

CEILING HEIGHT:

- 12' - 14'

TRUCK LOADING:

- Three (3) Loading Docks
- Three (3) Drive-In Doors

WATER AND SEWER:

- Public water and sewer



PROPERTY DETAILS

HVAC:

- HVAC and oil heat

SPRINKLER:

- Partially sprinklered (Wet System)

PARKING:

- Newly paved parking lot

SIDING:

- New exterior siding

LIGHTING:

- New LED lighting

ZONING:

- R-3 (West Pottsgrove Township)



ADDITIONAL PHOTOS



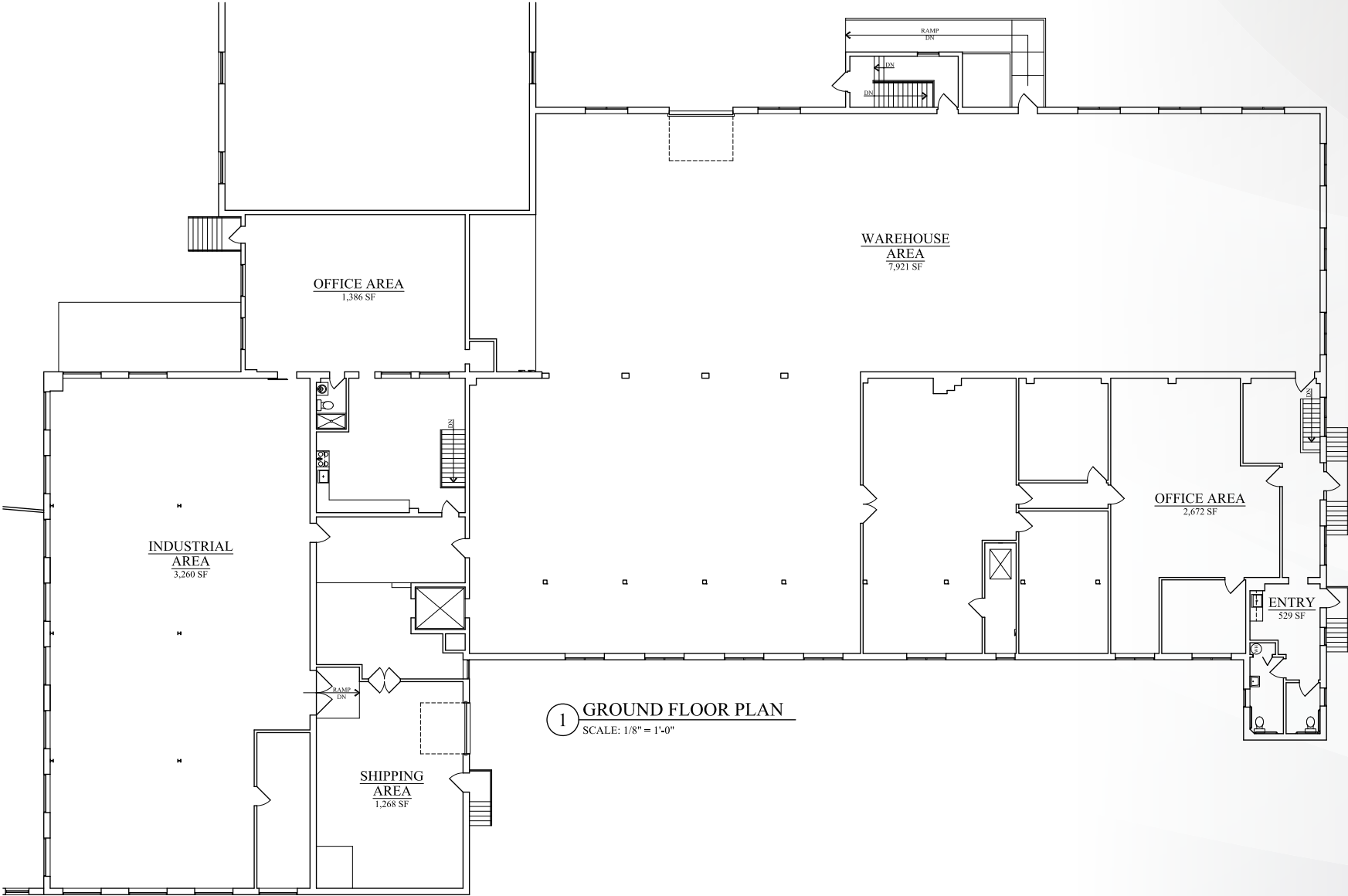
KEY TENANTS

- Twelve (12+) total tenants
- Majority of tenants on short term, below market leases.

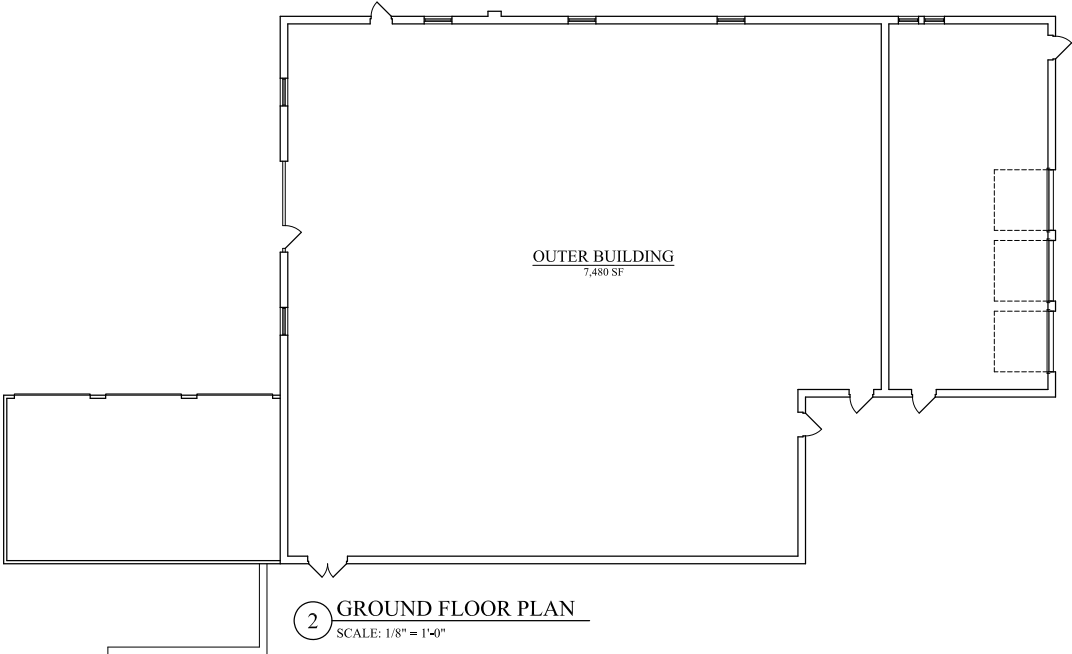
Dr. Schutz® GROUP



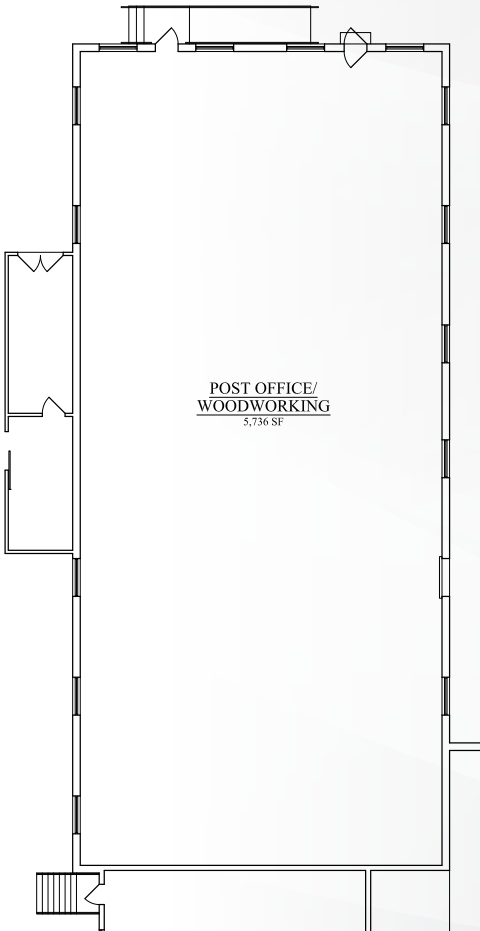
FLOOR PLAN



FLOOR PLAN

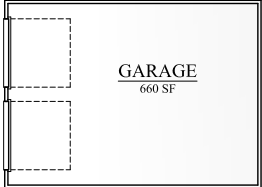
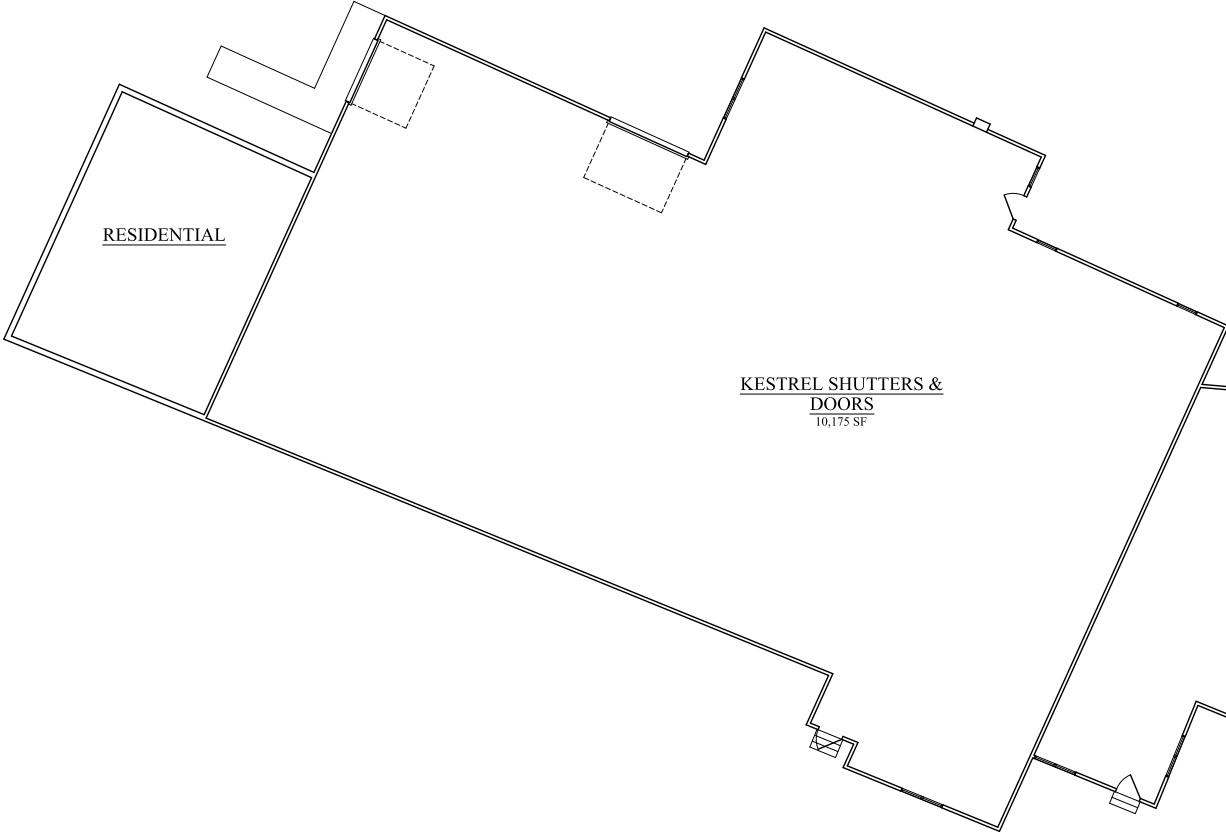


2 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN

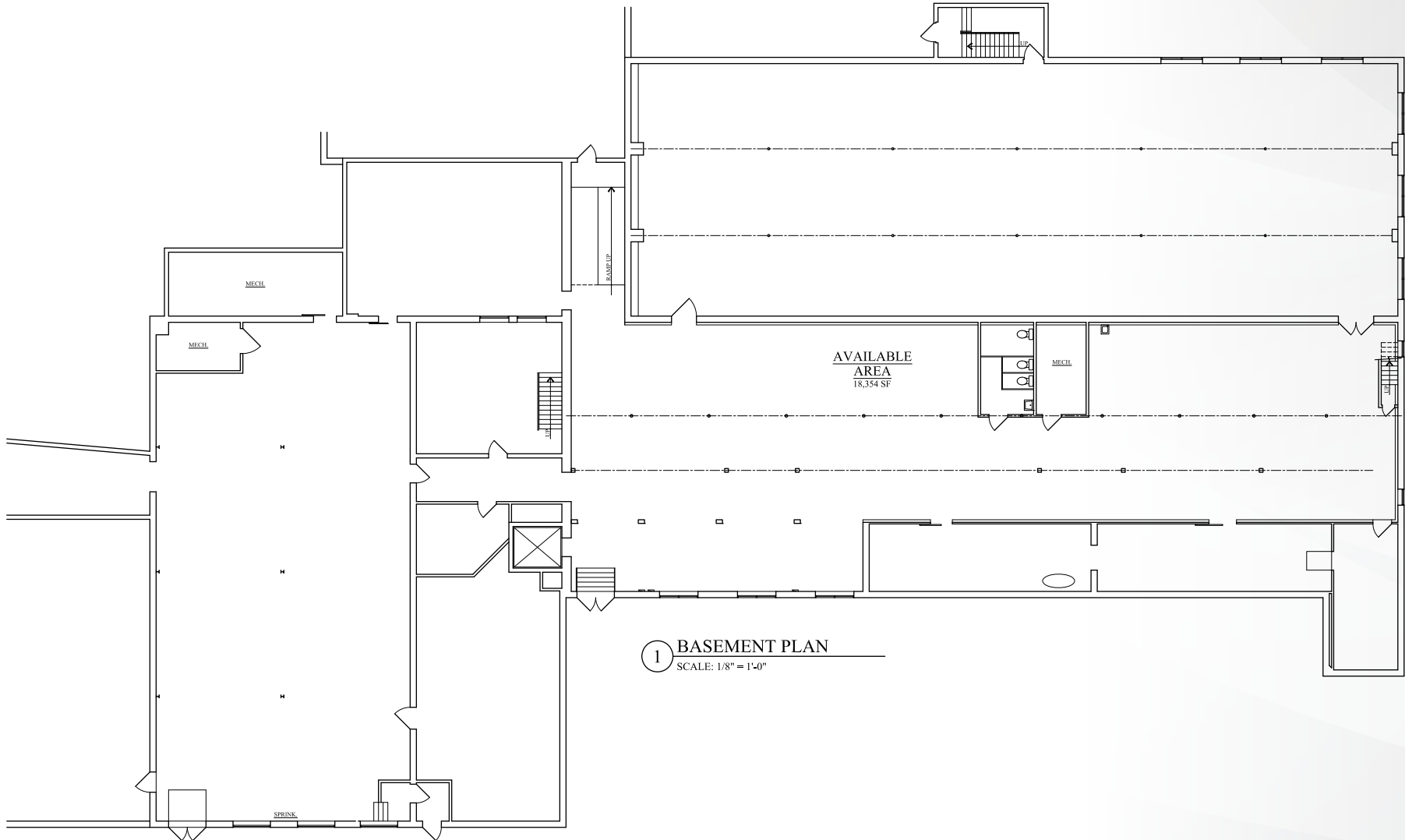


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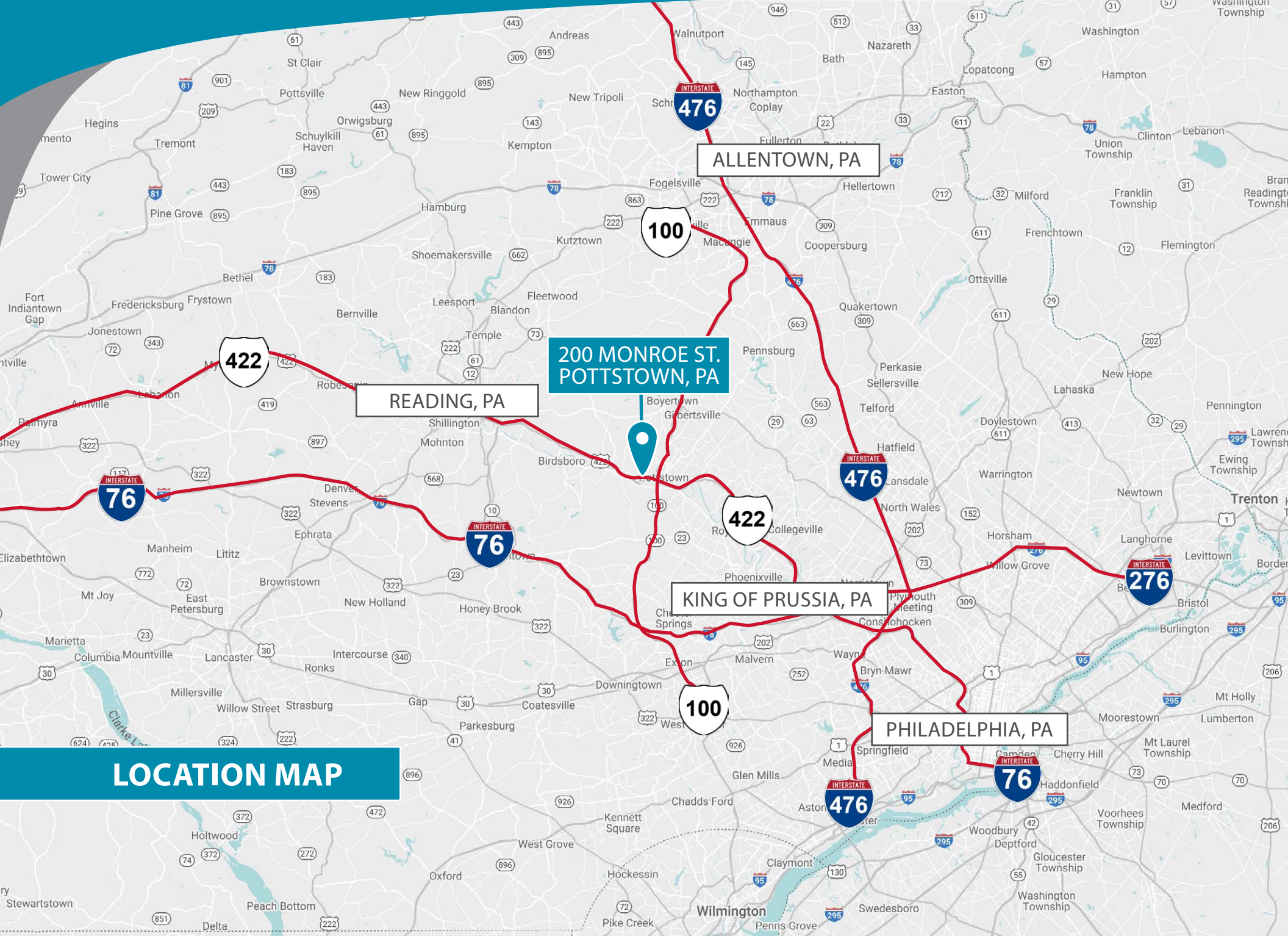
FLOOR PLAN





LOCATION DESCRIPTION:

This property is located in Stowe, Montgomery County, PA within 1 mile of Route 422 which provides access to Route 100, I-76, I-476, I-76, and I-276.

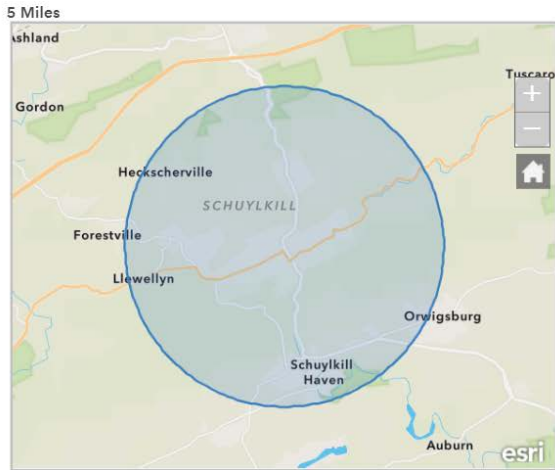


LOCATION MAP

DEMOGRAPHICS

5 MILE RADIUS

Market Insights for Real Estate
200 Monroe Street, Pottstown, PA



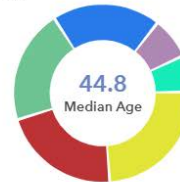
42,099
Total Population
(Current year)

-0.24%
Population Growth
(Projected 5-yr)

\$53,192
Household Income
(Median)

Generational Predominance

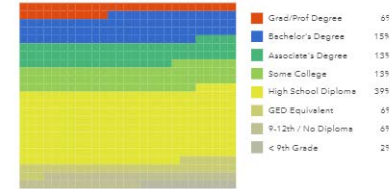
- Baby Boomer (Ages 58 - 76)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- Gen Z (Ages 6 - 23)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)



\$112,232
Home Value
(Median)

\$44,863
Disposable Income
(Median)

Educational Attainment

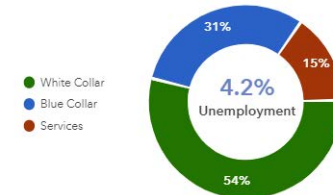


5,000
Residents
Who Commute
30+ Minutes

40
Schools

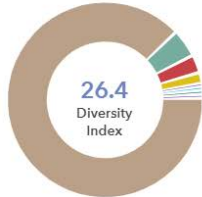
1,829
Businesses

Employment Type (Residents)

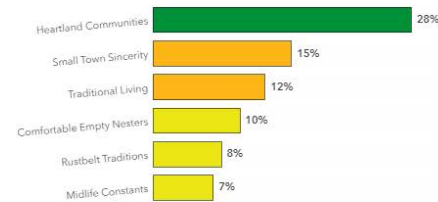


Race and Ethnicity

- White Pop
- Hispanic
- Multiple Races
- Black/ African American
- Asian Pop
- Other Race
- American Indian
- Pacific Islander



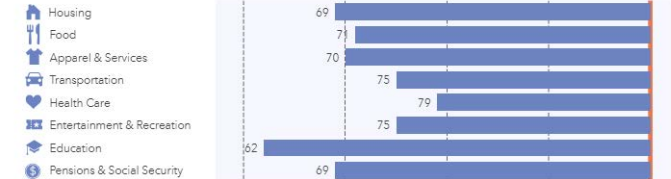
Top Lifestyle Segments



18,174
Households
(Total)

2.3
Household Size
(Average)

Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

PRIMARY CONTACT



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