



# Medical Office Space for Lease

1630 E High St | Pottstown, PA

Flexible Layouts from  $\pm 800$  SF to  $\pm 5,600$  SF Available Now

 SCOPE

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# PROPERTY OVERVIEW

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**Scope Commercial Real Estate** is pleased to present 1630 E High St, a well-located multi-tenant medical and office building in Pottstown, Pennsylvania offering flexible suites for lease. The ±9,693 SF property features a combination of move-in ready spaces and customizable layouts, accommodating a wide range of medical, professional, and service-oriented users.

The building is anchored by established tenants including Taylor Behavioral Health and Sanatoga Pharmacy, creating a strong healthcare-focused environment with consistent customer traffic and tenant synergy.

Positioned along East High Street, the property benefits from excellent visibility and direct access to one of Pottstown's primary commercial corridors. The site offers convenient connectivity to major regional roadways and is surrounded by dense residential neighborhoods, providing a built-in customer base and strong local demand drivers.

With multiple suite configurations available, 1630 E High St offers flexibility for tenants ranging from small professional users to larger medical operators seeking a strategic and accessible location.

## LEASING HIGHLIGHTS

- **Flexible Suite Sizes Available:** Multiple configurations ideal for medical, office, and service users.
- **Medical & Service Synergy:** Co-tenancy with established healthcare users drives consistent foot traffic and referral opportunities.
- **High Visibility Location:** Prominent frontage along E High Street with strong daily traffic exposure.
- **Move-In Ready + Customizable Spaces:** Mix of built-out suites and value-add spaces to fit tenant needs.
- **Strong Demographics & Demand Drivers:** Dense surrounding population supports long-term business growth.
- **Ample On-Site Parking:** Convenient parking for both staff and customers.

# SUITE 3



Asking Price:	\$16.00/SF
SF:	802 SF
Lease Type:	NNN



# SUITE 3



# SUITE 4/5 (CAN BE SUBDIVIDED)



Asking Price:	\$16.00/SF
SF:	5,641 SF
Lease Type:	NNN



# SUITE 4



# SUITE 5



# RETAIL MAP



POTTSOTWON HOSPITAL

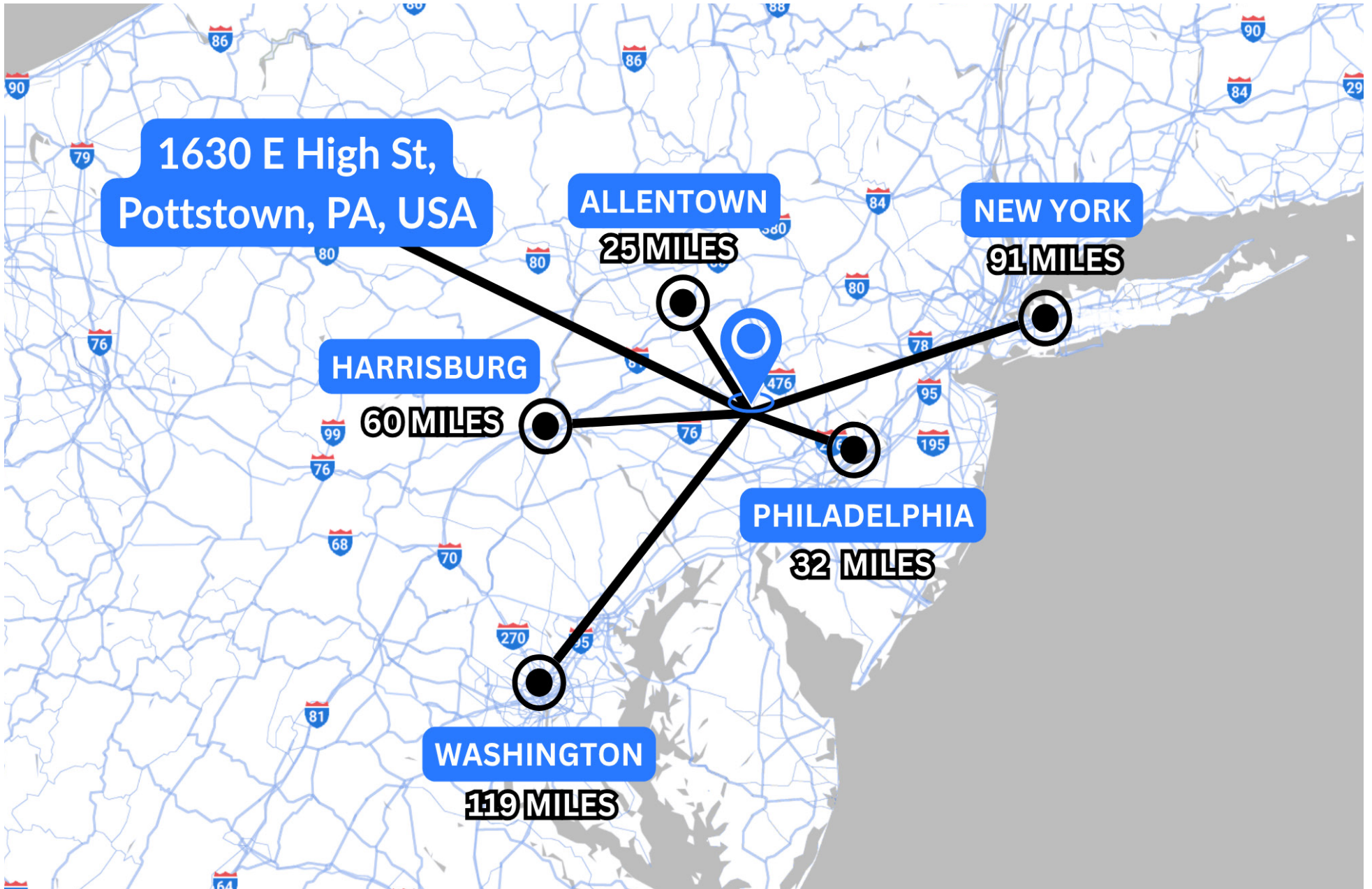
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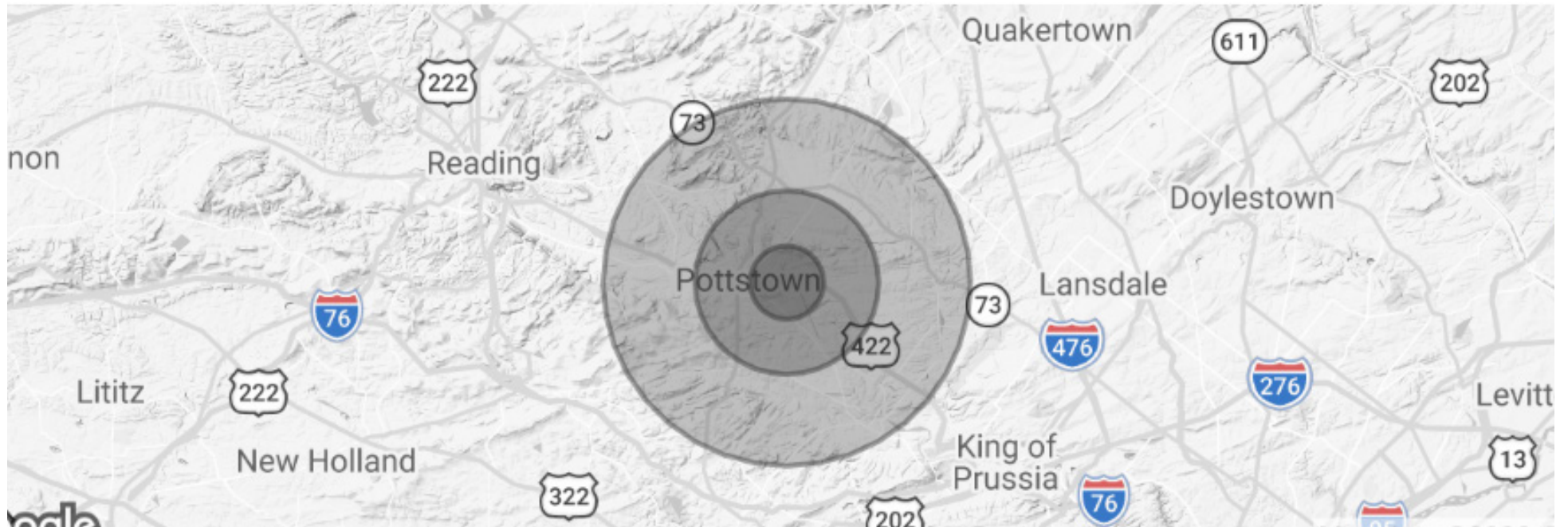
DG BURGER KING DQ DUNKIN' PNC

E HIGH ST - 15,614 VPD

# REGIONAL MAP



# DEMOGRAPHICS



## POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	27,087	92,443	260,963
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	41

## HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	10,359	35,337	99,585
# of Person per HH	2.6	2.6	2.6
Average HH Income	\$93,082	\$117,625	\$136,590
Average House Value	\$253,947	\$338,728	\$388,882