



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**MEDICAL ARTS COMPLEX FOR SALE**  
**1630 EAST HIGH STREET POTTSTOWN, PA 19464**

610.429.0200  
swopelees.com





## PROPERTY DESCRIPTION

Well Located Medical/Professional Office Complex for Sale within close proximity to Pottstown Memorial Medical Center. Discover the vibrant community surrounding this prime Pottstown location. Situated in an area known for its rich history and small-town charm, the property offers convenient access to a diverse range of amenities and services.

## PROPERTY HIGHLIGHTS

- 5 Building Medical Complex in The Center of Pottstown!
- Directly across from Pottstown Hospital (Tower Health).
- Substantial parking on site.
- Adjacent to several large retailers.
- Immediate access to Route 422 and Route 100

## OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	5
Building Size:	9,693 SF

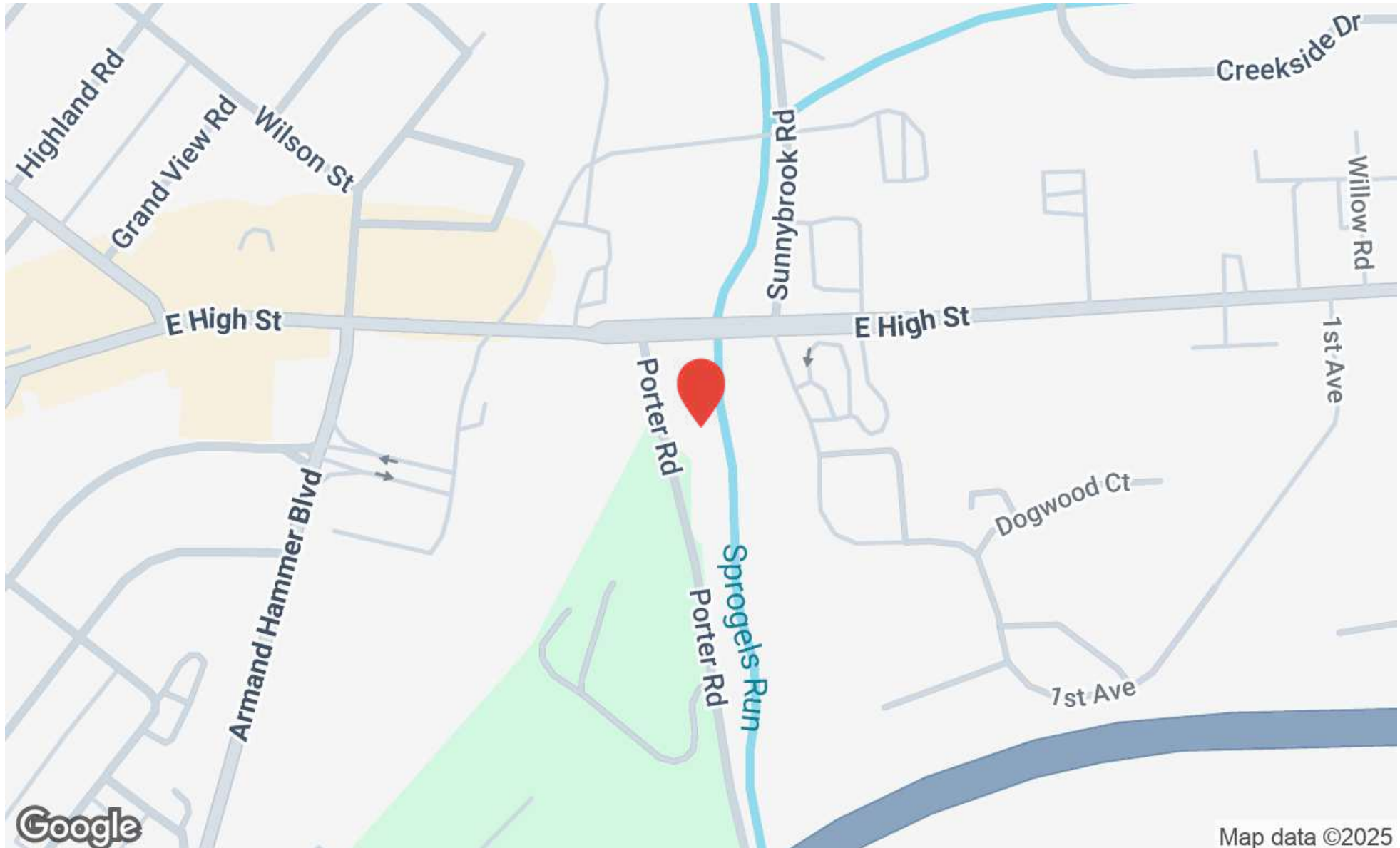
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,672	19,450	36,164
Total Population	6,718	49,504	93,986
Average HH Income	\$103,968	\$105,585	\$121,683



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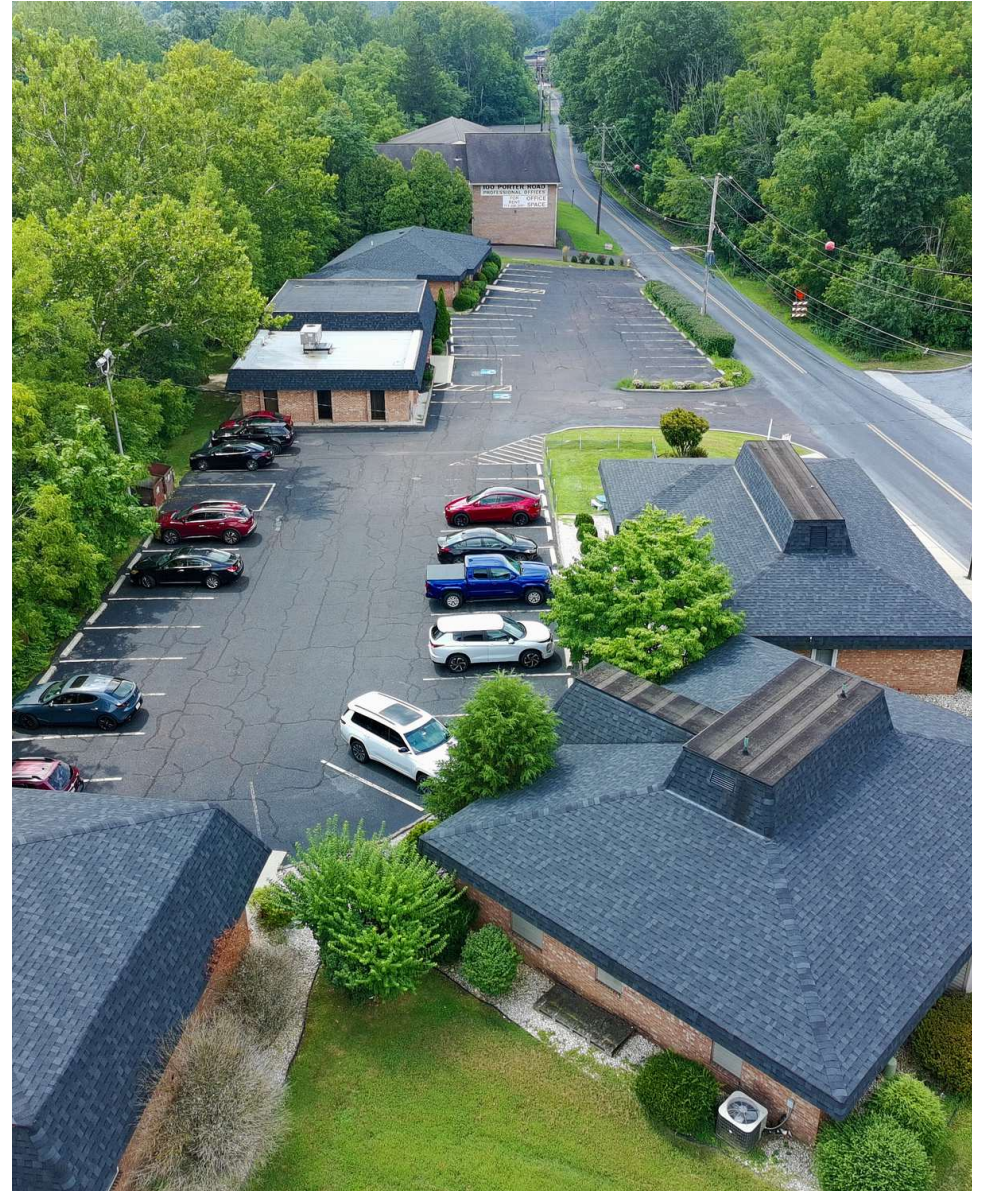




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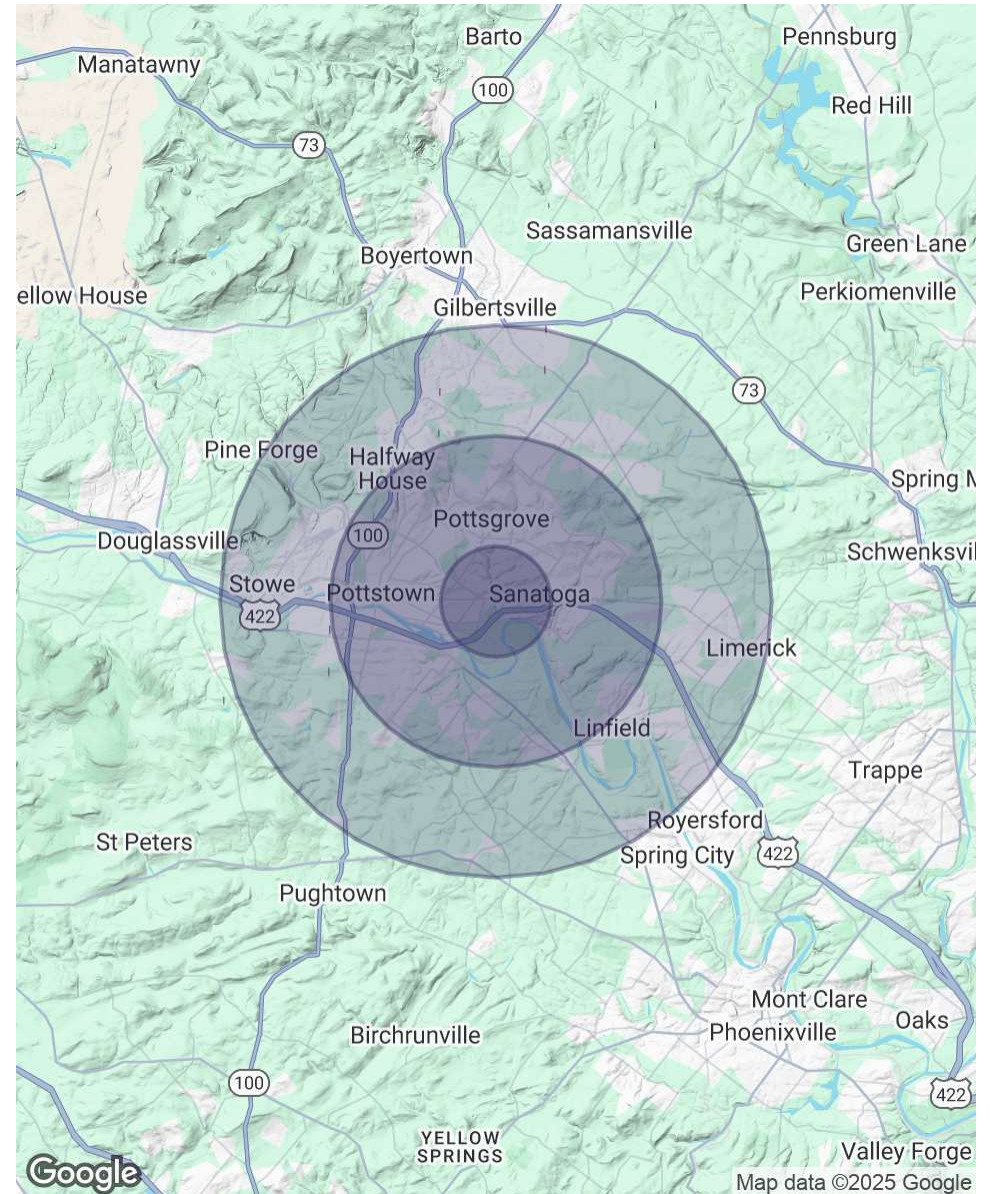


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,718	49,504	93,986
Average Age	42	41	41
Average Age (Male)	41	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,672	19,450	36,164
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$103,968	\$105,585	\$121,683
Average House Value	\$254,390	\$255,237	\$319,396

*Demographics data derived from AlphaMap*





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**LARRY WYGANT**

**Associate Broker**

larry@swopelees.com

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**PROFESSIONAL BACKGROUND**

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

**Swope Lees Commercial Real Estate**  
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## RYAN GRIGALONIS

Associate

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### PROFESSIONAL BACKGROUND

Ryan Grigalonis received his undergraduate degree from the College of Charleston and brings a younger, innovative perspective to the industry. Ryan prides himself on exceptional client service and satisfaction. Outside of work, Ryan enjoys traveling to new places, spending time with family, and following his beloved Philadelphia sports teams.

### EDUCATION

B.S. College of Charleston

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