

**OFFERING MEMORANDUM**  
**23,000 SF Special Purpose Building**

**1700 INDUSTRIAL HIGHWAY**

Pottstown, PA 19464

**PRESENTED BY:**

**CHICHI E. AHIA, SIOR**  
O: 215.757.2500 x2202  
chichi.ahia@svn.com  
PA #RM423727

**MONIKA POLAKEVIC, CCIM**  
O: 215.757.2500 x2204  
monika.polakevic@svn.com  
PA #RS 293807



INDUSTRIAL HWY

ARMAND HAMMER BLVD



**EXCLUSIVELY MARKETED BY:**



**CHICHI E. AHIA, SIOR**

Executive Director/ Principal

**D:** 215.757.2500 x2202  
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



**MONIKA POLAKEVIC, CCIM**

Senior Advisor

**D:** 215.757.2500 x2204  
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



# Table of Contents

<b>5</b>	<b>THE PROPERTY</b>		
	Property Summary	6	
	Property Details	7	
	Property Highlights	8	
	Interior Photos	9	
<b>11</b>	<b>THE LOCATION</b>		
	Regional Map	12	
	Location Map	13	
<b>14</b>	<b>THE FLOOR PLANS</b>		
	Second Floor, Main Floor & Lower Level		15
<b>18</b>	<b>THE DEMOGRAPHICS</b>		
	Demographics Map & Report		19
<b>20</b>	<b>THE ZONING</b>		
	IN - Interchange District		21

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**SECTION 1**  
**The Property**

INDUSTRIAL HWY

ARMAND HAMMER BLVD

422



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$850,000
<b>BUILDING SIZE:</b>	23,036 SF±
<b>LOT SIZE:</b>	2.1 AC±
<b>YEAR BUILT:</b>	1950
<b>RENOVATED:</b>	2014
<b>ZONING:</b>	IN - Interchange District
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	West Montgomery County

### PROPERTY OVERVIEW

SVN is pleased to present a unique and exceptional opportunity to purchase a free-standing special purpose building with highway visibility located at a signalized intersection on Industrial Highway immediately on the offramp of Armand Hammer Highway (US-422) in Pottstown, Pennsylvania. The multi-story 23,036 SF building was previously utilized as a medical/professional training institution. The building has a functional and flexible floor plan with several unique features, including an expansive auditorium with 18' clear height ceiling and an enlarged window line along the east side wall, multiple large classrooms, training rooms, a large commercial kitchen and several offices. The building is served by 400 amp, 3-phase power, well water and public sewer. It is situated in a prime commercial trade area in close proximity to The Home Depot, Costco, Philadelphia Premium Outlets and other amenities. The site is situated within the IN - Interchange zoning district which allows for a number of favorable by-right uses.

### LOCATION OVERVIEW

The property is situated on Industrial Highway in Lower Pottsgrove Township, immediately east of the Borough of Pottstown. Entry to the site is approximately 50 feet from the US-422 interchange. Lower Pottsgrove Township is approximately 30 miles northwest of Philadelphia and 18 miles southeast of Reading, along the Schuylkill River. In addition to convenient access to Pottstown Expressway (US-422) the site is also conveniently accessible to/from PA RT-100 and the Pennsylvania Turnpike (I-76 / I-276).

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$850,000</b>
-------------------	------------------

### LOCATION INFORMATION

<b>STREET ADDRESS</b>	1700 Industrial Highway
<b>CITY, STATE, ZIP</b>	Pottstown, PA 19464
<b>COUNTY</b>	Montgomery
<b>MARKET</b>	Philadelphia
<b>SUB-MARKET</b>	West Montgomery County
<b>CROSS-STREETS</b>	Armand Hammer Interchange/Rt.422
<b>TOWNSHIP</b>	Lower Pottsgrove
<b>SIGNAL INTERSECTION</b>	Yes
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	US-422 (100 Ft)
<b>NEAREST AIRPORT</b>	Philadelphia Int'l (PHL) - 46.3 Mi.

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Special Purpose
<b>ZONING</b>	IN - Interchange District
<b>PROPERTY SUBTYPE</b>	School
<b>LOT SIZE</b>	0.32 AC±
<b>APN #</b>	42-00-01276-005, 42-00-05473-011 & 42-00-01270-002
<b>RE TAXES (2022)</b>	\$19,129
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	14,610 VPD
<b>TRAFFIC COUNT STREETS</b>	Industrial Hwy & Armand Hammer Interchange

### UTILITIES & AMENITIES

<b>CENTRAL HVAC</b>	Yes
<b>POWER</b>	400 amp, 3-phase
<b>WATER</b>	Well
<b>SEWER</b>	Public

## PROPERTY HIGHLIGHTS

- Freestanding special-use building
- Former medical/professional career institute
- 23,036 SF multi-story building
- Flexible and functional floor plans
- 11,464 SF± main floor offices & auditorium
- 1,160 SF± 2nd floor offices
- 10,412 SF± lower-level offices/classrooms
- Large commercial kitchen
- Heavy power (400 amp / 3-phase)
- Well water / public sewer
- Excellent highway visibility w/ frontage on US-422
- Excellent signage opportunity
- Ideally situated for business and consumer access
- Proximate to commercial and residential trade areas
- Commutable proximity to/from Philadelphia and New Jersey
- Convenient access to/from US-422 and PA Turnpike
- IN-Interchange Zoning District w/ abundant permitted uses
- \*Additional land/parking potentially available





**INTERIOR PHOTOS**





**SECTION 2**  
**The Location**

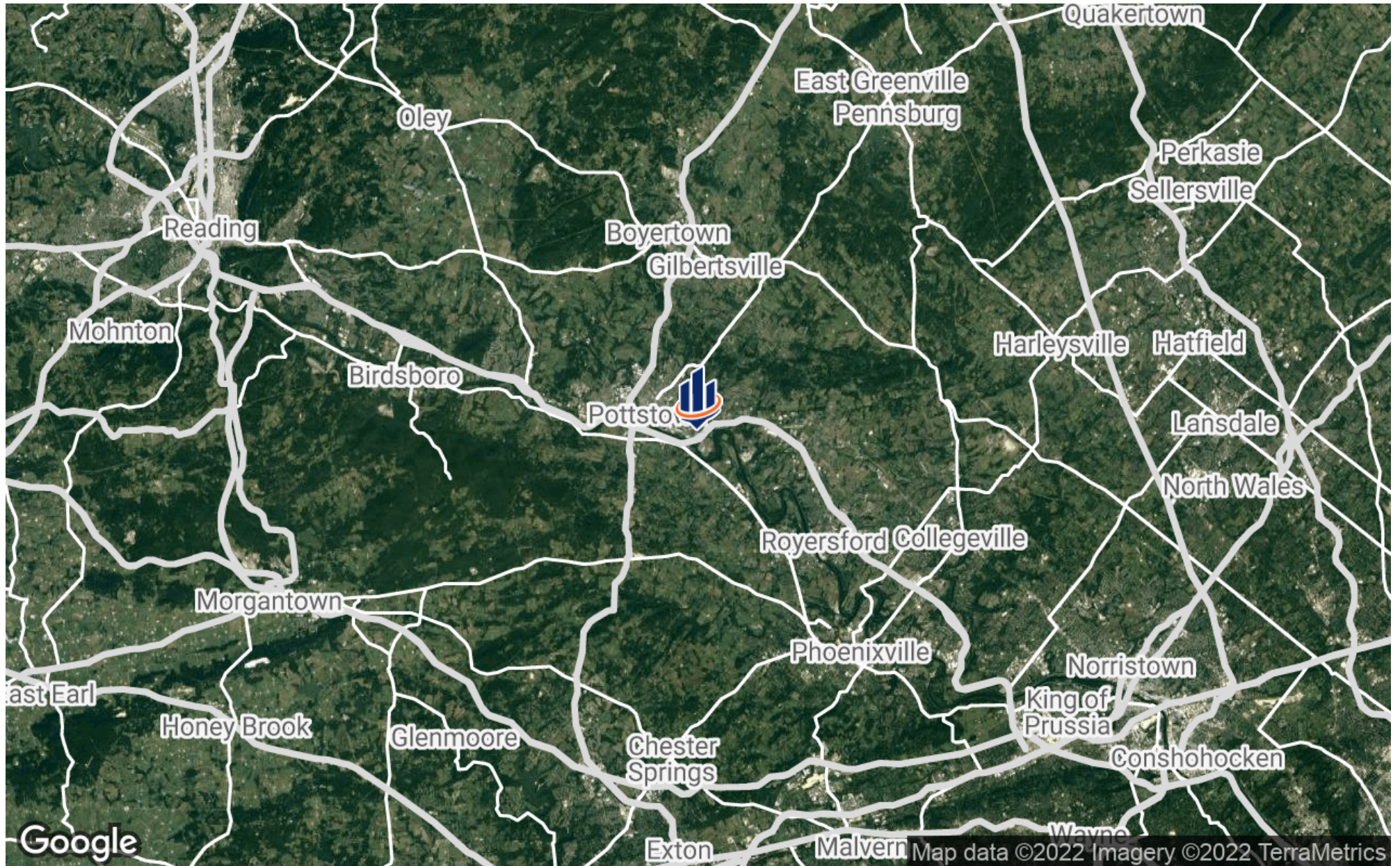
INDUSTRIAL HWY

ARMAND HAMMER BLVD

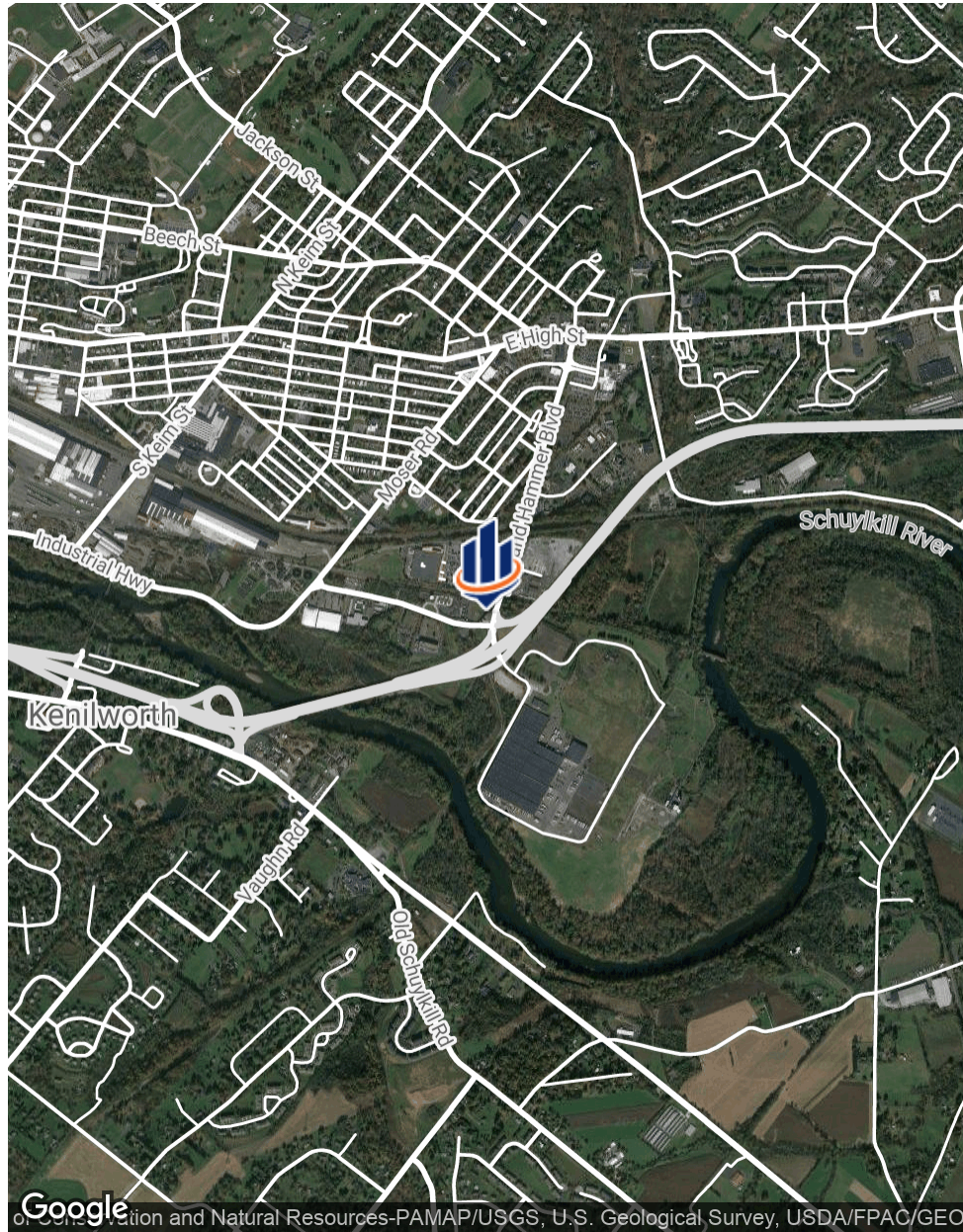
422



# REGIONAL MAP



# LOCATION MAP



**SECTION 3**  
**The Floor Plans**

INDUSTRIAL HWY

ARMAND HAMMER BLVD

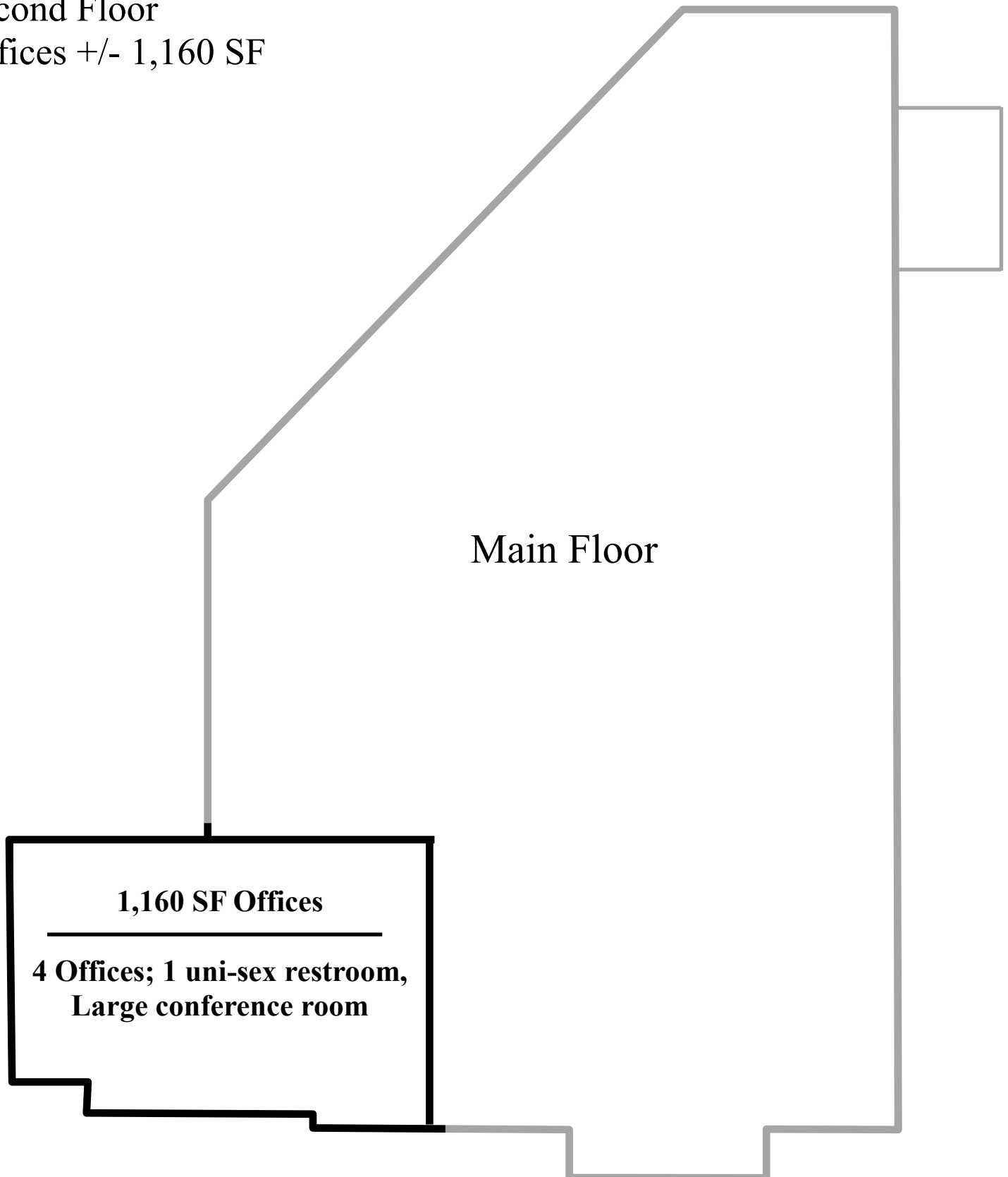
422



# 1700 Industrial Hwy

Second Floor

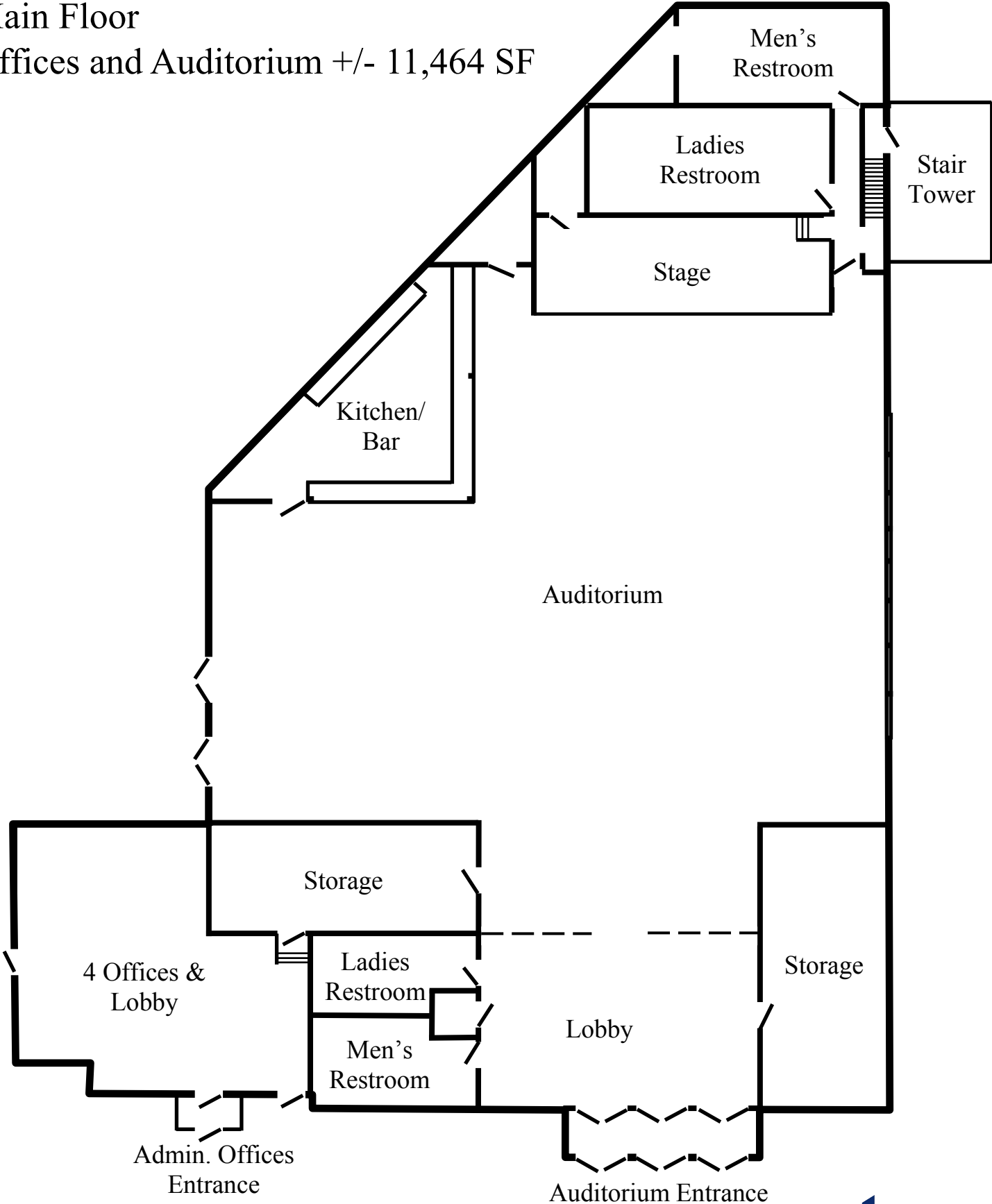
Offices +/- 1,160 SF



# 1700 Industrial Hwy

Main Floor

Offices and Auditorium +/- 11,464 SF

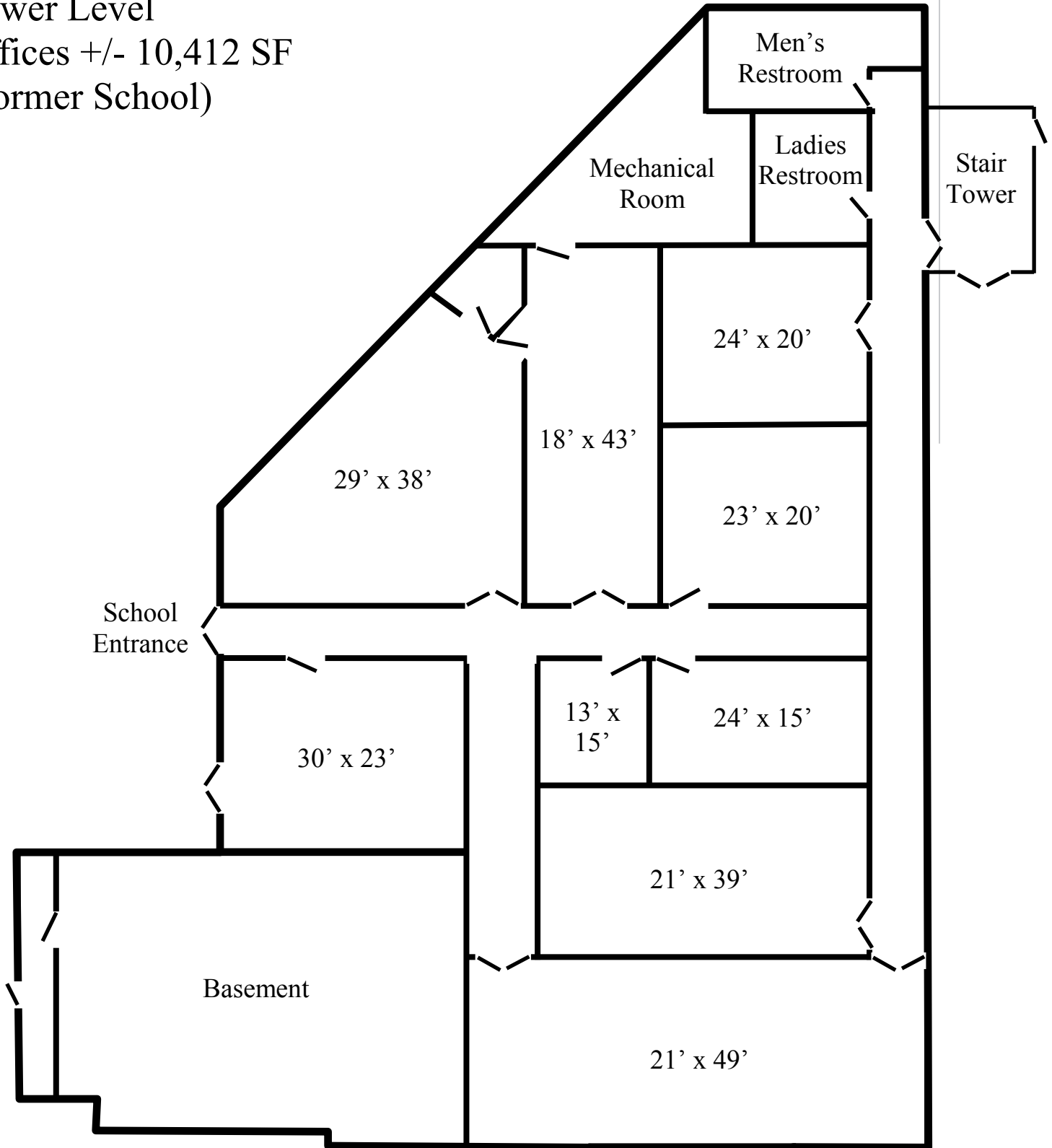




# 1700 Industrial Hwy

Lower Level

Offices +/- 10,412 SF  
(Former School)





**SECTION 4**  
The  
Demographics

422

INDUSTRIAL HWY

ARMAND HAMMER BLVD



# DEMOGRAPHICS MAP & REPORT

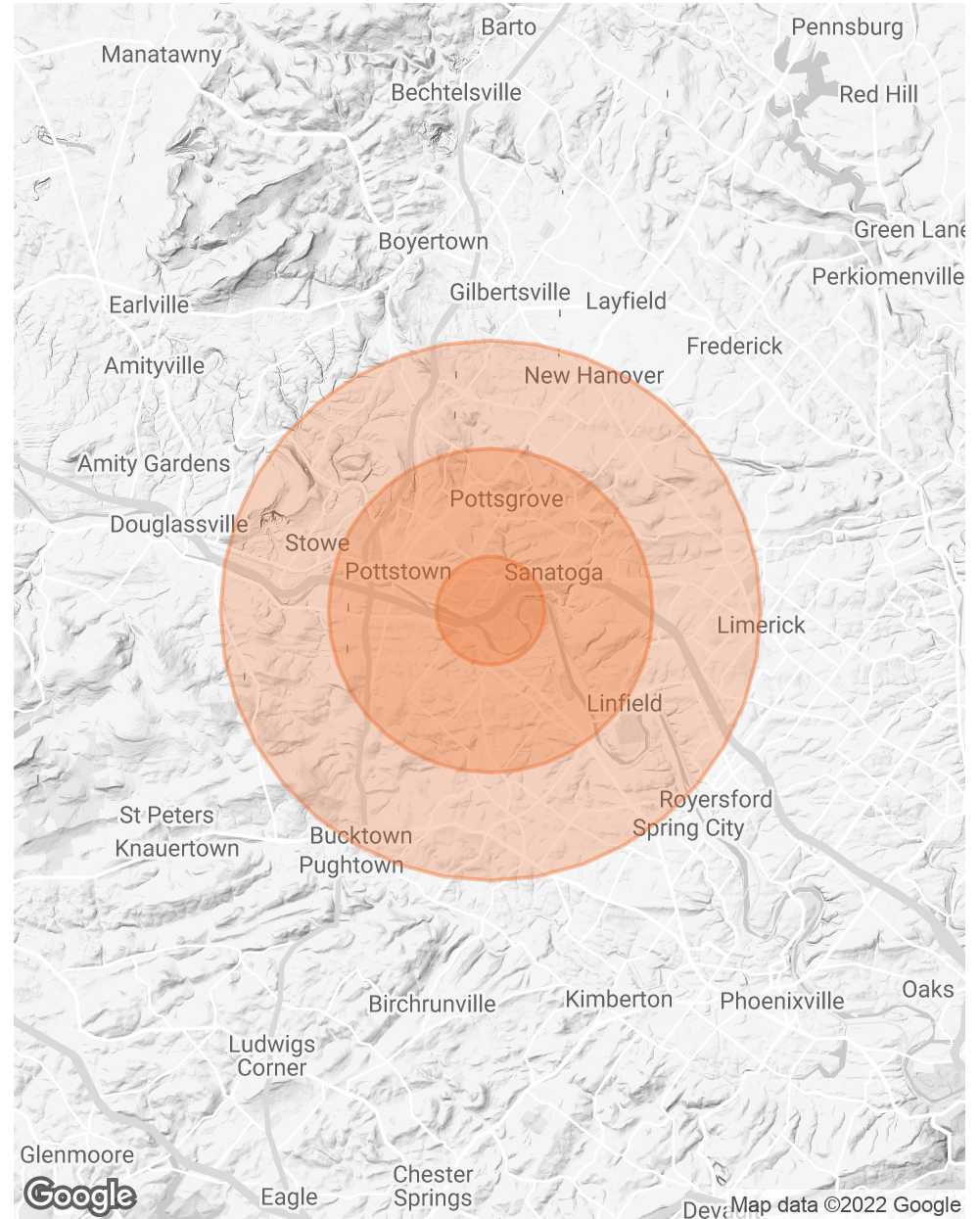
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,866	42,756	77,086
<b>AVERAGE AGE</b>	44.2	38.5	40.8
<b>AVERAGE AGE (MALE)</b>	44.8	37.0	38.9
<b>AVERAGE AGE (FEMALE)</b>	44.8	39.6	42.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,375	18,445	31,978
<b># OF PERSONS PER HH</b>	2.0	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$75,976	\$74,927	\$87,266
<b>AVERAGE HOUSE VALUE</b>	\$418,840	\$258,611	\$289,374

\* Demographic data derived from 2020 ACS - US Census



**SECTION 5**  
**The Zoning**

INDUSTRIAL HWY

ARMAND HAMMER BLVD

422



## Chapter 250. Zoning

### Article XX. IN Interchange District

#### § 250-142. Use regulations.

[Amended 6-7-1993 by Ord. No. 184; 7-22-1999 by Ord. No. 215; 12-16-1999 by Ord. No. 216]

In an IN Interchange District a building may be erected, altered or used or a lot may be used or occupied for any of the following purposes:

- A. Retail establishment for sale of dry goods, variety merchandise, clothing, food, beverages, flowers and plants, drugs, furnishings or household supplies and similar uses.
- B. Business or professional office, studio for dance, art, music or photography.
- C. Indoor theater, bowling alley.
- D. New automobile sales and service agency, including used car lot and repair shop adjacent to and in connection therewith.
- E. Club, fraternal organization, lodge.
- F. Restaurant, tea room or cafe serving food or beverage.
- G. Drive-in or fast-food restaurant. Drive-through areas shall comply with the following requirements.
  - (1) A minimum of six automobile waiting spaces is required.
  - (2) A minimum of three waiting spaces shall be provided in addition to Subsection **G(1)** above if a separate area for ordering food is included.
  - (3) These spaces shall not interfere with parking spaces or internal circulation of the site.
  - (4) Access regulations as specified in the Subdivision and Land Development Ordinance (Chapter **215**).
- H. Wholesaling, storage and sales of lumber, plumbing and other building materials and supplies.
- I. Office or warehouse uses as permitted in the LI Limited Industry District.
- J. Farm and garden supply center.
- K. Any use of the same general character as those listed above when approved by the Board of Commissioners as a conditional use.
- L. Gasoline filling stations, either stand-alone or in conjunction with convenience retail stores or fast-food establishments, shall be permitted as a conditional use in compliance with the following requirements:
  - (1) Minimum setback of fuel pumps from the front yard setback line shall be 25 feet.
  - (2) Fuel pumps shall not interfere with parking spaces or internal circulation and shall be located 30 feet from any parking area.

- (3) Access regulations shall meet the requirements in § **215-17**, Alleys, driveways and parking areas, of the Subdivision and Land Development Ordinance (Chapter **215**).
- (4) Canopies shall be designed and constructed to meet the following standards:
  - (a) Canopies shall conform to the required setback for principal structures.
  - (b) Canopies shall have a maximum height of 16 feet measured to the underside.
  - (c) Canopies shall have a maximum area of 1,650 square feet for every two pump islands; each pump island may accommodate up to four fueling stations. The total canopy area shall not exceed 3,300 square feet.
  - (d) Lighting for canopies shall be permitted on the underside only.
  - (e) Any signs associated with a canopy shall be regulated by Article **XXVI** of this chapter. [Amended 12-3-2007 by Ord. No. 276]
  - (f) Canopies shall be designed to be architecturally compatible with the principal structure with regard to color and building materials.
- (5) Each pumping station may be considered 1/2 of one parking space, to be included in the total number of parking spaces required in § **250-203**.
- (6) A traffic impact statement shall be submitted with each proposal for a gasoline filling station as per § **250-33D** of this chapter.

M. Hotel or motel.

N. Off-premises advertising signs, which shall be regulated by Article **XXVI** of this chapter.<sup>[1]</sup>  
[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*



2050 Cabot Blvd. W. Ste. 102  
Langhorne, PA 19047  
215.757.2500  
SVNAhia.com