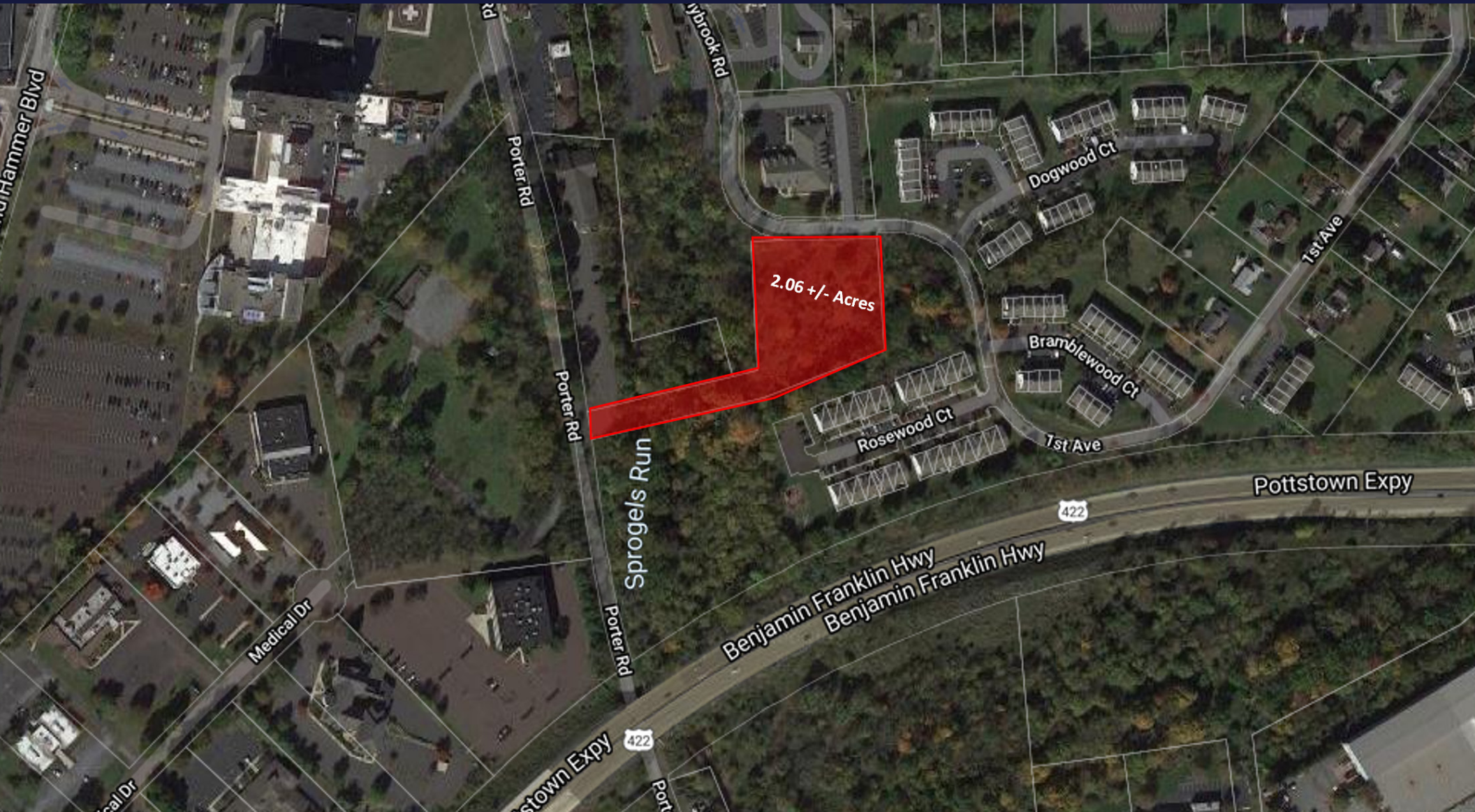




ATLAS
REALTY ADVISORS

SALE / BUILD-TO-SUIT



110 PORTER RD | POTTSTOWN, PA 19464



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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.

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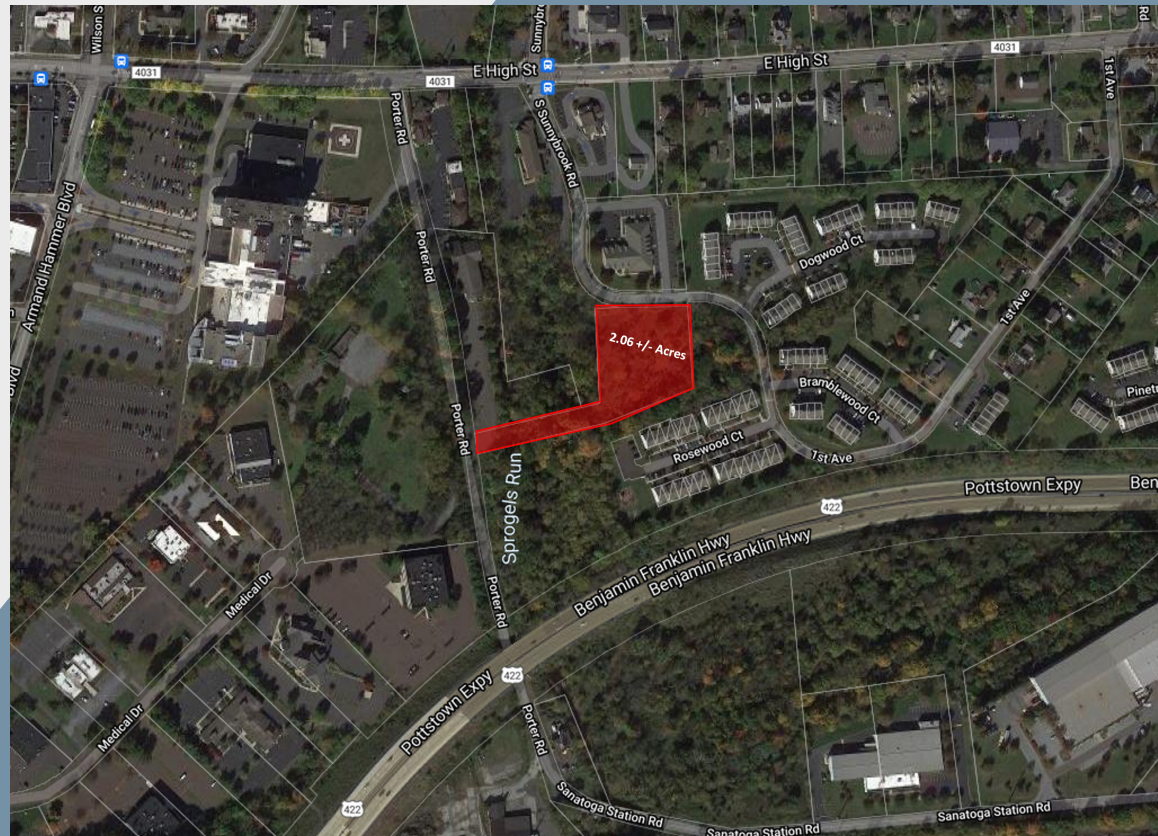
Property Highlights

Location Highlights

Maps

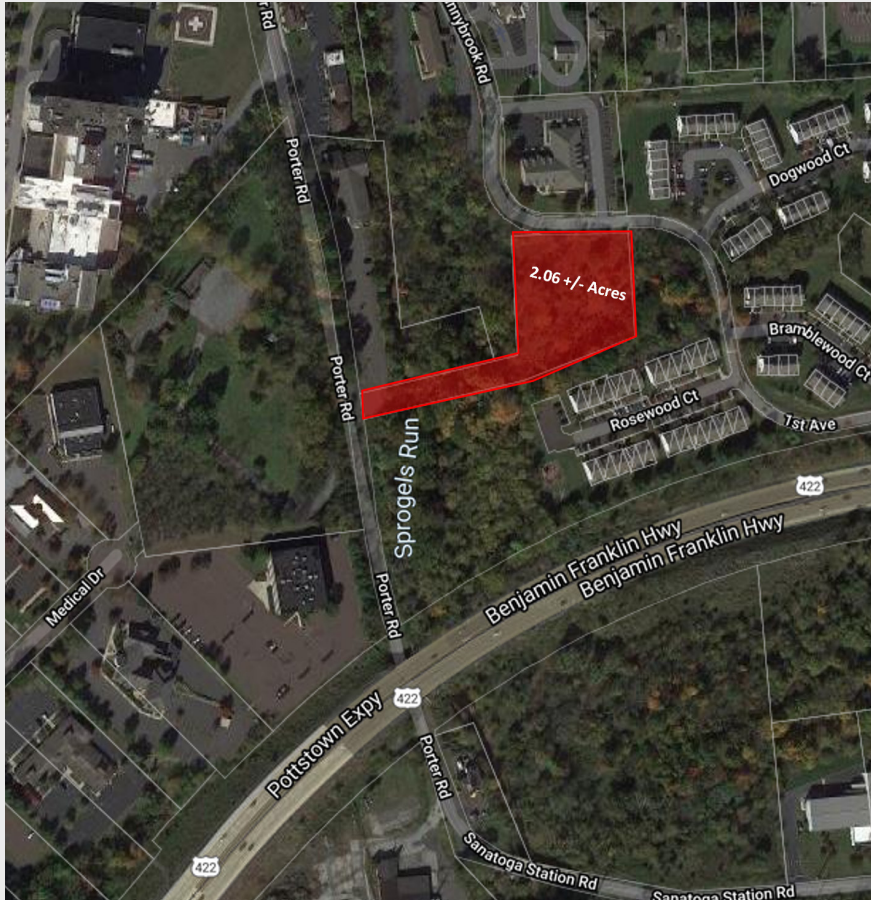
Zoning

Demographics



PROPERTY INFORMATION

Parcel Map



Pricing:

Sale Price	\$660,000.00
Taxes	\$3,556.00 / Year

Property Name:

Property Address	110 Porter Rd Pottstown (Lower Pottsgrove Twp.), PA 19464
Tax ID	420003658008

Site Information:

Lot Area	2.06 +/- Acres
Zoning	LCO: Limited Commercial & Office District
Utilities	Public Utilities at Site
Access	Access on S. Sunnybrook & Porter Rd.
Lot Shape	Irregular
Proposed Use	16,000 SF, Two Story Medical Office Building
Flood Zone	Zone AE; 100 Year Floodplain



PROPERTY HIGHLIGHTS

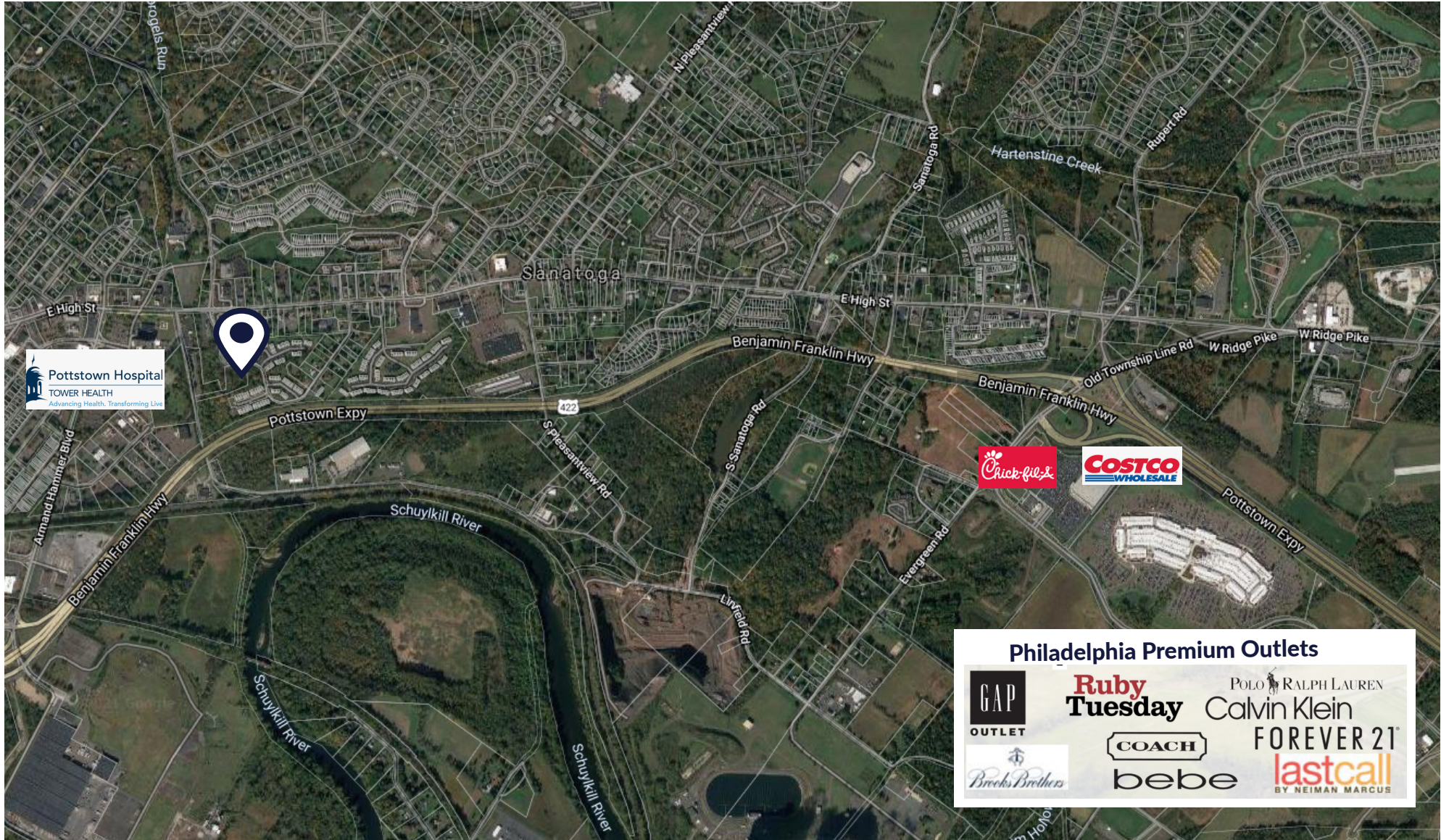
- Ⓢ 2.06 +/- Prime Development Acres
- Ⓢ Ideal for medical or professional office
- Ⓢ Ability to build up to 16,000 +/- SF, two-story office building
- Ⓢ Owner is open to build-to-suit, ground lease, partnership, or other creative solutions
- Ⓢ Utilities at site, and access on two streets

LOCATION HIGHLIGHTS

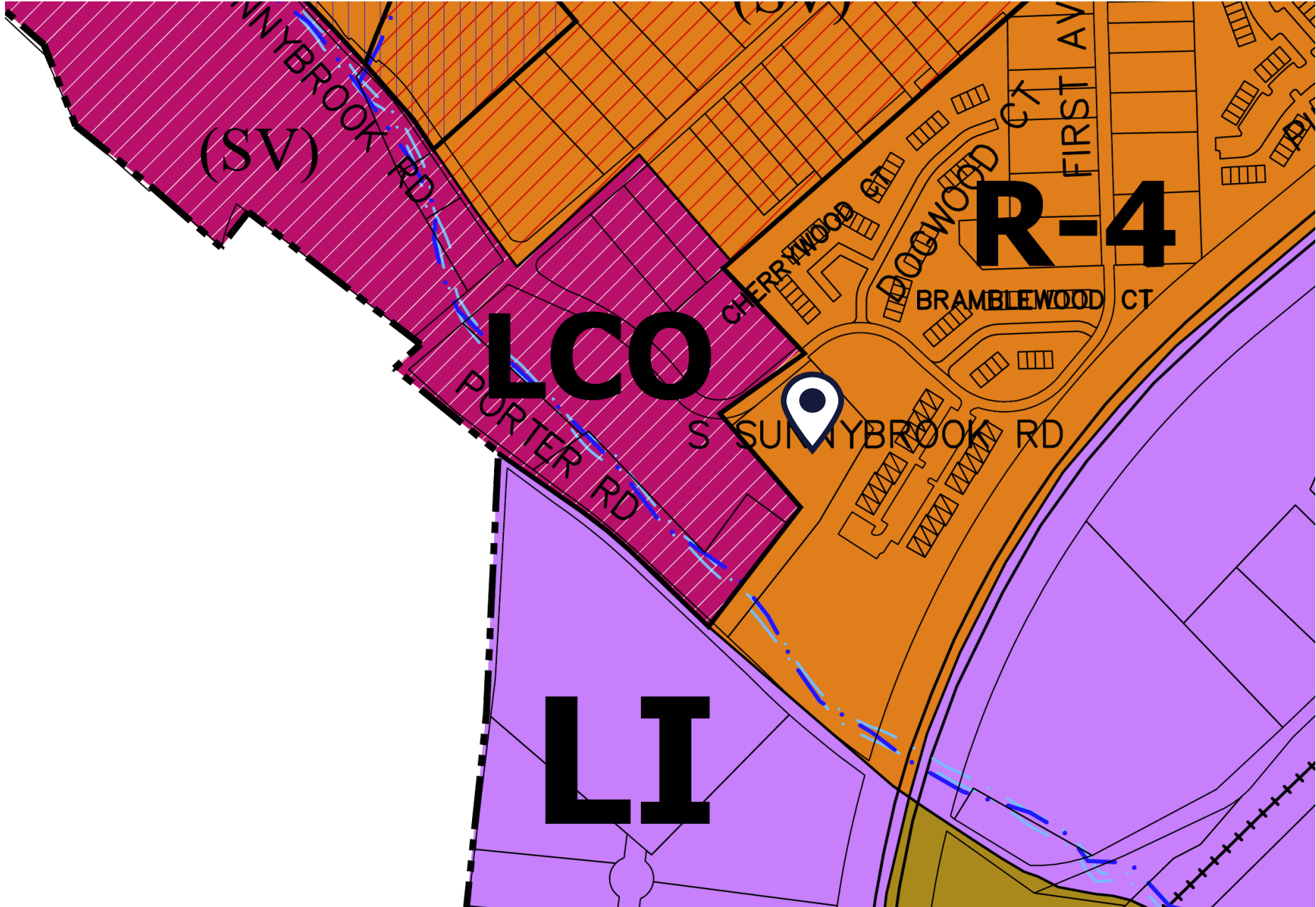
- Ⓢ Situated directly off of RT-422
- Ⓢ High visibility site
- Ⓢ Directly across from Pottstown Hospital
- Ⓢ Surrounded medical office, professional office, residential, and amenities



OVERHEAD MAP



ZONING MAP



ZONING ORDINANCE

§ 250-97

§ 250-97. Use regulations. [Amended 8-4-2003 by Ord. No. 244; 11-20-2003 by Ord. No. 247]

In an LCO District a building may be erected, altered or used or a lot may be used or occupied for any of the following purposes or combination of such uses and no other:

- A. Professional offices for doctors, dentists, chiropractors or any practitioner of the healing arts for humans; lawyers, engineers or architects, urban planners, accountants, economic consultants or other professionals similar to those listed above.
- B. Business offices providing services such as security and commodity brokerage, real estate sales, employment counseling, insurance sales, advertising, mailing and stenographic services and other services similar in nature to those listed above.
- C. Telephone, telegraphy or other public utility office.²
- D. Personal service shop, including, but not limited to, hairdresser, barbershop, shoe repair, dry-cleaning establishment, provided that any dry-cleaning establishment shall be a nonflammable type of operation and that a minimum of 30% of a shop used for such purposes shall be devoted to customer use.
- E. Specialized retail stores, such as a gift shop, antique shop, bookstore, custom shop or shop making articles sold at retail on the premises (except for manufacturing or fabrication with any materials, which activities are prohibited), tobacco shop, jewelry store, hobby shop, florist, wearing apparel store and any other use of a similar nature. Any general retail establishment for the sale of food, beverages, furnishings and/or other household supplies, variety merchandise, automobile service/repair station of fuel pump service islands or other similar uses shall not be permitted.
- F. Dance, art or music studio.
- G. Travel agency.
- H. Photography studio.
- I. Single-family dwelling.
- J. Two-family dwelling (twin or duplex).

§ 250-97

- K. Multifamily dwellings.
- L. Mixed-use structures containing any combination of the uses listed in Subsections A through K herein; provided, however, that in a mixed-use structure containing a dwelling unit(s) a maximum of two dwelling units shall be permitted.
- M. Accessory uses on the same lot with and customarily incidental to any of the uses provided for in this section.
- N. Drugstore.



DEMOGRAPHICS

2020 Summary

	2 Mile	5 Mile	10 Mile
Population	28,767	90,188	247,002
Households	11,364	34,439	91,648
Average Household Size	2.50	2.60	2.60
Owner Occupied Housing Units	7,697	25,883	70,368
Renter Occupied Housing Units	3,666	8,557	21,280
Median Age	38.7	40	40.5
Median Household Income	\$59,016	\$73,328	\$83,827
Average Household Income	\$77,906	\$93,920	\$105,207

2025 Summary

	2 Mile	5 Mile	10 Mile
Population	29,334	91,923	251,360
Projected Population Growth	0.4%	0.4%	0.4%
Households	11,591	35,085	93,211
Projected HH Growth	0.2%	0.3%	0.3%

