



FOR SALE
MIXED USE FACILITY

9-13 E Race 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



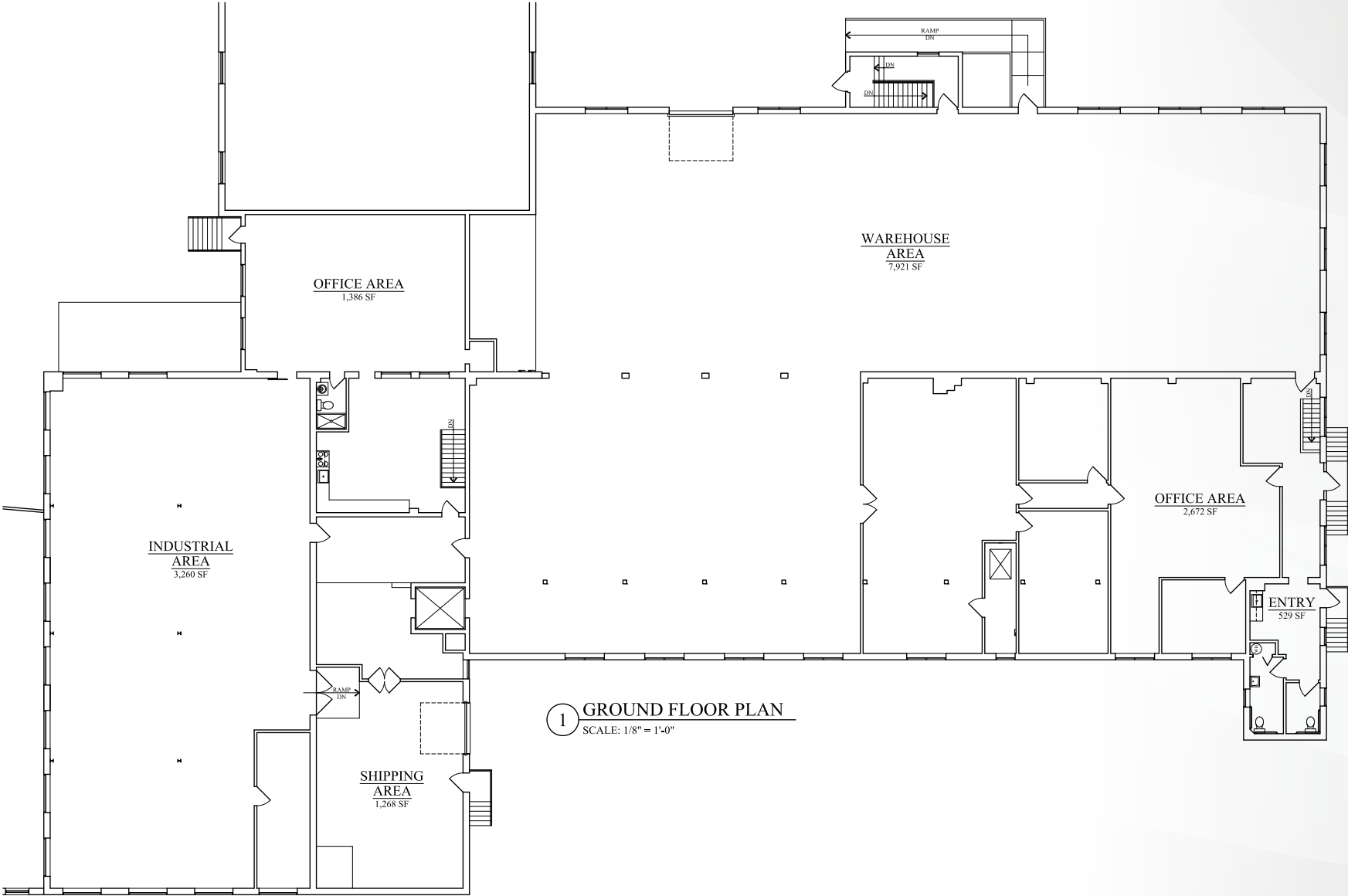
KEY TENANTS

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

Dr. Schutz® GROUP

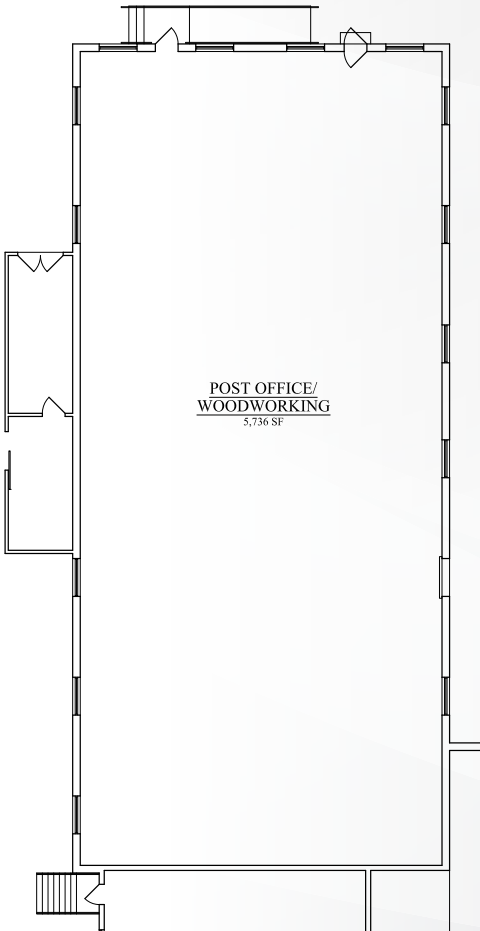
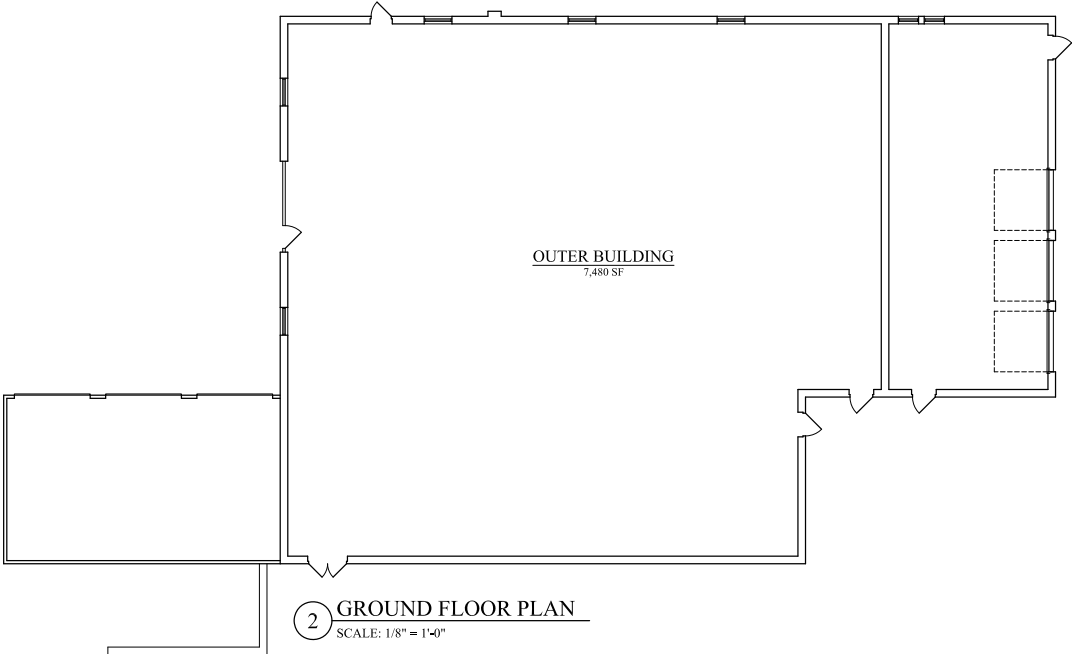


FLOOR PLAN

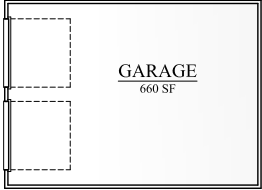
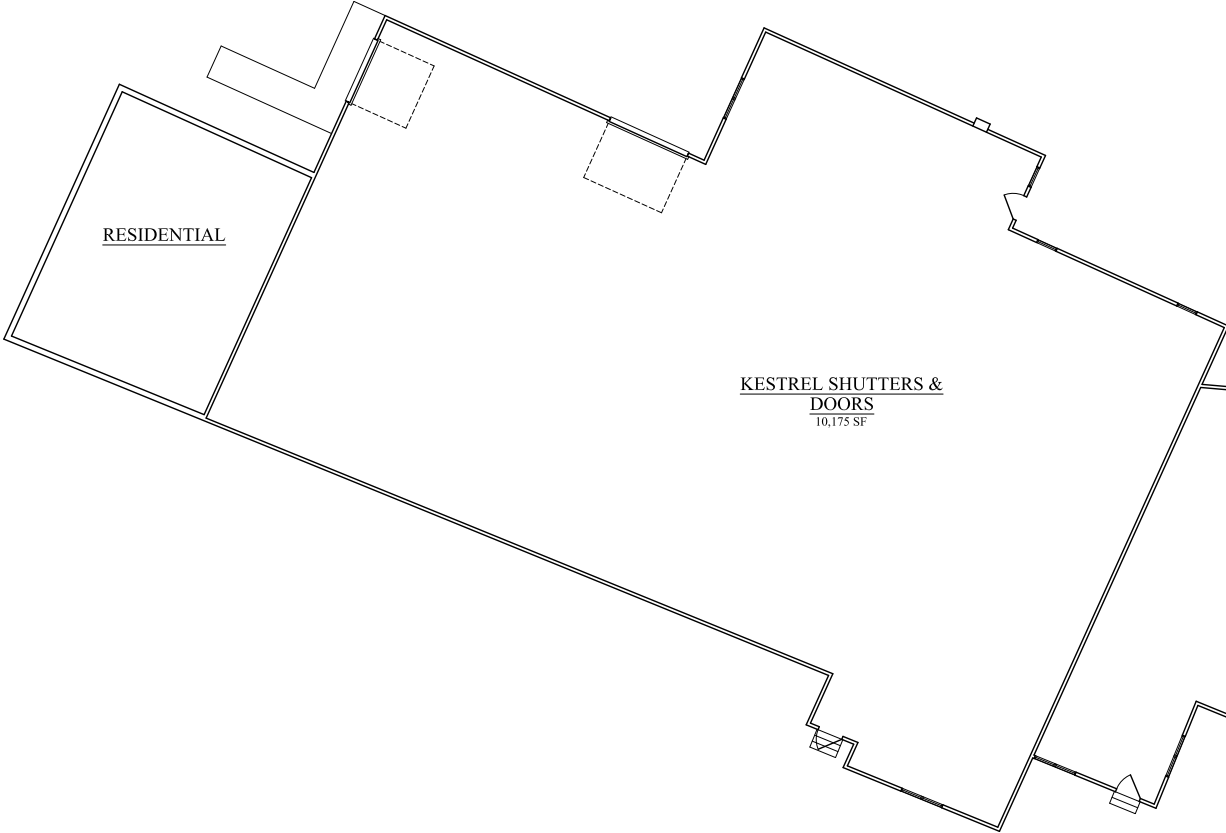


1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN



FLOOR PLAN

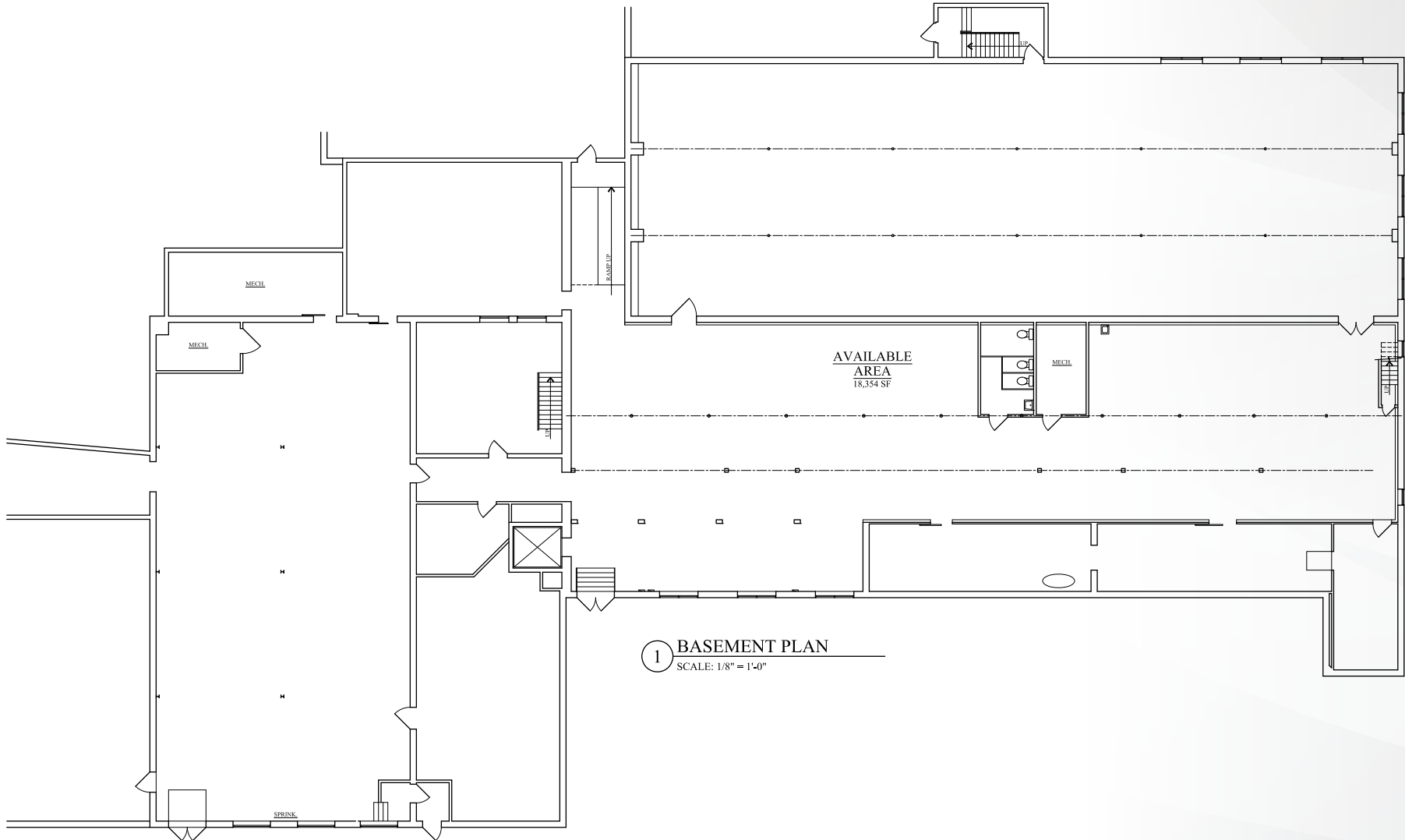


2 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

FLOOR PLAN

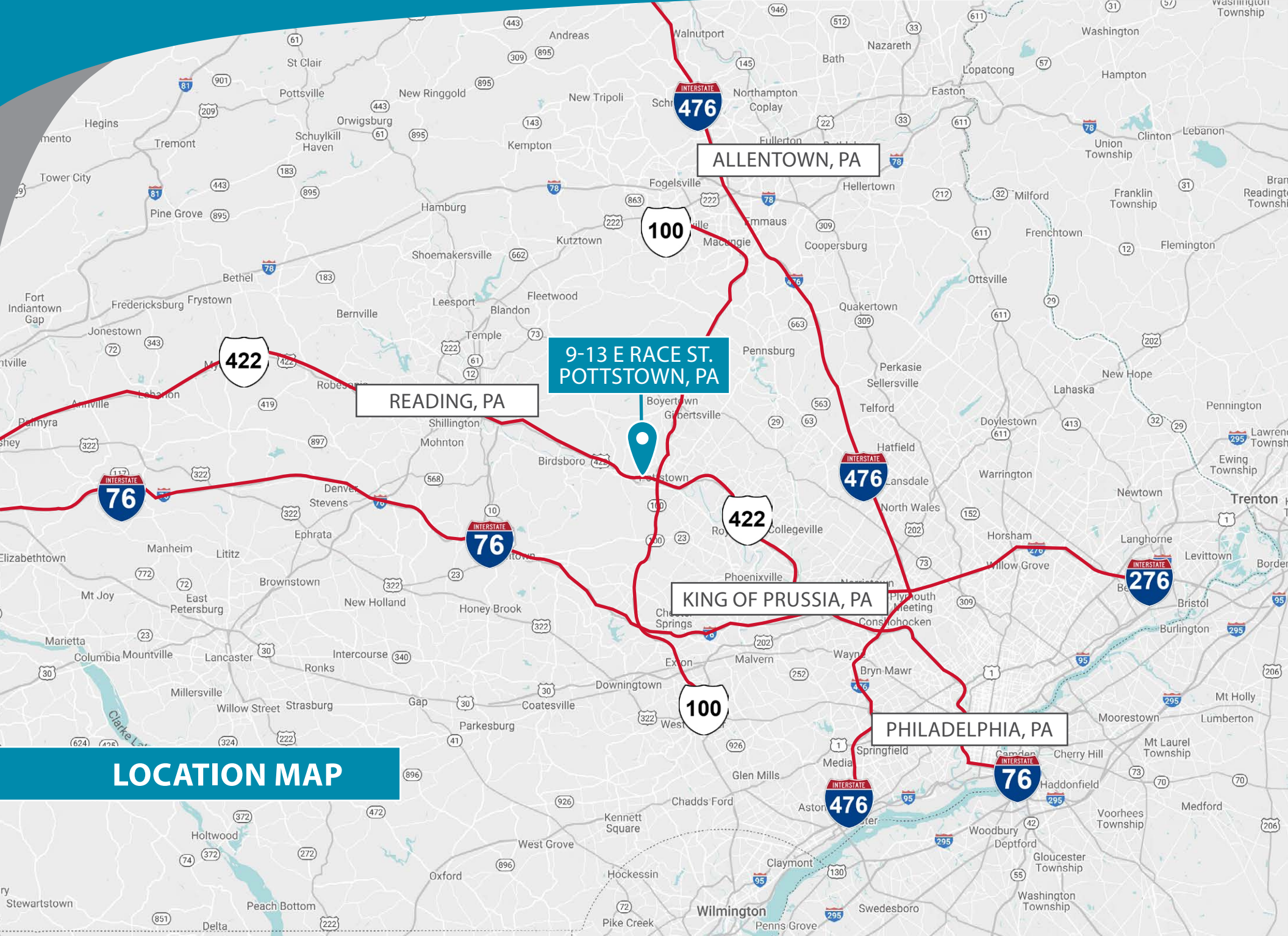


1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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.



ALLENTOWN, PA

9-13 E RACE ST.
POTTSTOWN, PA

READING, PA

KING OF PRUSSIA, PA

PHILADELPHIA, PA

LOCATION MAP

DEMOGRAPHICS

5 MILE RADIUS

Market Insights for Real Estate

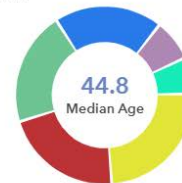
9 E Race St, Pottsville, Pennsylvania, 17901

5 Miles

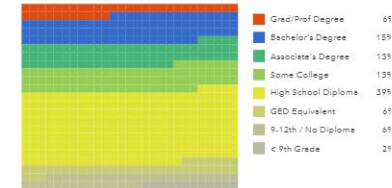


Generational Predominance

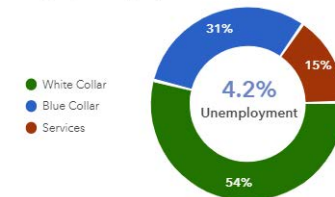
- Baby Boomer (Ages 58 - 76)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- Gen Z (Ages 6 - 23)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)



Educational Attainment

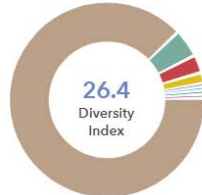


Employment Type (Residents)

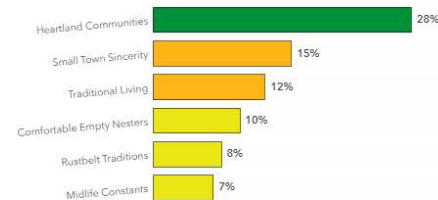


Race and Ethnicity

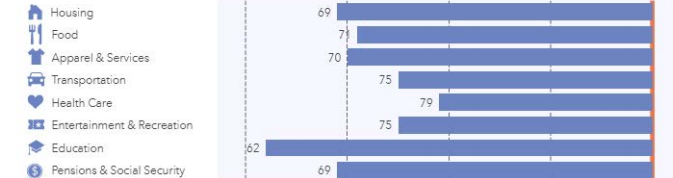
- White Pop
- Hispanic
- Multiple Races
- Black/ African American
- Asian Pop
- Other Race
- American Indian
- Pacific Islander



Top Lifestyle Segments



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



Sean Stitz

Vice President
215-448-6016
sstitz@binswanger.com



Tim Pennington

Partner and Senior Vice President
215-448-6266
tpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
www.binswanger.com