

FOR SALE / FOR LEASE

PRICE: UNDISCLOSED

62 EAST HIGH STREET, POTTSTOWN, PA 19464



FOR SALE / FOR LEASE

KW COMMERCIAL

131 Woodcutter St Suite 100
Exton, PA 19341



Each Office Independently Owned and Operated

PRESENTED BY:

BEAU MCGETTIGAN

Director, Investments - Greater Philadelphia
O: (484) 459-7882
bmack@pcrre.ltd
Pennsylvania

MELANIE DUDZENSKI

Associate - KW Commercial, Suburban West
O: (484) 653-8197
melanie@pcrre.ltd

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62 EAST HIGH STREET



CONFIDENTIALITY AND DISCLAIMER

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EXECUTIVE SUMMARY | HIGHLIGHTS

62 EAST HIGH STREET



Executive Summary

KW Commercial presents an exceptional opportunity in downtown Pottstown, PA, offering both ownership and leasing options for a substantial 12,948 square foot building situated on a generous 44,605 square foot lot.

This standalone property, located mid-block, boasts ample parking at the rear, making it an attractive prospect for a variety of businesses, including downtown retail establishments, medical facilities, and more (specific usage subject to Zoning regulations). Previously housing the esteemed Treasured Heirlooms Auction House, this property holds significant potential for redevelopment.

Strategically positioned just half a block from Montgomery Community College, the property enjoys a steady stream of foot traffic and potential clientele. With access to over 75 parking spaces, both customers and employees benefit from unparalleled convenience and accessibility.

This prime location ensures excellent visibility and accessibility, placing your business at the heart of a bustling downtown area. Situated near major highway access points in all cardinal directions and adjacent to railway and bus routes, the property stands on 1.02 acres, originally constructed in 1958 as the headquarters of a fraternal organization. Versatility is key, with features including a spacious bar room, large kitchen, social room, banquet hall, public restrooms, and ample parking. With high ceilings, a robust security system, and oil/hot water heating, the building is well-suited for various commercial uses, including office and warehouse operations. Don't miss this opportunity to establish your business in a dynamic downtown location with unparalleled potential for growth and success.



Property Highlights

- Prime Downtown Location
- Free-Standing Building
- 75+ Parking Spaces
- Versatile Zoning
- Proximity to Montgomery Community College

OFFERING DETAILS

62 EAST HIGH STREET



The Offering

Asking Price:	\$1,750,000
Lease Rate:	\$15.00 NNN
Zoning:	Downtown (D)

Building Details

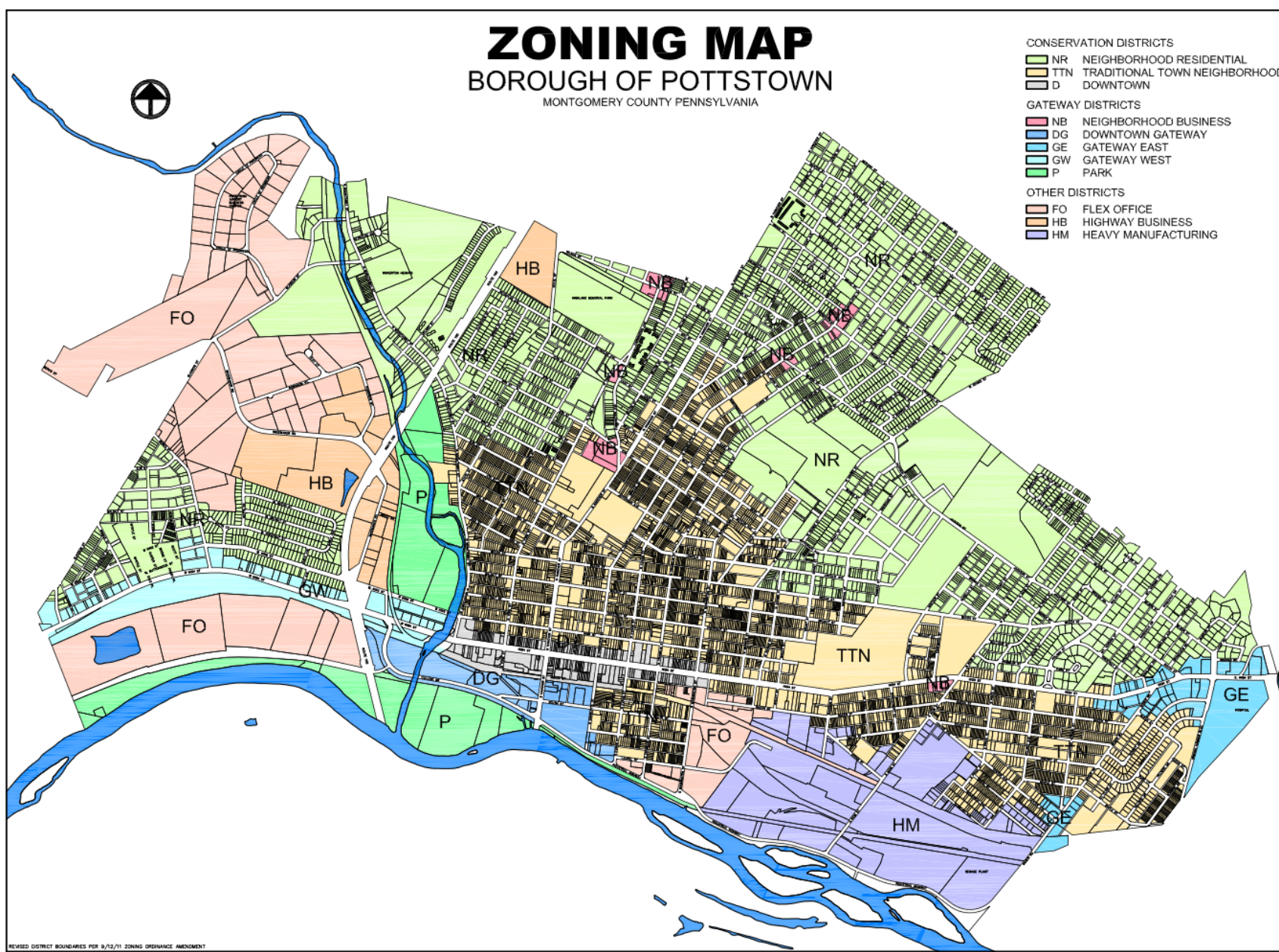
Water	Public
Heat:	Hot Water
Sewer	Public
Ceiling Height	15+
Heat Source	Oil / Gas Available
Building SF	12,948sf
Year Built	1970



Parcel Details

Parcel ID	16-00-13800-008
Municipality Name	Pottstown Boro
Lot Size:	44,605 SF / 1.02 Acres
Parking:	75+
Zoning:	Downtown (D)

62 EAST HIGH STREET



REVISED DISTRICT BOUNDARIES FOR 9/12/11 ZONING ORDINANCE AMENDMENT

ZONING - CODE

62 EAST HIGH STREET



Downtown (Conservation).

[Ord. 1968, 9/8/2003, § 320; as amended by Ord. 2042, 8/13/2007; by Ord. 2064, 7/13/2009, § 3; by Ord. 2067, 12/14/2009, § 4; by Ord. 2085, 9/12/2011; by Ord. 2110, 5/13/2013; by Ord. 2154, 9/12/2016 and by Ord. No. 2183, 4/8/2019]

1. Intent: To preserve and enhance Pottstown's historic Central Business District with a wide range of retail, business, professional, governmental, and urban residential uses.

2. Definitions. The following definitions shall be applicable to the Downtown District and any other zoning district or overlay in which these definitions are expressly applied only, and, with respect to the Downtown District and any other districts or overlays in which these definitions are expressly applied only, shall supersede any definitions in conflict herewith.

[Amended by Ord. No. 2201, 1/11/2021]

3. Permitted Uses. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the standards herein contained in this chapter:

- A. Art gallery.
- B. Artist (individual) studios and artisan industrial.
- C. Bank and financial institutions.
- D. Commercial or trade school.
- E. Dwelling, multifamily unit (permitted only as a part of a mixed-use building).
- F. Grocery store or supermarket.
- G. Health and fitness center.
- H. Hotel/motel.
- I. Library or museum.
- J. Mixed-use building.
- K. Office - business.
- L. Office - general.
- M. Office - municipal or governmental.
- N. Office - professional.
- O. Open-air markets.
- P. Personal care business - A.
- Q. Professional service business.
- R. Recreation, indoor.
- S. Research and development laboratory.
- T. Restaurant, sit-down.
- U. Restaurant, take-out, and prepared foods shop.
- V. Retail shop.
- W. Studio training for dance, art, music, photography, yoga, martial arts, or similar arts.
- X. Sundries, pharmaceuticals, and convenience sales (pharmacy).
- Y. Tavern/bar.
- Z. Theater, movie.
- AA. Theater, performing.

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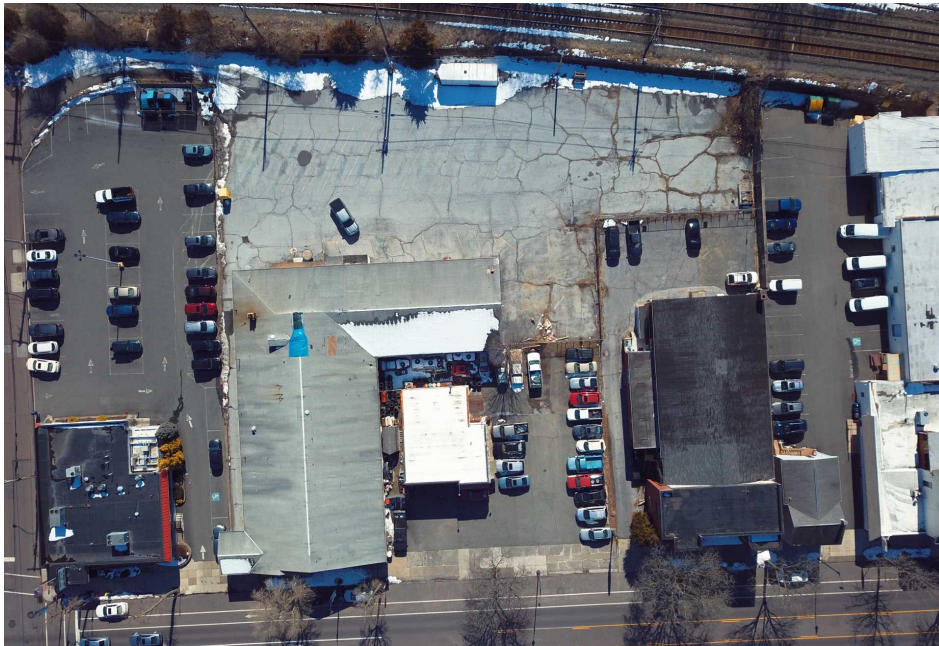
PROPERTY PHOTOS

62 EAST HIGH STREET



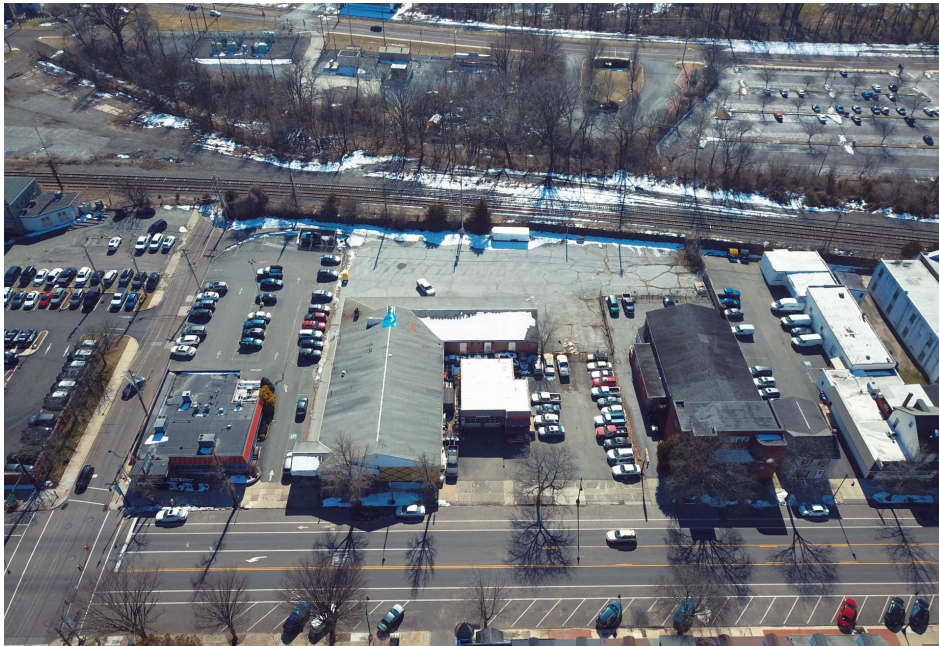
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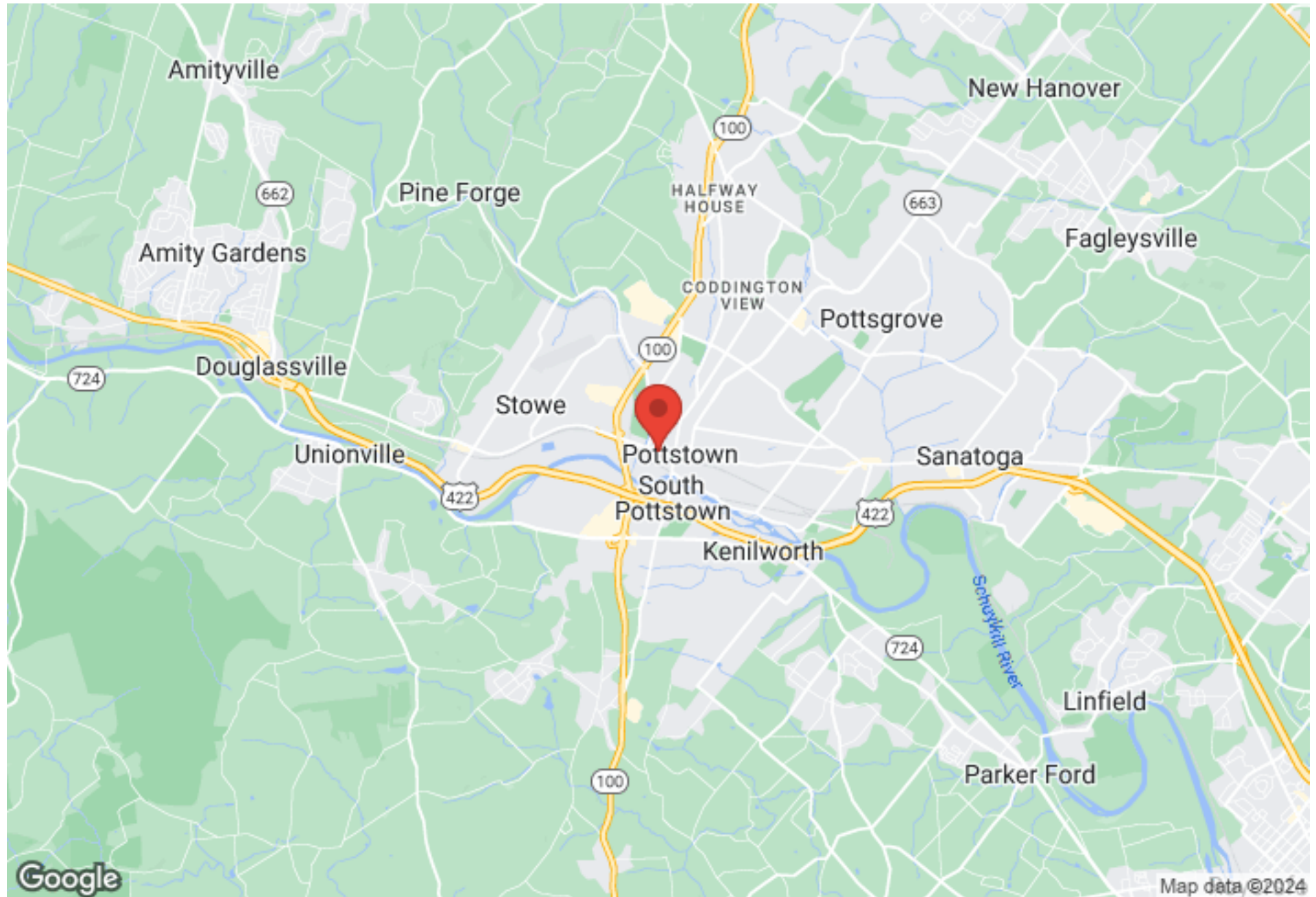
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62 EAST HIGH STREET



REGIONAL MAP

62 EAST HIGH STREET



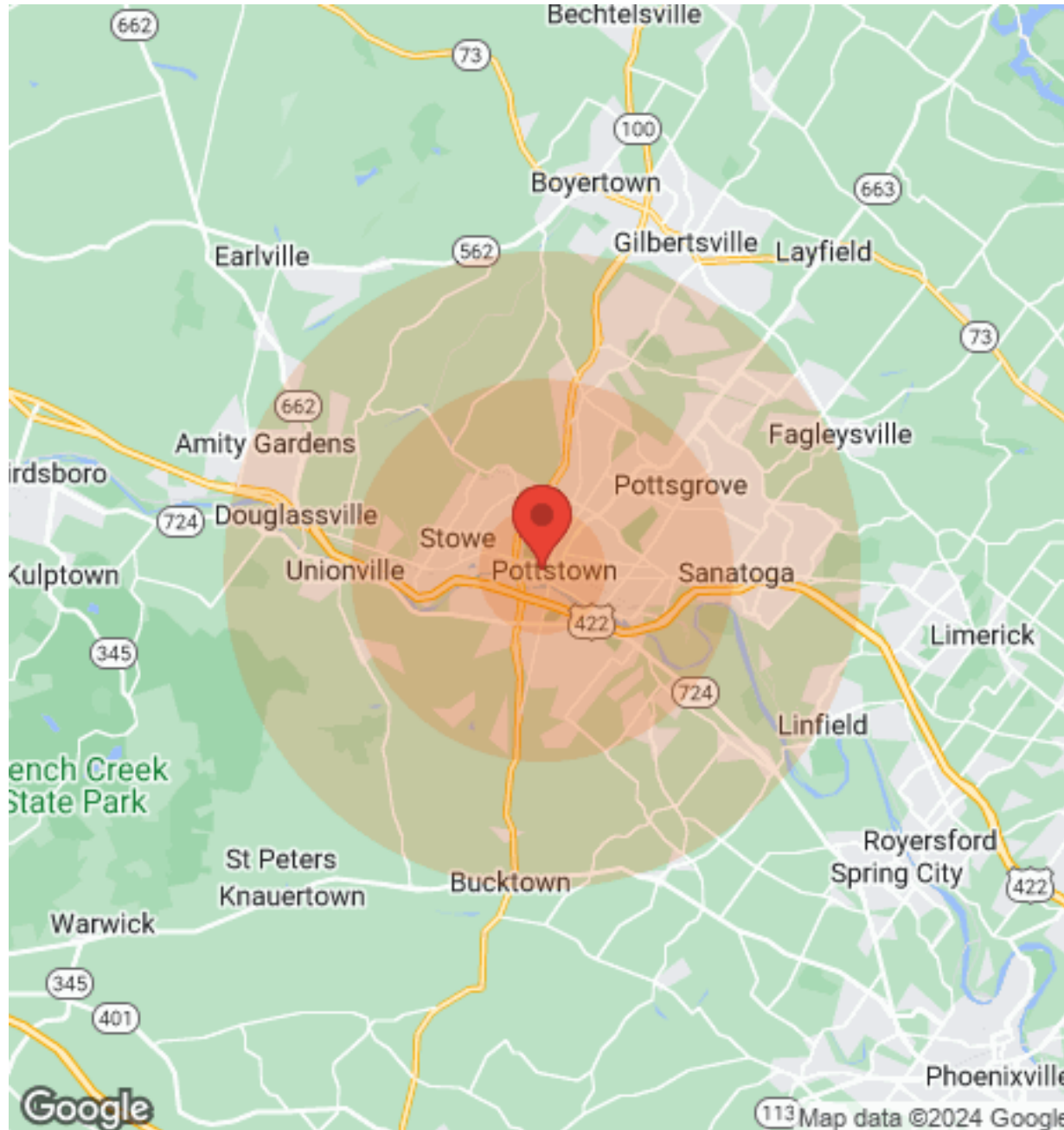
AERIAL MAP

62 EAST HIGH STREET



DEMOGRAPHICS

62 EAST HIGH STREET



Population	1 Mile	3 Miles	5 Miles
Male	6,214	22,140	39,380
Female	6,411	23,145	41,041
Total Population	12,625	45,285	80,421

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,754	8,843	15,104
Ages 15-24	1,755	6,181	11,358
Ages 25-54	5,021	17,335	29,891
Ages 55-64	1,416	5,645	10,622
Ages 65+	1,679	7,281	13,446

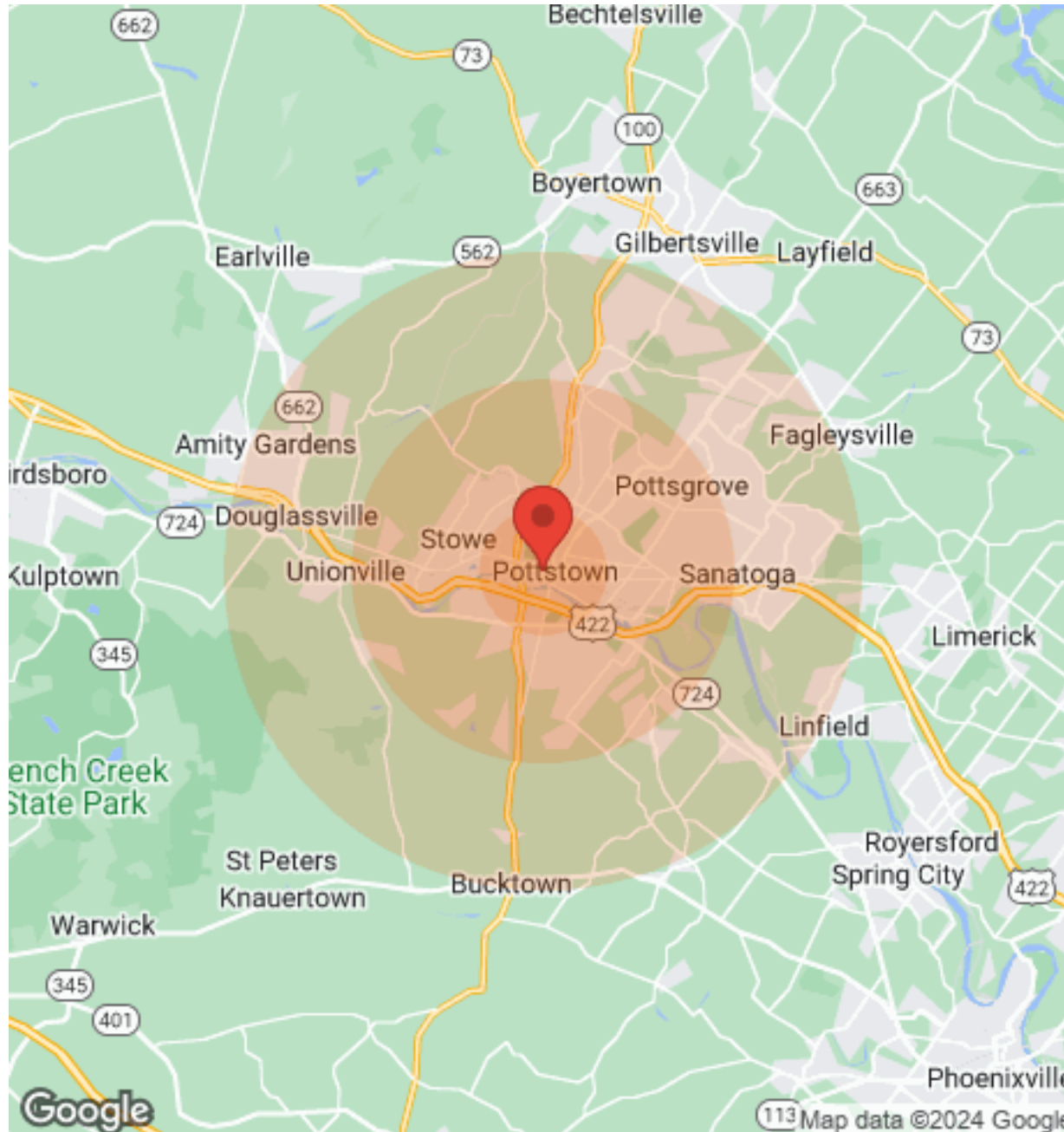
Race	1 Mile	3 Miles	5 Miles
White	8,696	37,246	71,419
Black	2,960	5,943	6,453
Am In/AK Nat	5	19	24
Hawaiian	1	1	1
Hispanic	1,146	2,194	2,500
Multi-Racial	1,856	3,678	4,170

Income	1 Mile	3 Miles	5 Miles
Median	\$38,452	\$48,064	\$59,813
< \$15,000	1,049	2,202	2,789
\$15,000-\$24,999	827	1,945	2,824
\$25,000-\$34,999	622	1,684	2,726
\$35,000-\$49,999	717	2,588	3,639
\$50,000-\$74,999	1,001	3,803	6,007
\$75,000-\$99,999	600	2,838	4,888
\$100,000-\$149,999	359	2,183	5,234
\$150,000-\$199,999	27	470	1,663
> \$200,000	58	322	982

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,858	19,678	33,015
Occupied	5,177	18,139	30,881
Owner Occupied	2,208	11,777	22,753
Renter Occupied	2,969	6,362	8,128
Vacant	681	1,539	2,134

DETAILED DEMOGRAPHICS

62 EAST HIGH STREET



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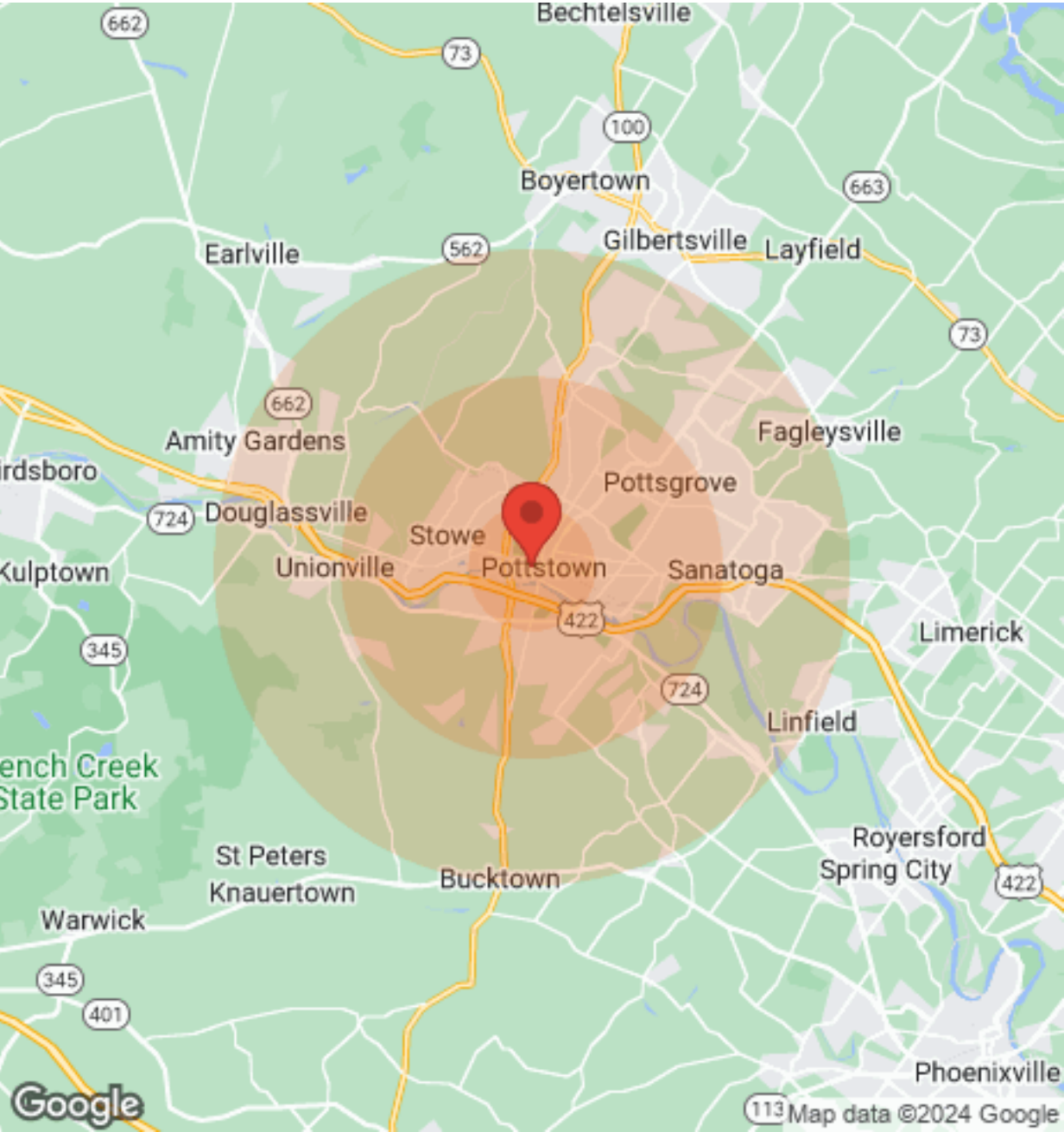
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Age	1 Mile	3 Miles	5 Miles
Ages 0-4	813	2,443	4,074
Ages 5-9	1,001	3,222	5,441
Ages 10-14	940	3,178	5,589
Ages 15-19	900	3,199	5,850
Ages 20-24	855	2,982	5,508
Ages 25-29	820	2,773	4,949
Ages 30-34	796	2,589	4,386
Ages 35-39	795	2,639	4,348
Ages 40-44	839	2,902	4,839
Ages 45-49	894	3,193	5,524
Ages 50-54	877	3,239	5,845
Ages 55-59	780	3,007	5,630
Ages 60-64	636	2,638	4,992
Ages 65-69	506	2,098	4,005
Ages 70-74	380	1,631	3,070
Ages 74-79	261	1,211	2,272
Ages 80-84	173	826	1,554
Ages 85+	359	1,515	2,545

DETAILED DEMOGRAPHICS

62 EAST HIGH STREET



Income	1 Mile	3 Miles	5 Miles
Median	\$38,452	\$48,064	\$59,813
< \$10,000	549	1,300	1,515
\$10,000-\$14,999	500	902	1,274
\$15,000-\$19,999	437	940	1,381
\$20,000-\$24,999	390	1,005	1,443
\$25,000-\$29,999	230	688	1,108
\$30,000-\$34,999	392	996	1,618
\$35,000-\$39,999	232	852	1,200
\$40,000-\$44,999	237	896	1,367
\$45,000-\$49,999	248	840	1,072
\$50,000-\$60,000	496	1,587	2,485
\$60,000-\$74,000	505	2,216	3,522
\$75,000-\$99,999	600	2,838	4,888
\$100,000-\$124,999	264	1,481	3,192
\$125,000-\$149,999	95	702	2,042
\$150,000-\$199,999	27	470	1,663
> \$200,000	58	322	982

CONTACT

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Beau McGettigan

Director, Investments
KW Commercial, Philadelphia Suburban West

131 Woodcutter Street, Suite 100 Exton, PA 19341
(215) 360-3540 | bmack@pcre.ltd

Melanie Dudzenski

Associate
KW Commercial, Philadelphia Suburban West

131 Woodcutter Street, Suite 100 Exton, PA 19341
(484) 653-8197 | melanie@pcre.ltd

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