



Evergreen Professional Suites

FOR LEASE IN SCHUYLKILL COUNTY

48 TUNNEL ROAD, POTTSVILLE, PA

EVERGREEN PROFESSIONAL SUITES MEDICAL BUILDING

48 TUNNEL ROAD, POTTSVILLE, PA 17901

PROFESSIONAL MEDICAL SUITES

FOR LEASE



Landmark is excited to offer two vacant medical office suites for lease in Pottsville, PA. Situated in the Evergreen Professional Suites Medical Building, these suites feature exam rooms, offices, spacious waiting areas, and reception spaces. Enhance your practice by joining this collaborative and dynamic medical community. The building is beautifully landscaped, well-maintained.

EXECUTIVE SUMMARY

Lease Rate	Available upon request
TI Allowance	\$5 per SF
Suites Available	2
Total SF Available	7,543 SF
Location	Pottsville
Building Size	35,946
Number of Floors	2
Parking	154 Spaces
Zoning	C-1 Gommerical General
Municipality	East Norwegian Township
County	Schuylkill County

HIGHLIGHTS

- 3,100 - 4,300 SF immediately available for lease
- Second-floor, Grade-Level access
- Leasing Incentive: TI Allowance \$5 per SF
- Convenient to I-81 and PA-61
- On-site Property management included

JOIN TENANTS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK MARTIN
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PROPERTY DETAILS

Building Size	35,946
Lot Size	4.83 AC
Building Class	A
Tenancy	Multi
Number of Floors	2
Number of Units	9
Occupancy	Multi
Year Built	2004

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Metal
Ceiling Height	Varies Throughout
Lighting	LED
Security	Yes - Surveillance System
Signage	Yes - On Unit Door

MARKET DETAILS

Cross Streets	Pottsville St Clair Highway 61
Traffic Count at Intersection	7,889 ADT
Municipality	East Norwegian Township
County	Schuylkill County
Zoning	C-1 Commercial General

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ADDITIONAL IMAGES



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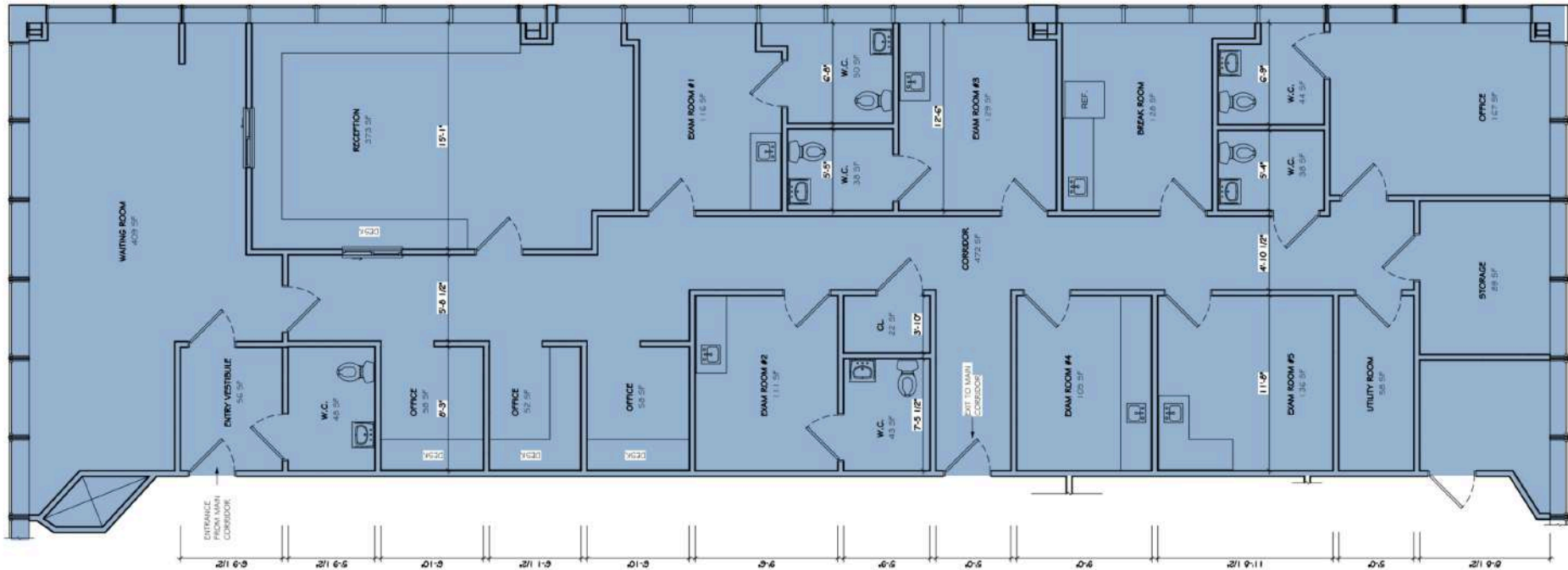
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LEASE AVAILABILITY



SUITE	AVAILABLE SF	LEASE PRICE	LEASE TYPE	DETAILS
201	3,189 SF	Available upon request	NNN	Dedicated Waiting and Reception areas, 6 Exam Rooms, 4 Offices, 6 Bathrooms, Breakroom, Storage and Utility. 3 Entry Points.

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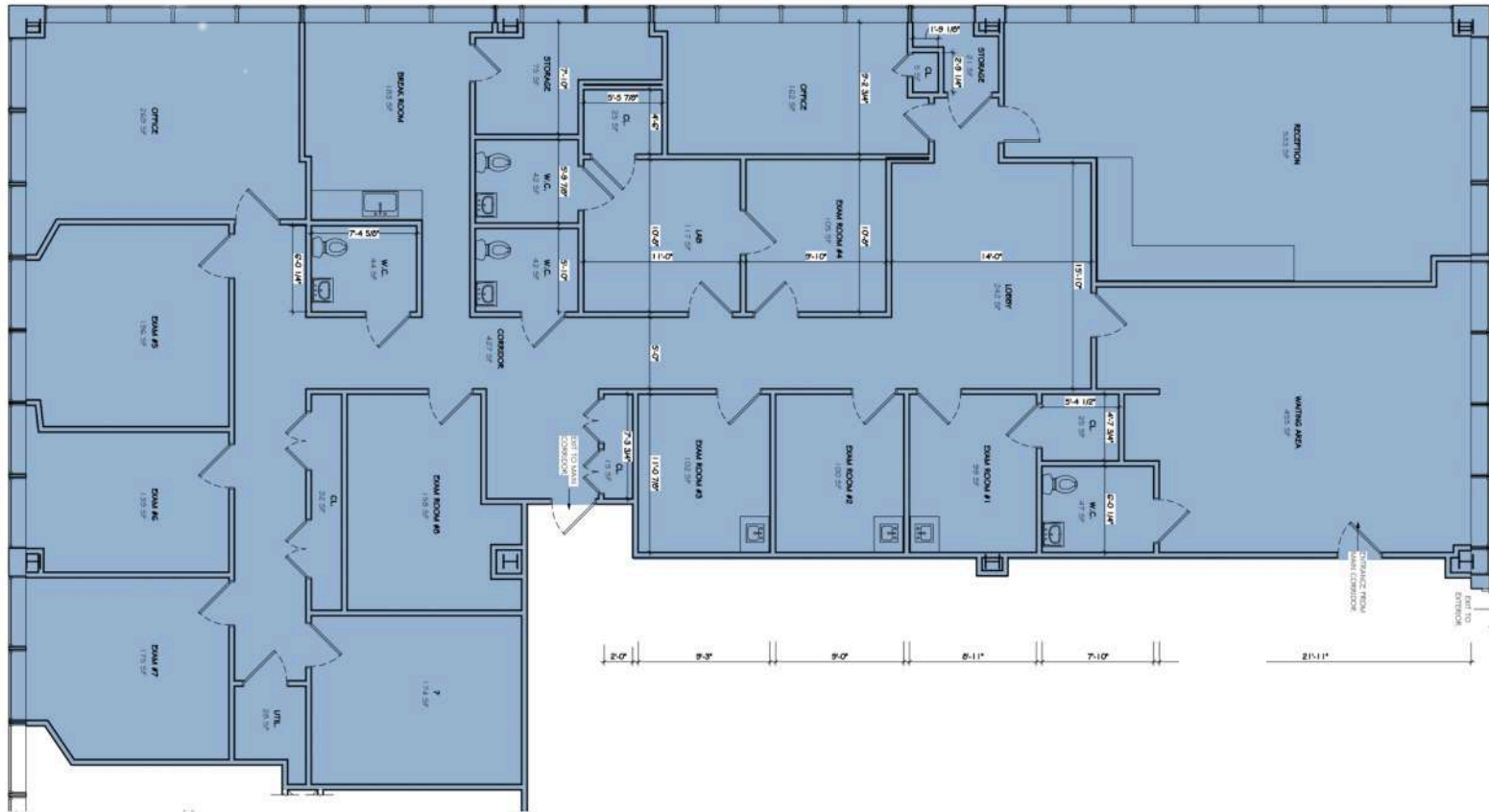
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LEASE AVAILABILITY



SUITE	AVAILABLE SF	LEASE PRICE	LEASE TYPE	DETAILS
204	4,354	Available upon request	NNN	Dedicated Lobby, Waiting and Reception areas, 8 Exam Rooms, 2 Offices, 4 Bathrooms, Breakroom, and Lab. 2 Entry Points.

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LOCATION AERIAL



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AREA OVERVIEW

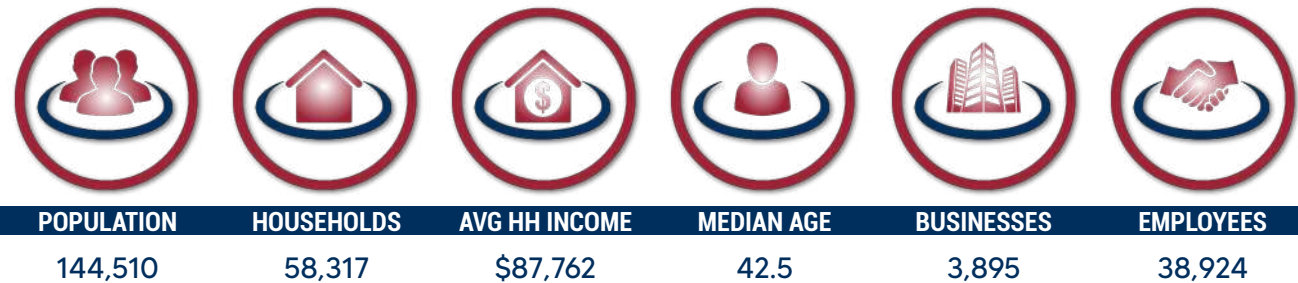
Pottsville, located in Schuylkill County, is a historic city with a strong healthcare infrastructure. Key facilities include Lehigh Valley Hospital-Schuylkill, Geisinger St. Luke's Hospital, and St. Luke's Miners Campus, offering comprehensive medical services. The community actively engages with healthcare through initiatives like the Crisis Walk-In Center, Community Services Group, health fairs, support groups, and volunteer opportunities.

Pottsville also features historical sites, parks, and nearby educational institutions, making it an attractive location for medical professionals. The city is accessible via Schuylkill County Airport and offers a well-maintained, beautifully landscaped environment.



Schuylkill COUNTY DEMOGRAPHICS*

* 5 mile demographics. 2024 Est. 2025 Sites USA.



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DEMOGRAPHICS



POPULATION

1 MILE	3,503
3 MILE	22,907
5 MILE	37,339

HOUSEHOLDS

1 MILE	1,464
3 MILE	9,846
5 MILE	15,401

AVERAGE HOUSEHOLD INCOME

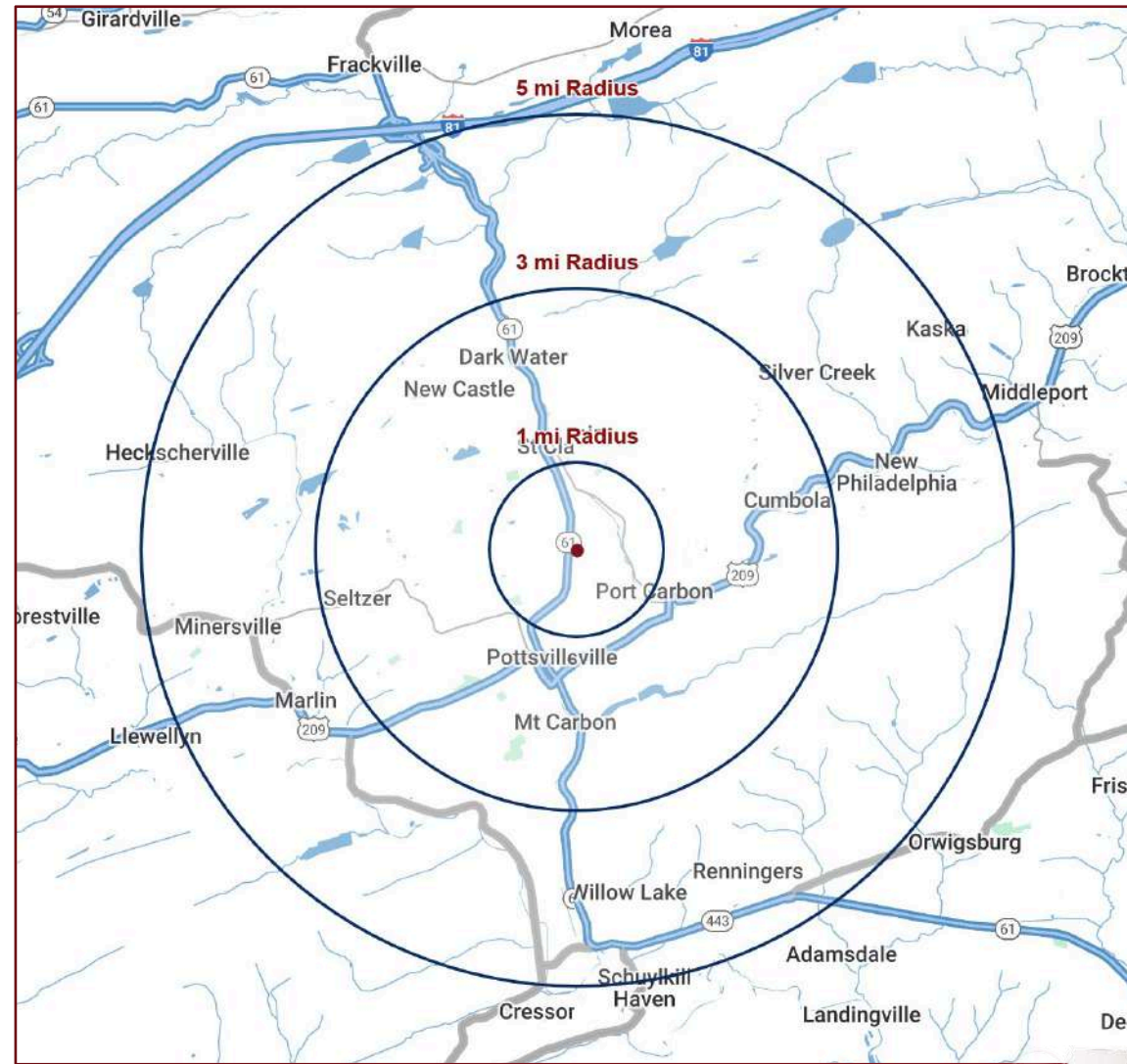
1 MILE	\$74,174
3 MILE	\$74,233
5 MILE	\$77,315

TOTAL BUSINESSES

1 MILE	171
3 MILE	817
5 MILE	1,310

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	3,381
3 MILE	10,243
5 MILE	15,891



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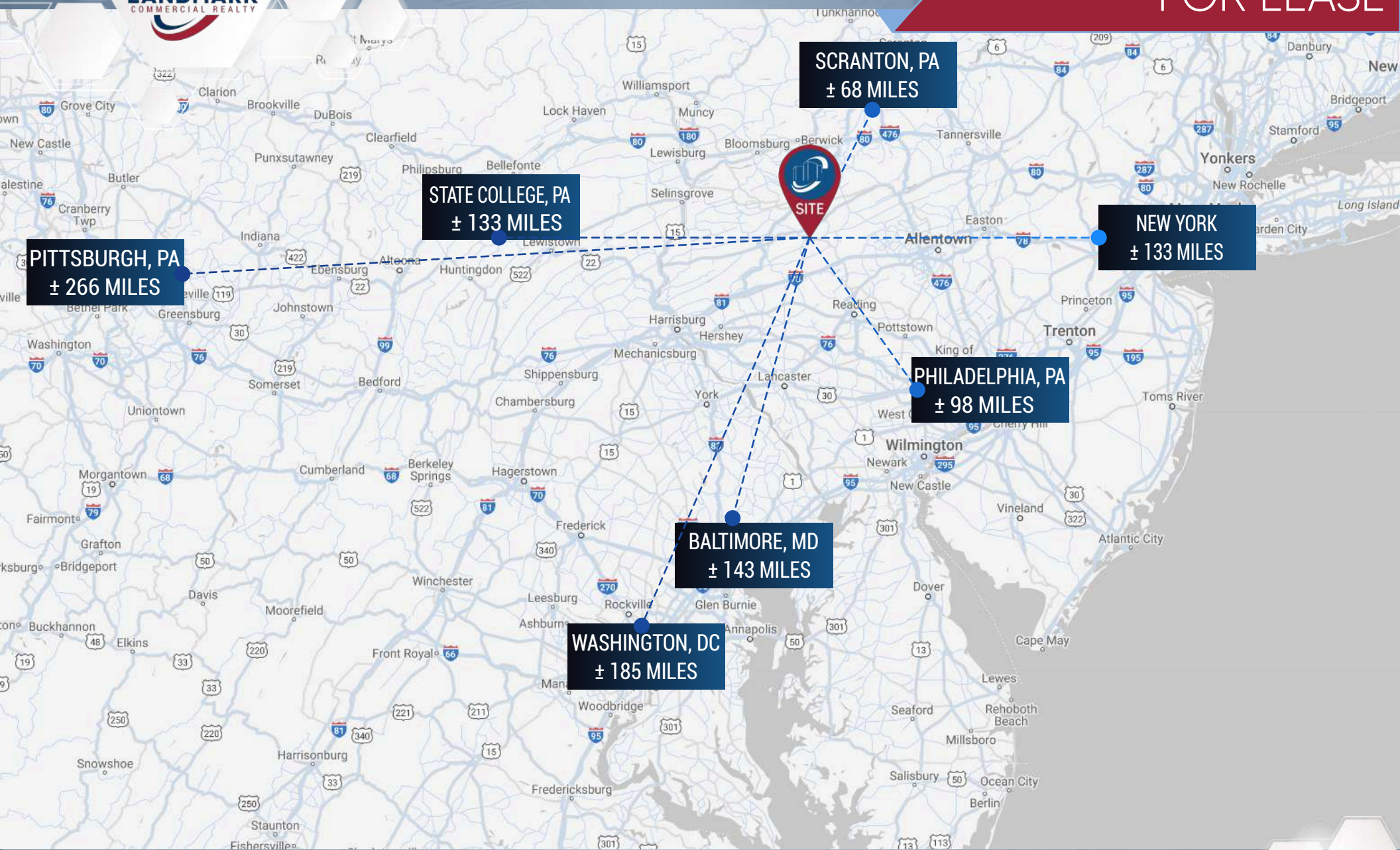


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

