

FOR SALE

POTTSTOWN PROFESSIONAL MALL - OFFICE



1569 MEDICAL DRIVE, POTTSTOWN, PA 19464

OFFERING MEMORANDUM



PRESENTED BY:

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1569 MEDICAL DRIVE, POTTSTOWN, PA 19464



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

1569 Medical Drive is a 13,500 square foot, thriving, medical office building that is 100% leased with credit tenants who are market leaders from the region. It is centrally located in one of Montgomery County's key medical corridors. It is a stable investment asset and consistently produces strong cash flows. This building was recently renovated and is meticulously maintained. Uniquely, this well-positioned, institutional-quality building also offers significant upside potential.

The unique upside of this opportunity is for investors to "grab" substantial additional market share. This corridor is an active health care community with a changing footprint and shifting control of leadership. The vast majority of the building's space is leased to strong healthcare leaders of the region. Here, there is an opportunity for these tenants (and / or other similarly positioned tenants) to grow substantially and absorb greater leadership in this medical community's inevitably changing business landscape. This building, based on its location, proximities, tenants, structure, and condition, is correctly positioned for the growth of these new market leaders; this will further improve the building's rent roll and further strengthen the community's quality of care, which, in turn, will significantly increase the value of this property.

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OFFERING SUMMARY



SALE PRICE:	\$2,900,000
SALE TYPE	INVESTMENT
PROPERTY TYPE	OFFICE
BUILDING SIZE	13,519 SF
BUILDING CLASS	B
YEAR BUILT	1979
PERCENT LEASED	100%
TENANCY	MULTIPLE
BUILDING HEIGHT	2 STORIES
TYPICAL FLOOR SIZE	6,760 SF
BUILDING FAR	0.15
LOT SIZE	2.01 ACRES
MUNICIPALITY	LOWER POTTSBORO TOWNSHIP
ZONING	LI - LIMITED INDUSTRIAL
LAND USE	COMM:MEDICAL DENTAL
PARKING	114 SPACES (8.98 SPACES PER 1,000 SF LEASED)



PROPERTY HIGHLIGHTS

- Immediately Adjacent to Pottstown Hospital - Tower Health
- 100% Leased with Top-Tier Credit Tenants
- Strong Cash Flows from Premium Rents for Area at \$26.75/SF
- Just Renovated & Well-Maintained
- Very Well-Positioned in Key Health Care Corridor



1569 MEDICAL DRIVE, POTTSTOWN, PA 19464

PROPERTY PHOTOS



1569 MEDICAL DRIVE, POTTSTOWN, PA 19464

PROPERTY PHOTOS



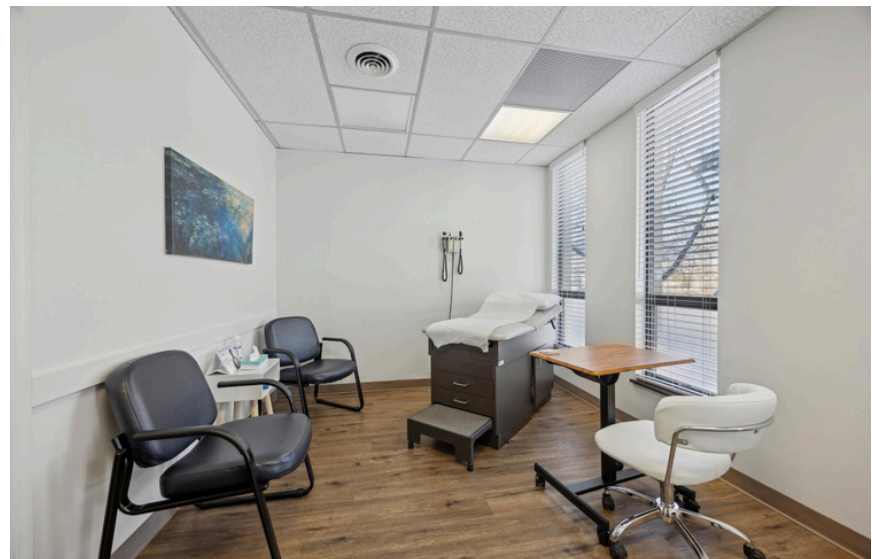
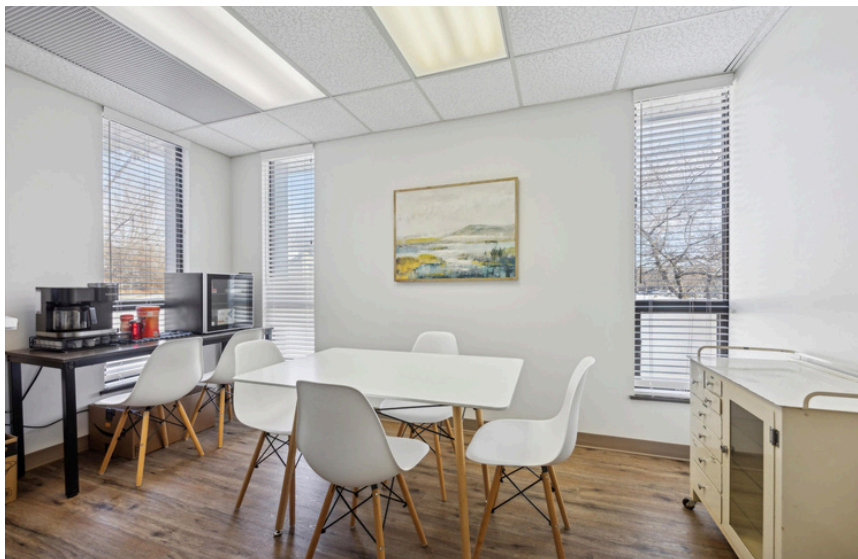
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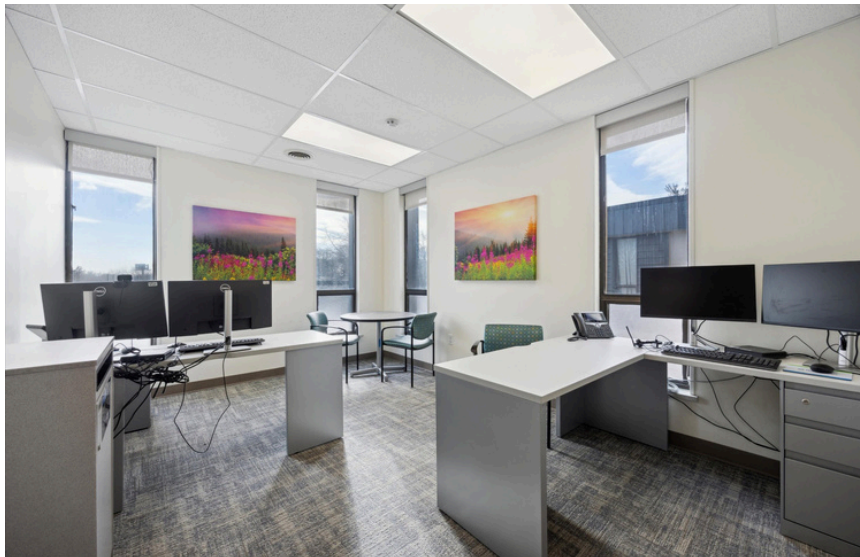
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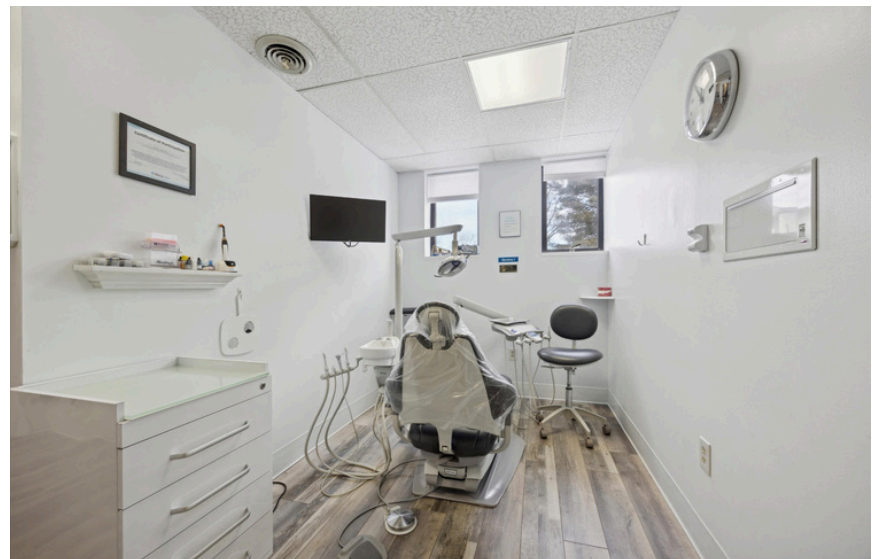
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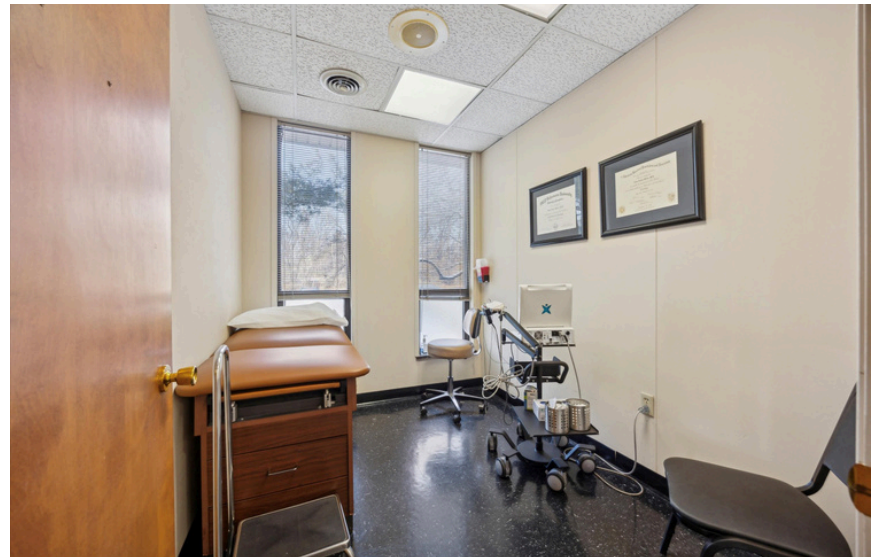
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INCOME STATEMENT



1569 Medical Drive, Pottstown, PA
Income Statement 2025

Income	264,009	Base Rent
	95,418	Reimbursement Income
	5,493	Parking
	<u>364,920</u>	Total Rental Income
	18,246	Vacancy @ 5%
	<u>346,674</u>	Net Rental Income
Expenses (2025)	45,846	12.6% Total Tax
	9,017	2.5% Insurance
	35,541	9.7% Utilities
	31,641	8.7% Repairs and Maintenance
	2,615	0.7% Prof Services
	11,448	3.1% Janitorial
	18,246	5.0% Mgt Fee
	<u>154,354</u>	42.3% Total Expenses
Net Operating Income	192,320	55.5% Net Operating Income

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DEMOGRAPHICS

5 AND 10 MILE RADIUS AROUND SUBJECT PROPERTY

	<u>5 MILE</u>	<u>10 MILE</u>
POPULATION		
2024	92,686	257,280
2029 (Projected)	94,762	262,381
HOUSEHOLDS		
2024	35,332	97,525
2029 (Projected)	36,136	99,553
MEDIAN HOME VALUE	\$267,442	\$313,730
AVERAGE HOUSEHOLD INCOME	\$108,317	\$120,550
MEDIAN AGE	41.5	41.2
BACHELOR DEGREE OR HIGHER	32%	39%



MONTGOMERY COUNTY PEOPLE & POPULATION TRENDS REPORT

To Read the Full Report [CLICK HERE](#)

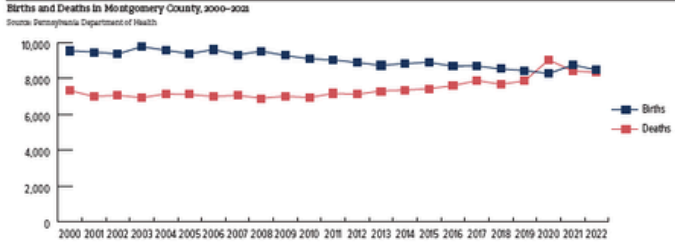


People and Population
Existing Land Use
Transportation
Preservation and Recreation
Environmental Systems
Infrastructure and Utilities
Economic Development
Housing
Health
Government and Community Facilities

Montgomery County is home to 856,553 people living in 62 municipalities. While experiencing modest growth (7 percent each decade) over the first part of the twenty-first century, many changes within the population are taking place. The county continues to become more racially and ethnically diverse, residents are generally growing older, and there are more seniors living alone. As the county's population continues to grow to a forecast of 942,944 by 2050, we need to understand how the changing characteristics of our population will impact the delivery of governmental services and continued economic development.

GROWTH THROUGH MIGRATION
Montgomery County's population continues to grow, but the source of that growth has changed over time. From 2000 to 2010, births outpaced deaths and population was growing primarily through new births. However, births slowed after 2010, and the number of deaths and births were nearly identical in 2020. Our population growth of 56,670 people between 2010 and 2020 was driven by people moving to the county from other areas of the United States as well as international migration. Population growth through in-migration is motivated by people wanting to move to Montgomery County for employment and appealing communities, including amenities such as successful schools and great parks and trails. In-migration was primarily domestic (from the United States) until recently. In 2021 and 2022, international migration to Montgomery County exceeded domestic in-migration. Considering the trends, in-migration is how the county is likely to maintain population growth for the foreseeable future. We rely upon in-migration to grow communities, support businesses and industries, and to remain competitive.

WORKER INFLOW/OUTFLOW
Worker inflow/outflow tracks the movement of workers into and out of the county. Inflow workers come from elsewhere to work in the county, while outflow workers are the people that live here and travel outside the county to their jobs. There are also workers that both live and work in the county. Between 2000 and 2019, there was a 29 percent increase in the number of people

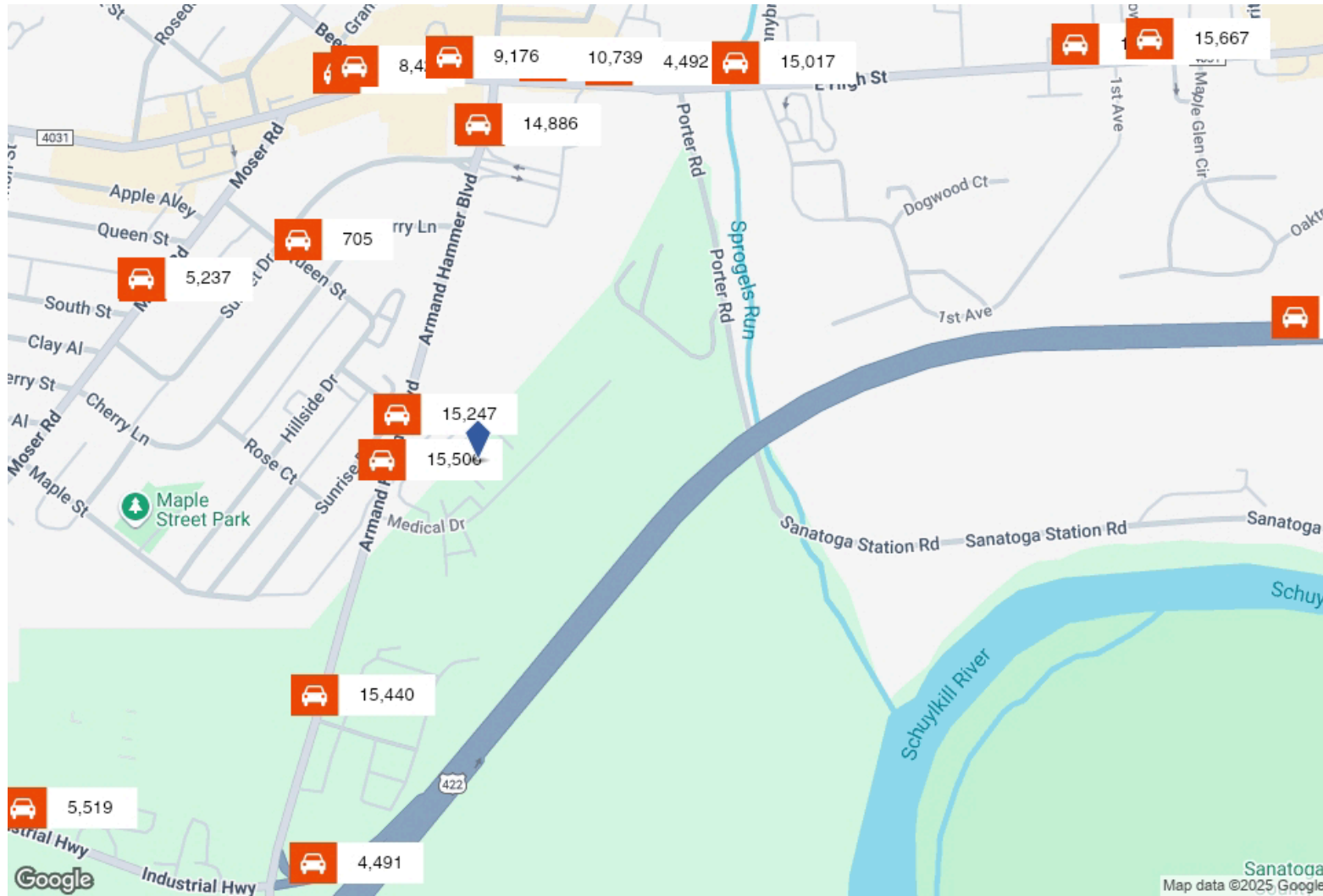


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TRAFFIC COUNTS

.5 MILE AROUND SUBJECT PROPERTY

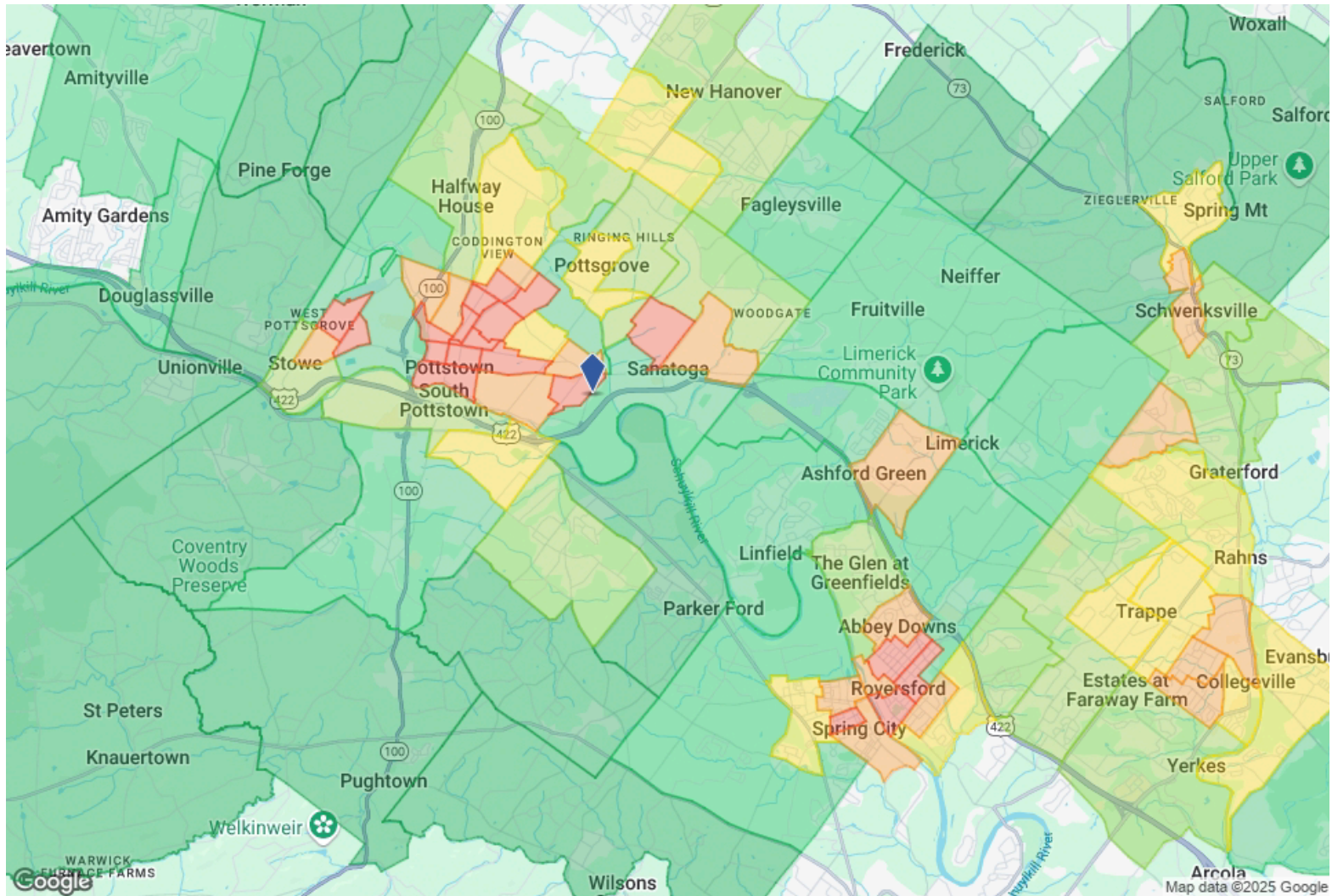


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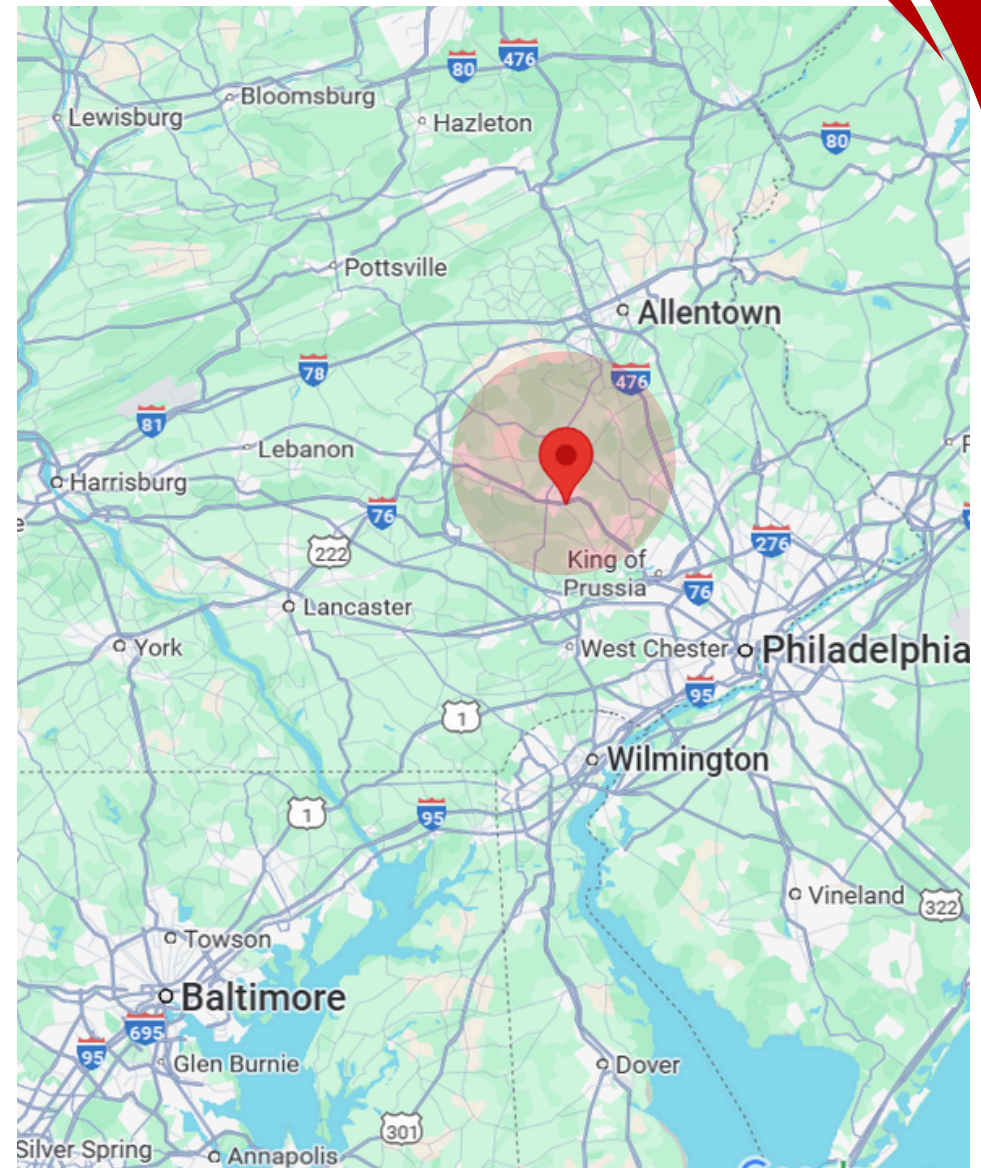
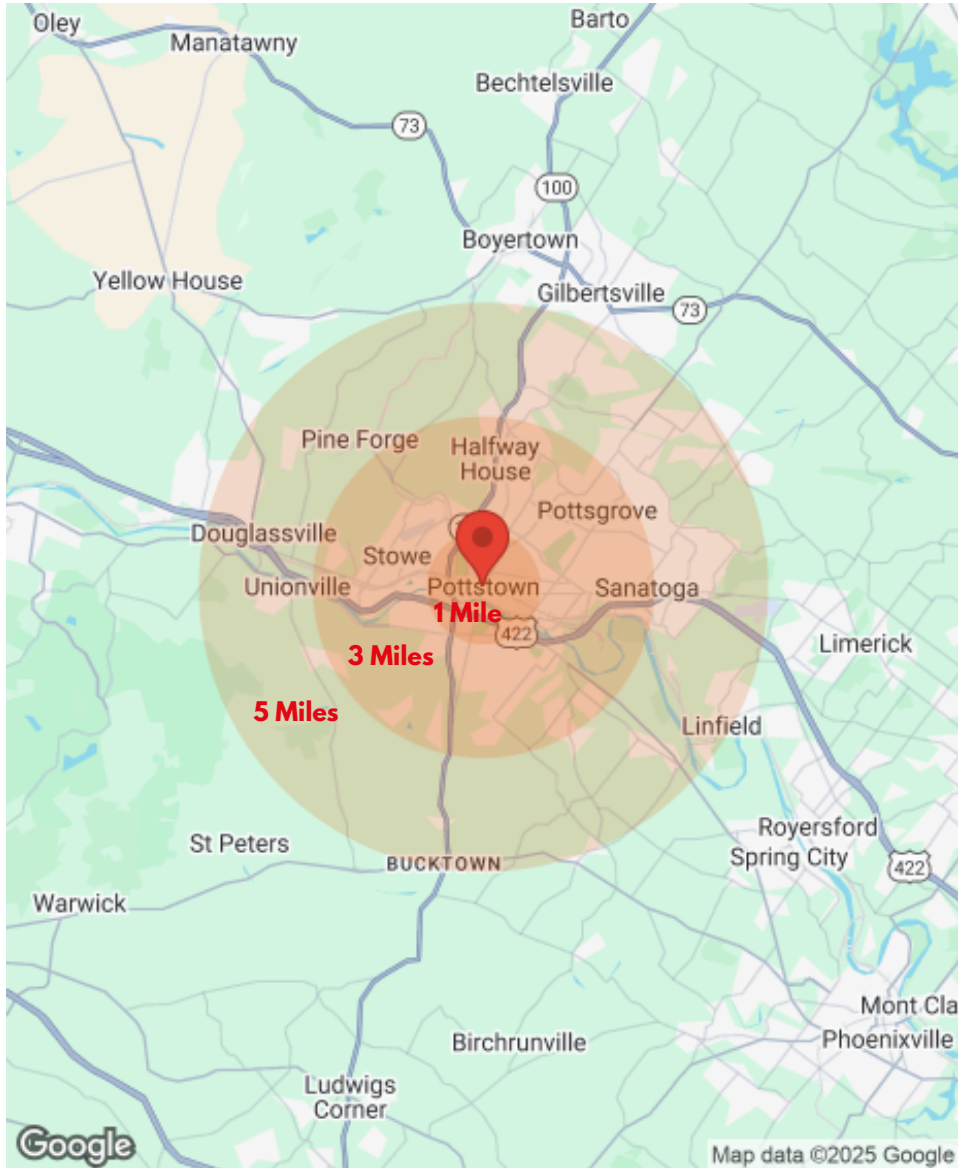
POPULATION DENSITY

AROUND SUBJECT PROPERTY



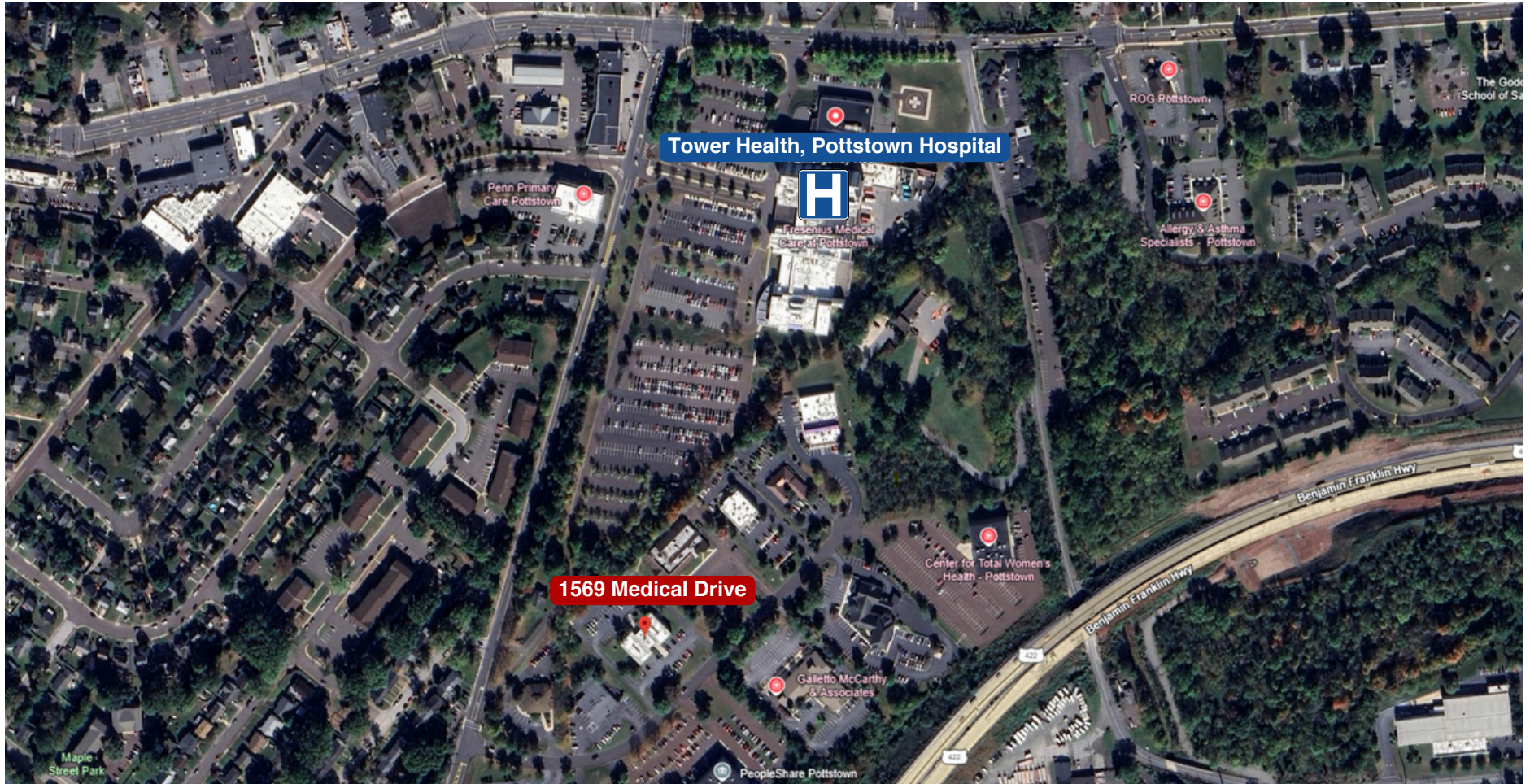
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RADIUS MAP & REGIONAL MAP



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AERIAL LOCATION



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